

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.25  
(ID # 26533)

MEETING DATE:  
Tuesday, February 25, 2025

**FROM :** FACILITIES MANAGEMENT AND TRANSPORTATION AND LAND  
MANAGEMENT AGENCY (TLMA) AND ASSESSOR-COUNTY CLERK-RECORDER

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND TRANSPORTATION AND LAND  
MANAGEMENT AGENCY (TLMA) AND ASSESSOR-COUNTY CLERK-RECORDER:  
Riverside County Administrative Center Transportation and Land Management Agency and  
Assessor-County Clerk-Recorder 2nd Floor Tenant Improvement Project – Approval of Revised  
Project Budget, Approval of Change Order No. 4 and Notice of Completion for Vincor  
Construction, Inc., District 1. [\$90,000 Total Cost: \$30,600 - 34% Transportation and Land  
Management Agency Department Fund 20200, \$27,900 – 31% Deferred Maintenance Fund  
11208, \$31,500 - 35% Assessor-County Clerk Recorder Conversion Fund 11077] (4/5 Vote  
Required) (Clerk to Record Notice of Completion)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve additional funds in the amount of \$90,000 for a revised project budget in the not  
to exceed amount of \$7,069,270 for the Riverside County Administrative Center  
Transportation and Land Management Agency and Assessor-County Clerk-Recorder  
2nd Floor Tenant Improvement (Riverside CAC TLMA & ACR 2nd Floor T.I.) Project  
located at 4080 Lemon Street in Riverside, California;

Continued on page 2

**ACTION:** 4/5 Vote Required, Change Order, Policy, CIP

*Rania Odenbaugh*  
Rania Odenbaugh, Managing Director of TLMA

1/30/2025

*Kan Wang*  
Kan Wang, Assistant Assessor-County-Clerk Recorder

1/30/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre

1/30/2025

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by  
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: February 25, 2025  
xc: TLMA, FM, ACR, Recorder

Kimberly A. Rector  
Clerk of the Board

By: *Kimberly A. Rector*

Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Authorize the use of additional funds through the Transportation and Land Management Agency Department Fund 20200 in the not to exceed amount of \$30,600, Deferred Maintenance Fund 11208 in the not to exceed amount of \$27,900, and Assessor-County Clerk Recorder Conversion Fund 11077 in the not to exceed amount of \$31,500, including reimbursement to Facilities Management (FM) for incurred project related expenses;
3. Ratify and Approve the attached Change Order No. 4 for Vincor Construction, Inc. (Vincor) of Brea, California, for the Riverside CAC TLMA & ACR 2nd Floor T.I. Project in the amount of \$121,639 for water damage repairs from the 3<sup>rd</sup> floor roof, Fire Marshall corrections, and owner requested finishes, and find that the work was integral to the Project and that competitive bidding would not produce an advantage and is impractical for the work;
4. Authorize the Chairman of the Board (Chairman) to execute Change Order No. 4 for Vincor on behalf of the County;
5. Accept the Riverside CAC TLMA & ACR 2nd Floor T.I. Project constructed by Vincor as complete, and authorize the Chairman to execute the Notice of Completion;
6. Direct the Clerk of the Board to record the attached Notice of Completion for the Project; and
7. Authorize the release of the undisputed retained funds in the amount of \$310,659 to Vincor in accordance with the contract terms and applicable law, per the General Conditions of the contract.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 90,000	\$ 0	\$ 90,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Transportation and Land Management Agency Department Fund 20200 – 34%, Deferred Maintenance Fund 11208 – 31%, Assessor-County Clerk Recorder Conversion Fund 11077– 35% (4/5 Vote Required)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On May 11, 2021, Item 3.11, the Board of Supervisors (Board) approved in-principle, a preliminary design development budget in the amount of \$433,873 and the Architectural

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Services Agreement between the County of Riverside (County) and DLR Group, Inc. (DLR) in the amount of \$367,800 for the Riverside County Administrative Center TLMA & ACR 2nd Floor Tenant Improvement Project (Project) located at 4080 Lemon Street, Riverside, California, 92501. On November 29, 2022, Item 3.22, the Board approved additional funds in the amount of \$5,607,223 to establish a project budget in the not to exceed amount of \$6,041,096 and approved the construction contract between the County and Vincor in the amount of \$4,992,033 to move forward with construction phase of the Project. Change Order No. 1 was executed February 9, 2024 in the amount of \$204,088.

On April 30, 2024, Item 3.30, the Board approved Change Orders No. 2 and No. 3 in the cumulative amount of \$895,422 and approved additional funds in the amount of \$938,174 to complete the Project. During construction, Change Order No. 4 was requested for water damage repairs from the 3<sup>rd</sup> floor roof, Fire Marshall corrections and owner requested additional doors, hardware, and finishes to the Project in the amount of \$121,639 for a new contract value of \$6,213,181. Bidding of the work would have been impractical to perform and complete the Project on schedule. Change Order No. 4 exceeds Facilities Management dollar authority, and the department is seeking Board approval to complete the Project.

Vincor completed the work satisfactorily, and the Project has been inspected and found to comply with contract and safety requirements. Facilities Management is requesting the Board to approve the revised project budget, ratify and approve Change Order No. 4 for Vincor, and authorize the Clerk of the Board to record the Notice of Completion and release the undisputed contract retention funds in the amount of \$310,659 to Vincor after the Notice of Completion has been recorded per the contract terms and applicable law.

**Impact on Residents and Businesses**

This Project has restored a vacant County-owned space to allow for renewed use for archive space and management by the Riverside County Assessor-County Clerk-Recorder and for the operational needs and use of the Transportation and Land Management Department of the County. The residents and businesses of the County will benefit from the operational efficiencies derived from this Project and through the services provided by these Departments.

**Additional Fiscal Information**

The approximate allocation of the revised project budget is as follows:

PROJECT BUDGET LINE ITEMS	PROJECT BUDGET	BUDGET ADJUSTMENT	TOTAL PROJECT BUDGET
DESIGN PROFESSIONAL OF RECORD	450,627	0	450,627
SPECIALTY CONSULTANTS	0	0	0
REGULATORY PERMITTING	1,200	0	1,200

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

CONSTRUCTION CONTRACT	6,091,543	121,639	6,213,182
OTHER CONSTRUCTION	115,000	78,361	193,361
COUNTY ADMINISTRATION	210,900	0	210,900
PROJECT CONTINGENCY	110,000	(110,000)	0
<b>REVISED PROJECT BUDGET</b>	<b>\$ 6,979,270</b>	<b>\$ 90,000</b>	<b>\$ 7,069,270</b>

The Board previously approved the project budget in the amount of \$6,041,096 on November 29, 2022 (Item 3.22) and a revised budget in the amount of \$6,979,270 on April 30, 2024 (Item 3.30) funded with 33.43% Proceeds from Sale of County Property Fund 11183, 39.57% Assessor-County Clerk-Recorder Conversion Fund 11077, and 27% Transportation and Land Management Agency Department Fund 20200.

This Board action will approve the additional funds of \$90,000 for a revised project budget from \$6,979,270 to \$7,069,270 which are funded with 34% Transportation and Land Management Agency Department Fund 20200, 31% Deferred Maintenance Fund 11208, and 35% Assessor-County Clerk Recorder Conversion Fund 11077. The additional monies will be expended in FY 24/25.

The retained funds in the amount of \$310,659 for Vincor are covered within the previously approved project budget, and the additional funds of \$90,000 will help cover Change Order No. 4 in the amount of \$121,639.

**Attachments:**

- Change Order No. 4 for Vincor Construction, Inc.
- Notice of Completion for Vincor Construction, Inc.

VC:MM:RM:DL:SC:TV

FM08110010872

MT Item #26533

G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\26533\_D5 - 010872 - 2nd Floor CAC TLMA-ACR TI - RevProjBdgt-CO4 and NOC Vincor\_022525.doc

  
Evangelina Gregorio EO, Principal Mgmt Analyst 2/12/2025

  
Aaron Gettis, Chief of Deputy County Counsel 2/10/2025

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
**RIVERSIDE COUNTY CLERK OF THE BOARD**  
**P. O. BOX 1147 – RIVERSIDE, CA 92502**

**2025-0061508**

03/03/2025 10:11 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



882

**THIS SPACE FOR RECORDERS USE ONLY**

**NOTICE OF COMPLETION**

(California Civil Code §§ 8100-8118, 9200-9208)

To be recorded with County Recorder within 15 days after completion.

Notice is hereby given by the undersigned owner, a public entity of the State of California, that a public work of improvement has been completed, as follows:

**Project title or description of work:** Riverside County Administrative Center Transportation and Land Management Agency and Assessor-County Clerk-Recorder 2nd Floor Tenant Improvement Project - (FM08110010872)

**Date of Completion:** Date Hereof

**Nature of owner:** Public Entity

**Interest or estate of owner:** In Fee

**Address of owner:** Clerk of the Board of Supervisors, County Administrative Center,  
4080 Lemon St., Riverside, CA 92501

**Name/address of direct contractor:** Vincor Construction, Inc., 2651 Saturn Street, Brea, CA 92821

**Street or legal description of site:** 4080 Lemon Street, 2<sup>nd</sup> Floor, Riverside, CA 92501

**Dated:** February 25, 2025

Owner: County of Riverside  
(Name of Public Entity)

By: V. M. Perez  
Chairman, Board of Supervisors  
V. Manuel Perez

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

I am the Chairman of the governing board of the County of Riverside, the public entity which executed the foregoing notice and on whose behalf I make this verification; I have read this notice, know its contents, and the same is true. I certify under penalty of perjury that the foregoing is true and correct.

ATTEST: Kimberly Rector, Clerk

By: [Signature]  
Deputy

Executed at Riverside, California on February 25, 2025

V. M. Perez  
Chairman, Board of Supervisors  
V. Manuel Perez

Updated 12/2022

FORM APPROVED COUNTY COUNSEL  
BY: [Signature]  
LISA SANCHEZ  
DATE: 1/23/2025

2/25/2025 3.25

**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 02/25/2025

Signature: \_\_\_\_\_

Print Name: Naomy Sicra, Clerk of the Board Assistant

# COUNTY OF RIVERSIDE FACILITIES MANAGEMENT

CHANGE ORDER NO. 4

Date: 10/7/2024

Project Name: CAC TLMA/ACR 2nd Floor TI Project

**To Contractor:**

Vincor Construction  
2651 Saturn Street  
Brea, CA 92821

PeopleSoft Project No: FM 8110010872

**Distribution:**

(1) Project Manager	(4) Construction Manager
(2) Contractor	(5) Inspector
(3) Fiscal	(6) Architect/Engineer

**You are directed to make the following changes. Changes shall include labor, material and equipment; each item to include all charges or indirect arising out of this work:**

DESCRIPTION OF CHANGE	REASON FOR CHANGE ORDER	COR#	TYPE	AMOUNT
1) <u>Adjust low wall for proper ADA clearance</u> <u>Added door whips and panic hardware for lobby</u>	<u>Plan/Essential Scope Omissions</u>	<u>27</u>	<u>ADD</u>	<u>\$1,567.56</u>
2) <u>doors</u>	<u>Plan/Essential Scope Omissions</u>	<u>28</u>	<u>ADD</u>	<u>\$12,707.04</u>
3) <u>Install 2 new flush valves</u>	<u>Owner Requested</u>	<u>30</u>	<u>ADD</u>	<u>\$1,047.54</u>
4) <u>Add layer of drywall at Breakroom 266 (South wall)</u> <u>Install heavier gauge studs at existing breakrooms</u>	<u>Department Driven</u>	<u>31</u>	<u>ADD</u>	<u>\$2,609.12</u>
5) <u>and lobby</u>	<u>Unforeseen Conditions</u>	<u>32</u>	<u>ADD</u>	<u>\$9,099.51</u>
6) <u>Fur out wall at lobby to hide conduit - RFI #36</u>	<u>Plan/Essential Scope Omissions</u>	<u>33</u>	<u>ADD</u>	<u>\$3,239.77</u>
7) <u>Fur out additional walls in lobby to hide conduit</u> <u>Add layer of drywall at Breakroom 266 (North wall)</u>	<u>Department Driven</u>	<u>34</u>	<u>ADD</u>	<u>\$5,749.35</u>
8) <u>and Room 267</u>	<u>Department Driven</u>	<u>35</u>	<u>ADD</u>	<u>\$1,132.56</u>
9) <u>Additional concrete for opening at 3rd floor HVAC unit</u>	<u>Plan/Essential Scope Omissions</u>	<u>37</u>	<u>ADD</u>	<u>\$5,508.96</u>
10) <u>Additional steel for opening at 3rd floor HVAC</u>	<u>Plan/Essential Scope Omissions</u>	<u>38</u>	<u>ADD</u>	<u>\$3,989.31</u>
11) <u>Furnish New Doors and Hardware that were originally out of scope</u>	<u>Department Driven</u>	<u>39</u>	<u>ADD</u>	<u>\$12,286.37</u>
12) <u>Change original accent paint color to new color - ACR</u>	<u>Department Driven</u>	<u>40</u>	<u>ADD</u>	<u>\$4,899.84</u>
13) <u>Office signage upgrade</u>	<u>Department Driven</u>	<u>42</u>	<u>ADD</u>	<u>\$1,151.33</u>
14) <u>Additional power supplies per RCIT</u>	<u>Unforeseen Conditions</u>	<u>43</u>	<u>ADD</u>	<u>\$2,546.71</u>
15) <u>Added fire damper for new exhaust in RM#226</u> <u>Added electrical for TV, receptacles, alarm control</u>	<u>Department Driven</u>	<u>44</u>	<u>ADD</u>	<u>\$9,829.92</u>
16) <u>relays, thermostat, power poles</u>	<u>Department Driven</u>	<u>45</u>	<u>ADD</u>	<u>\$11,584.84</u>
17) <u>Water Damage repairs from 3rd Floor Roof</u>	<u>Unforeseen Conditions</u>	<u>46</u>	<u>ADD</u>	<u>\$2,361.60</u>
18) <u>Window tint for old IT Room</u>	<u>Owner Requested</u>	<u>47</u>	<u>ADD</u>	<u>\$1,983.60</u>
19) <u>Water Damage repairs from 3rd Floor Roof</u> <u>Water Damage repairs from 3rd Floor Roof- repaint</u>	<u>Unforeseen Conditions</u>	<u>48</u>	<u>ADD</u>	<u>\$1,391.88</u>
20) <u>all damaged walls</u>	<u>Unforeseen Conditions</u>	<u>49</u>	<u>ADD</u>	<u>\$20,706.00</u>
21) <u>Fire Sprinkler corrections per Fire Marshal</u>	<u>Unforeseen Conditions</u>	<u>50</u>	<u>ADD</u>	<u>\$3,627.68</u>
22) <u>Reimbursable fee per Gordian Contract</u>			<u>ADD</u>	<u>\$2,618.44</u>

FEB 25 2025 *3.25*

TOTAL \$121,638.93

The specifications, where pertinent, shall apply to these changes.

This Change Order provides for a time extension of

Original Contract Duration (working days):	45	working days
Prior Authorized Time Extension (working days):	254	working days
Revised Construction Duration (working days):	29	
Original Contract Completion Date:	328	
Revised Contract Completion Date:	12/4/2023	
	3/2/2024	

NOTE: This change order is not effective until ALL signatures below are obtained, and if applicable, signature authority approval by Form 11 as Indicated per Change Order Guidelines.

The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above. Contractor expressly waives any contract right to pursue any further claim related to this change order work.

1) 10/7/2024  
Contractor (Signature) \_\_\_\_\_ Date

Chris Dinunzio, Vincor Construction Inc

Contractor's Printed Name

Original Contract	\$	4,992,032.67
Prior Authorized <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	\$	1,099,509.70
Total Contract Prior to this Change	\$	6,091,542.37

Authorized Changes on this Change Order: \$ 121,638.93

Amount of Contract Authorized Including this Change Order \$ 6,213,181.30

2) 2/25/2025  
Chairman of the Board (Signature) \_\_\_\_\_ Date

V. MANUEL PEREZ

Chairman of the Board

Printed Name

3) 11.20.2024  
Architect (Signature) \_\_\_\_\_ Date

Architect's Printed Name

Dominick Lombardi Digitally signed by Dominick Lombardi  
Date: 2024.11.26 09:07:42 -08'00'

4) \_\_\_\_\_  
Project Manager (Signature) \_\_\_\_\_ Date

Dominick Lombardi

Project Manager's Printed Name

Pursuant to: ☐ Board Policy B-11  
☒ M.O. and Date \_\_\_\_\_

5) \_\_\_\_\_  
Deputy Director \_\_\_\_\_ Date

Deputy Director's Printed Name

Page 2

FM Change Order Form - Revised 03-05-2020

FORM APPROVED COUNTY COUNSEL

BY: Lisa Sanchez 12/2/2025  
LISA SANCHEZ DATE

FEB 25 2025 325

TOTAL \$121,638.93


The specifications, where pertinent, shall apply to these changes.

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The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above. Contractor expressly waives any contract right to pursue any further claim related to this change order work.

1)  10/7/2024  
Contractor (Signature) Date

Chris Dinunzio, Vincor Construction Inc  
Contractor's Printed Name

Original Contract	\$	4,992,032.67
Prior Authorized <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	\$	1,099,509.70
Total Contract Prior to this Change	\$	6,091,542.37

Authorized Changes on this Change Order: \$ 121,638.93

2) \_\_\_\_\_  
Chairman of the Board Date  
(Signature)

Amount of Contract Authorized  
Including this Change Order \$ 6,213,181.30

Chairman of the Board  
Printed Name

3)  11.20.2024  
Architect (Signature) Date

Architect's Printed Name

Pursuant to: ☐ Board Policy B-11  
☒ M.O. and Date

5)   
Deputy Director Date

4) Dominick Lombardi Digitally signed by Dominick Lombardi  
Date: 2024.11.26 09:07:42 -08'00'  
Project Manager (Signature) Date

Dominick Lombardi  
Project Manager's Printed Name

Deputy Director's Printed Name

## Work Order Signature Document

**EZIQC Contract No.: CA-R8-GB05-123021-VCI**

☐

**New Work Order**

☒

**Modify an Existing Work Order**

Work Order Number: ezIQC-VCI-FM08110010872.04 Work Order Date: 08/14/2024

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

Owner Name: County of Riverside Facilities Mgmt. Contractor Name: Vincor Construction Inc.

Contact: Dominick Lombardi Contact: John Kang

Phone: (951) 955-6622 Phone: (714) 528-2900

### Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R8-GB05-123021-VCI.

#### Brief Work Order Description:

Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

#### Time of Performance

Estimated Start Date: 12/09/2024

Estimated Completion Date: 12/31/2024

#### Liquidated Damages

Will apply:

☒

Will not apply:

☐

**Work Order Firm Fixed Price: \$121,638.93**

Owner Purchase Order Number:

### Approvals

**Dominick Lombardi**

Digitally signed by Dominick Lombardi  
Date: 2024.11.26 09:10:38 -08'00'

County of Riverside Facilities Mgmt.

Date

  
Chris Dinunzio, Vincor Construction Inc

Contractor

**10/7/2024**

Date

**Detailed Scope of Work**

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**To:** John Kang  
Vincor Construction, Inc.  
2651 Saturn Street  
Brea, CA 92821  
(714) 528-2900

**From:** Dominick Lombardi  
County of Riverside Facilities Mgmt.  
3450 14th Street  
Riverside, CA 92501  
(951) 955-6622

**Date Printed:** August 14, 2024

**Work Order Number:** ezIQC-VCI-FM08110010872.04

**Work Order Title:** Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

**Brief Scope:** Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

☐**Preliminary**☐**Revised**☒**Final**

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

**PERFORM THE FOLLOWING SCOPE OF WORK:**

PCO #027: Move Portion of Low Wall for Alignment  
PCO #028: Added Door Whips and the Panic Hardware  
PCO #030: Remove and Install (2) (N) Flush Valves  
PCO #031: Add Layer of Drywall at Breakroom 266 (Plan South)  
PCO #032: R/R Studs in Breakroom 221, 266, and ACR Kiosk  
PCO #033: Furred Wall at Lobby Wall - Per RFI #36  
PCO #034: Lobby Furred Out Walls  
PCO #035: Add Layer of Drywall at Breakroom 266 (Plan North) and Storage 267  
PCO #037: Additional Concrete Scope per RFI #49  
PCO #038: Metal Works (Per RFI #49)  
PCO #039: Furnish and install missing doors and hardware  
PCO #040: Paint New Accent Color  
PCO #042: Signage Upgrade  
PCO #043: Additional Power Supplies per RCIT  
PCO #044: Additional Fire Damper power  
PCO #045: Run additional power  
PCO #046: Water Damage Repairs  
PCO #047: Window Tint  
PCO #048: Water Damage Repair  
PCO #049: Water Damage Repairs - Repaint All Damaged Walls  
PCO #050: Fire Sprinkler Corrections REIMBURSABLE FEE

Subject to the terms and conditions of JOC Contract **CA-R8-GB05-123021-VCI**.

Detailed Scope of Work Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04  
Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.


---



Chris Dinunzio, Vincor Construction Inc  
Contractor

10/7/2024  
Date

Dominick  
Lombardi

 Digitally signed by Dominick Lombardi  
Date: 2024.11.26 09:11:03 -08'00'

County of Riverside Facilities Mgmt.

Date

## Contractor's Price Proposal - Summary

Date: August 14, 2024

Re: IQC Master Contract #: CA-R8-GB05-123021-VCI  
Work Order #: ezIQC-VCI-FM08110010872.04  
Owner PO #:  
Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.  
Contractor: Vincor Construction Inc.  
Proposal Value: \$121,638.93

PCO #027: Move Portion of Low Wall for Alignment	\$1,567.56
PCO #028: Added Door Whips and the Panic Hardware	\$12,707.04
PCO #030: Remove and Install (2) (N) Flush Valves	\$1,047.54
PCO #031: Add Layer of Drywall at Breakroom 266 (Plan South)	\$2,609.12
PCO #032: R/R Studs in Breakroom 221, 266, and ACR Kiosk	\$9,099.51
PCO #033: Furred Wall at Lobby Wall - Per RFI #36	\$3,239.77
PCO #034: Lobby Furred Out Walls	\$5,749.35
PCO #035: Add Layer of Drywall at Breakroom 266 (Plan North) and Storage 267	\$1,132.56
PCO #037: Additional Concrete Scope per RFI #49	\$5,508.96
PCO #038: Metal Works (Per RFI #49)	\$3,989.31
PCO #039: Furnish and install missing doors and hardware	\$12,286.37
PCO #040: Paint New Accent Color	\$4,899.84
PCO #042: Signage Upgrade	\$1,151.33
PCO #043: Additional Power Supplies per RCIT	\$2,546.71
PCO #044: Additional Fire Damper power	\$9,829.92
PCO #045: Run additional power	\$11,584.84
PCO #046: Water Damage Repairs	\$2,361.60
PCO #047: Window Tint	\$1,983.60
PCO #048: Water Damage Repair	\$1,391.88
PCO #049: Water Damage Repairs - Repaint All Damaged Walls	\$20,706.00
PCO #050: Fire Sprinkler Corrections	\$3,627.68
REIMBURSABLE FEE	\$2,618.44
<b>Proposal Total</b>	<b>\$121,638.93</b>

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

# Contractor's Price Proposal - Detail

Date: August 14, 2024

Re: IQC Master Contract #: CA-R8-GB05-123021-VCI  
 Work Order #: eziQC-VCI-FM08110010872.04  
 Owner PO #:  
 Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.  
 Contractor: Vincor Construction Inc.  
 Proposal Value: \$121,638.93

Sect.	Item	Mod.	UOM	Description	Line Total				
Labor	Equip.	Material	(Excludes)						
PCO #027: Move Portion of Low Wall for Alignment									
1	07 21 16 00 0033		SF	3-1/2" Kraft Faced, R-11 Mineral Wool Flexible Insulation					\$170.64
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 1.58	1.2000	=	170.64
				INSULATION					
2	09 22 16 13 0015		SF	3-5/8" Width, 16" On Center, 18 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners					\$660.96
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 5.45	1.2000	=	588.60
				Demolition	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.67	1.2000	=	72.36
				REMOVE AND REPLACE (E) FRAMING TO LOW WALL ALIGNMENT					
3	09 22 16 13 0015 0010		MOD	For Up To 100, Add					\$154.44
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 1.43	1.2000	=	154.44
4	09 29 10 00 0009		SF	5/8" Type X Fire Rated Gypsum Board					\$179.28
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 1.66	1.2000	=	179.28
				DRYWALL LOW WALL					
5	09 29 10 00 0009 0053		MOD	For Up To 128, Add					\$69.60
				Installation	Quantity	Unit Price	Factor	=	Total
					100.00	x 0.58	1.2000	=	69.60
6	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board					\$66.96
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.62	1.2000	=	66.96
				MUD/TAPE					
7	09 29 10 00 0038 0042		MOD	For Up To 128, Add					\$25.92
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.24	1.2000	=	25.92
8	09 91 23 00 0067		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					\$63.72
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.59	1.2000	=	63.72
				PRIMER/PAINT					
9	09 91 23 00 0067 0260		MOD	For Orange Peel Finish, Add					\$8.64
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.08	1.2000	=	8.64
10	09 91 23 00 0067 0281		MOD	For Up To 100, Add					\$38.88
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 0.36	1.2000	=	38.88
11	09 91 23 00 0069		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					\$128.52
				Installation	Quantity	Unit Price	Factor	=	Total
					90.00	x 1.19	1.2000	=	128.52
				PRIMER/PAINT					

## Contractor's Price Proposal - Detail Continues..

Work Order Number: eziQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

**Subtotal for PCO #027: Move Portion of Low Wall for Alignment** **\$1,567.56**

**PCO #028: Added Door Whips and the Panic Hardware**

12	08	71	11	00	2174	EA	3' Push Bar, Mortise Chexit Delayed Egress, Exit Device (Von Duprin Series CX9875/CX9975)Excludes power supply. Clear anodized satin aluminum US28 (BHMA 628) finish.					\$6,110.21
							Quantity	Unit Price	Factor		Total	
						Installation	2.00 x	2,545.92 x	1.2000 =		6,110.21	
							A8.3 - DELAYED PANIC HARDWARE: HW SET 15 - (2)					
13	26	05	29	00	0271	EA	3/4", "J" Type Conduit Hanger (Unistrut J1207)					\$210.05
							Quantity	Unit Price	Factor		Total	
						Installation	8.00 x	21.88 x	1.2000 =		210.05	
							CONDUIT HANGER FOR CARD READER: 80' / 10'OC = 8					
14	26	05	33	13	0601	LF	3/4" Electrical Metallic Tubing (EMT) Conduit					\$587.52
							Quantity	Unit Price	Factor		Total	
						Installation	80.00 x	6.12 x	1.2000 =		587.52	
							CONDUIT FOR CARD READER					
15	26	05	33	13	0612	EA	3/4" Electrical Metallic Tubing (EMT) 90 Degree Elbow					\$64.70
							Quantity	Unit Price	Factor		Total	
						Installation	4.00 x	13.48 x	1.2000 =		64.70	
							ELBOW FOR CARD READER WIRING: 80' / 20'OC = 4					
16	26	05	33	13	0645	EA	3/4" Electrical Metallic Tubing (EMT) Compression Coupling					\$71.23
							Quantity	Unit Price	Factor		Total	
						Installation	8.00 x	7.42 x	1.2000 =		71.23	
							COUPLING FOR CARD READER WIRING: 80' / 10'OC = 8					
17	27	15	13	00	0027	MLF	4 Pair #16 AWG, Solid, Shielded, Non-Plenum Rated, Low Voltage, Alarm And Communications Cable, Installed In Conduit					\$2,690.52
							Quantity	Unit Price	Factor		Total	
						Installation	0.80 x	2,802.62 x	1.2000 =		2,690.52	
							CARD READER CABLING: 80'					
18	28	16	11	00	0109	EA	Up To 4-1/4" Read Range, 5-12 Volt DC, HID iClass Contactless Smart Card Reader, Wiegand Output Access Controls (HID R40)For mullion mounting.					\$1,459.42
							Quantity	Unit Price	Factor		Total	
						Installation	2.00 x	608.09 x	1.2000 =		1,459.42	
							A8.3 - CARD READER - HW SET 15 - (1 X 2EA = 2)					
19	28	16	11	00	0144	EA	Access Control Systems Power Supply (Altronix AL400ULACMCB)					\$1,513.39
							Quantity	Unit Price	Factor		Total	
						Installation	2.00 x	630.58 x	1.2000 =		1,513.39	
							POWER SUPPLY ELECTRIFIED DOOR ACCESS CONTROL					

**Subtotal for PCO #028: Added Door Whips and the Panic Hardware** **\$12,707.04**

**PCO #030: Remove and Install (2) (N) Flush Valves**

20	22	42	43	00	0004	EA	Exposed Manual Water Closet Flush Valve (Sloan Regal-110 Or 111)					\$793.39
							Quantity	Unit Price	Factor		Total	
						Installation	2.00 x	298.57 x	1.2000 =		716.57	
						Demolition	2.00 x	32.01 x	1.2000 =		76.82	
							REMOVE AND INSTALL (2) (N) FLUSH VALVES					

# Contractor's Price Proposal - Detail Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

## PCO #030: Remove and Install (2) (N) Flush Valves

21	23 01 20 91 0040	EA	Shut Down Existing Interior Piping SystemIncludes lock out/tag out and average line tracing. Use when valves are greater than 25' from work. When the shut-off valves for multiple lines are located with a 10' radius, the quantity used shall be one.				\$254.15
			Quantity	Unit Price	Factor	Total	
		Installation	1.00 x	211.79 x	1.2000 =	254.15	
		SHUT DOWN EXISTING SYSTEM					

## Subtotal for PCO #030: Remove and Install (2) (N) Flush Valves

**\$1,047.54**

## PCO #031: Add Layer of Drywall at Breakroom 266 (Plan South)

22	09 29 10 00 0009	SF	5/8" Type X Fire Rated Gypsum Board				\$1,563.72
			Quantity	Unit Price	Factor	Total	
		Installation	785.00 x	1.66 x	1.2000 =	1,563.72	
		HANG AND TAPE DRYWALL OVER (E) MANUFACTURED WALL 78.5 LF x 10 LF = 785 LF					
23	09 29 10 00 0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board				\$584.04
			Quantity	Unit Price	Factor	Total	
		Installation	785.00 x	0.62 x	1.2000 =	584.04	
		MUD/TAPE 78.5 LF x 10 LF = 785 LF					
24	09 29 10 00 0038 0049	MOD	For Spray Applied Textured Or Orange Peel Finish, Add				\$433.32
			Quantity	Unit Price	Factor	Total	
		Installation	785.00 x	0.46 x	1.2000 =	433.32	
25	09 29 10 00 0044	LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board				\$28.04
			Quantity	Unit Price	Factor	Total	
		Installation	19.00 x	1.23 x	1.2000 =	28.04	
		CORNER BEAD: (2EA X 9.5'H = 19')					

## Subtotal for PCO #031: Add Layer of Drywall at Breakroom 266 (Plan South)

**\$2,609.12**

## PCO #032: R/R Studs in Breakroom 221, 266, and ACR Kiosk

26	07 21 16 00 0033	SF	3-1/2" Kraft Faced, R-11 Mineral Wool Flexible Insulation				\$1,099.68
			Quantity	Unit Price	Factor	Total	
		Installation	580.00 x	1.58 x	1.2000 =	1,099.68	
		INSULATION					
27	09 22 16 13 0010	SF	3-5/8" Width, 16" On Center, 20 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners				\$520.26
			Quantity	Unit Price	Factor	Total	
		Installation	0.00 x	3.71 x	1.2000 =	0.00	
		Demolition	667.00 x	0.65 x	1.2000 =	520.26	
		REPLACE STUDS AT BREAK ROOM 221 & 266 AND KIOSK WALLS: 58 LF X 10' H = 580 SF PARTITION WALL SUPPORT: 6' LENGTH STUD x 58 LF / 4' OC = 87 TOTAL: 667 SF					
28	09 22 16 13 0015	SF	3-5/8" Width, 16" On Center, 18 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners				\$4,362.18
			Quantity	Unit Price	Factor	Total	
		Installation	667.00 x	5.45 x	1.2000 =	4,362.18	
		INSTALL HEAVIER GAUGE STUDS AT BREAK ROOM 221 & 266 AND KIOSK WALLS: 58 LF X 10' H = 580 SF PARTITION WALL SUPPORT: 6' LENGTH STUD x 58 LF / 4' OC = 87 TOTAL: 667 SF					

## Contractor's Price Proposal - Detail Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #032: R/R Studs in Breakroom 221, 266, and ACR Kiosk

29	09 22 16 13 0042	LF	10" Wide, 16 Gauge Galvanized Steel Backing Plate						\$168.90
			Quantity	Unit Price	Factor	=	Total		
		Installation	25.00 x	5.63 x	1.2000	=	168.90		
		BACKING							
30	09 29 10 00 0009	SF	5/8" Type X Fire Rated Gypsum Board						\$1,538.16
			Quantity	Unit Price	Factor	=	Total		
		Installation	580.00 x	1.66 x	1.2000	=	1,155.36		
		Demolition	580.00 x	0.55 x	1.2000	=	382.80		
		GYP SUM BOARD							
31	09 29 10 00 0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board						\$431.52
			Quantity	Unit Price	Factor	=	Total		
		Installation	580.00 x	0.62 x	1.2000	=	431.52		
		MUD/TAPE							
32	26 05 29 00 0271	EA	3/4", "J" Type Conduit Hanger (Unistrut J1207)						\$105.02
			Quantity	Unit Price	Factor	=	Total		
		Installation	4.00 x	21.88 x	1.2000	=	105.02		
		SEISMIC CONDUIT SUPPORT - 40 LF / 10' O.C. = 4 EA							
33	26 05 33 13 0011	CLF	3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 4 #12 Copper THHN And 1 #12 Copper Insulated Grounding Conductor/Includes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.						\$528.30
			Quantity	Unit Price	Factor	=	Total		
		Installation	0.40 x	1,100.62 x	1.2000	=	528.30		
		R/R CONDUIT, WIRE, ETC.							
34	26 27 26 00 0005	EA	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly						\$345.49
			Quantity	Unit Price	Factor	=	Total		
		Installation	3.00 x	95.97 x	1.2000	=	345.49		
		R/R OUTLETS							

Subtotal for PCO #032: R/R Studs in Breakroom 221, 266, and ACR

\$9,099.51

Kiosk

### PCO #033: Furred Wall at Lobby Wall - Per RFI #36

35	05 12 23 00 0432	LF	1-1/2" x 1-1/2" x 1/4" Thick, Plain Steel Angle Iron						\$863.77
			Quantity	Unit Price	Factor	=	Total		
		Installation	91.00 x	4.52 x	1.2000	=	493.58		
		Demolition	91.00 x	3.39 x	1.2000	=	370.19		
		REMOVE AND RE-INSTALL ANGLE SUPPORTS FOR THE FURRING WALL: 26 EA X 3.5' = 91 LF							
36	09 22 16 13 0010	SF	3-5/8" Width, 16" On Center, 20 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners						\$1,335.60
			Quantity	Unit Price	Factor	=	Total		
		Installation	300.00 x	3.71 x	1.2000	=	1,335.60		
		FURR OUT LOW WALL							
37	09 29 10 00 0009	SF	5/8" Type X Fire Rated Gypsum Board						\$597.60
			Quantity	Unit Price	Factor	=	Total		
		Installation	300.00 x	1.66 x	1.2000	=	597.60		
		ADD LAYER OF GYP BOARD TO (N) BUILD OUT							
38	09 29 10 00 0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board						\$223.20
			Quantity	Unit Price	Factor	=	Total		
		Installation	300.00 x	0.62 x	1.2000	=	223.20		
		MUD/TAPE							

## Contractor's Price Proposal - Detail Continues..

Work Order Number: eziQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #033: Furred Wall at Lobby Wall - Per RFI #36

39	09 29 10 00 0038	0043	MOD	For >128 To 320, Add						\$54.00
				Installation	Quantity	Unit Price	Factor	=	Total	
					300.00	0.15	1.2000	=	54.00	
40	09 29 10 00 0038	0049	MOD	For Spray Applied Textured Or Orange Peel Finish, Add						\$165.60
				Installation	Quantity	Unit Price	Factor	=	Total	
					300.00	0.46	1.2000	=	165.60	

Subtotal for PCO #033: Furred Wall at Lobby Wall - Per RFI #36

**\$3,239.77**

### PCO #034: Lobby Furred Out Walls

41	09 22 16 13 0008		SF	1-5/8" Width, 16" On Center, 20 Gauge, Non Load Bearing, Non Structural, Galvanized Steel Stud Framing With Tracks And Runners						\$3,032.96
				Installation	Quantity	Unit Price	Factor	=	Total	
					851.00	2.97	1.2000	=	3,032.96	
				FURRED WALL FRAMING - 74 LF LENGHT X 10 LF HEIGHT = 740 SF PARTITION SUPPORT: 74 LF x 6' STUD LENGTH / 4' OC = 111 SF 851 SF						
42	09 23 13 00 0009		LF	Galvanized "L" Trim For Plaster Applications						\$283.27
				Installation	Quantity	Unit Price	Factor	=	Total	
					74.00	3.19	1.2000	=	283.27	
				REMOVE AND RE-INSTALL PERIMETER WALL ANGLE						
43	09 29 10 00 0009		SF	5/8" Type X Fire Rated Gypsum Board						\$1,474.08
				Installation	Quantity	Unit Price	Factor	=	Total	
					740.00	1.66	1.2000	=	1,474.08	
				FURRED WALL DRYWALLS - 74 LF LENGHT X 10 LF HEIGHT = 740 SF						
44	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board						\$550.56
				Installation	Quantity	Unit Price	Factor	=	Total	
					740.00	0.62	1.2000	=	550.56	
				MUD/TAPE DRYWALL						
45	09 29 10 00 0038	0049	MOD	For Spray Applied Textured Or Orange Peel Finish, Add						\$408.48
				Installation	Quantity	Unit Price	Factor	=	Total	
					740.00	0.46	1.2000	=	408.48	

Subtotal for PCO #034: Lobby Furred Out Walls

**\$5,749.35**

### PCO #035: Add Layer of Drywall at Breakroom 266 (Plan North) and Storage 267

46	09 29 10 00 0009		SF	5/8" Type X Fire Rated Gypsum Board						\$657.36
				Installation	Quantity	Unit Price	Factor	=	Total	
					330.00	1.66	1.2000	=	657.36	
				ADD LAYER ON EA SIDE OF WALL AT BRACKROOM ROOM 266 - 16.5' L X 10' H = 165 SF ROOM 267 - 16.5' L X 10' H = 165 SF TOTAL = 330 SF						
47	09 29 10 00 0009	0040	MOD	For Adhesive Applied Sheets, AddIncludes bracing until adhesive is bonded						\$47.52
				Installation	Quantity	Unit Price	Factor	=	Total	
					330.00	0.12	1.2000	=	47.52	
48	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board						\$245.52
				Installation	Quantity	Unit Price	Factor	=	Total	
					330.00	0.62	1.2000	=	245.52	
				MUD/TAPE DRYWALL						

**Work Order Number:** ezIQC-VCI-FM08110010872.04  
**Work Order Title:** Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

49	09	29	10	00	0038	0049	MOD	For Spray Applied Textured Or Orange Peel Finish, Add		\$182.16
							Installation	Quantity 330.00    x      Unit Price 0.46         x      Factor 1,2000       =      Total 182.16		

**PCO #037: Additional Concrete Scope per RFI #49**

50	02	41	19	13	0071	EA	Saw Cut Minimum ChargeFor projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.	\$1,160.38
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							1.00 x 966.98 x 1.2000 = 1,160.38	
							SAWCUT CONCRETE SLAB	
51	02	41	19	13	0337	SF	6" Thick Reinforced Concrete Slab On Grade Cutouts, <24 SF	\$1,312.08
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							22.00 x 49.70 x 1.2000 = 1,312.08	
							BREAKOUT LIGHTWEIGHT SUBSTANCE	
52	03	11	13	00	0011	SF	>12" High Slab Edge and Block-Out Wood Formwork	\$942.72
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							80.00 x 9.82 x 1.2000 = 942.72	
							AREA OF CURB WOODFORM: 72.5' L X 13.5" H = 80 SF	
53	03	11	13	00	0011	MOD	For <1,000, Add	\$177.60
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							80.00 x 1.85 x 1.2000 = 177.60	
54	03	21	11	00	0011	LF	#4, Grade 60, Beams And Girders, Steel Reinforcement Bar	\$173.78
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							140.60 x 1.03 x 1.2000 = 173.78	
							#4 CONT REBAR IN CURB HORIZONTAL REBARS = 2 REBARS * 45 LF = 90 LF VERTICAL REBARS = 45 LF / 1 LF SPACING * 1.125 LF = 50.60 LF TOTAL = 140.60 LF	
55	03	30	53	00	0007	CF	Hand Mix And Place ConcreteFor use where conventional equipment access is limited or when directed by the owner.	\$1,742.40
						Installation	<div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div>	
							50.00 x 29.04 x 1.2000 = 1,742.40	
							CONCRETE CURB ON ROOF (LIMITED ACCESS): 13.5" H X 45' L X 1' W = 76 CF	

<b>Subtotal for PCO #037: Additional Concrete Scope per RFI #49</b>		<b>\$5,508.96</b>
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56	01 22 23 00 0914	DAY	Portable Fume Extractor					\$73.25
			Quantity		Unit Price		Factor	Total
		Installation	2.00	x	30.52	x	1.2000	= 73.25
		FUME EXTRACTOR DURING WELDING						
57	05 05 21 00 0003	EA	Welding Minimum ChargeFor projects where the total weldtng charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.					\$532.64
			Quantity		Unit Price		Factor	Total
		Installation	1.00	x	443.87	x	1.2000	= 532.64
		WELDING 12 GA STEEL PLATE TO (E) BEAM AT 2ND FLOOR OPENING						

## Contractor's Price Proposal - Detail Continues..

Work Order Number: eziQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #038: Metal Works (Per RFI #49)

58	05 54 00 00 0004	SF	12 Gauge Steel Raised Or Diamond Pattern Floor Plates						\$3,383.42
			Quantity	Unit Price	Factor	=	Total		
		Installation	144.00 x	19.58 x	1.2000	=	3,383.42		
			STEEL PLATE UNDER THE OPENING AT 2ND FLOOR						

### Subtotal for PCO #038: Metal Works (Per RFI #49)

**\$3,989.31**

### PCO #039: Furnish and install missing doors and hardware

59	08 05 13 00 0043	EA	Prepare Existing Wood Door (Non-Rated) For Mortise Lockset Hardware						\$665.53
			Quantity	Unit Price	Factor	=	Total		
		Installation	7.00 x	79.23 x	1.2000	=	665.53		
			A8.3 - PREP (E) DOOR FOR NEW HARDWARE 7 DOORS						
60	08 14 16 00 0550	EA	3'-0" x 7' x 1-3/4" Thick, 5 Ply, Particleboard Core (PC), Maple Faced Wood Door						\$1,231.63
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	457.22 x	1.2000	=	1,097.33		
		Demolition	2.00 x	55.96 x	1.2000	=	134.30		
			INSTALL 2 (N) SCW DOORS						
61	08 71 11 00 0017	PR	4-1/2" x 4-1/2", Standard Duty, Full Mortise, Concealed Ball Bearing, Brass/Bronze, Satin Chrome Finish Hinge						\$1,524.48
			Quantity	Unit Price	Factor	=	Total		
		Installation	10.52 x	110.53 x	1.2000	=	1,395.33		
		Demolition	10.50 x	10.25 x	1.2000	=	129.15		
			A8.3 - HW SET 15 - 7 HW SETS x 1.5 PR = 10.5						
62	08 71 11 00 1453	EA	10" x 36", 0.050" Thick, Satin Stainless Finish, Stainless Kick Plate						\$633.11
			Quantity	Unit Price	Factor	=	Total		
		Installation	7.00 x	67.91 x	1.2000	=	570.44		
		Demolition	7.00 x	7.46 x	1.2000	=	62.66		
			A8.3 - DOOR KICKPLATE: HW SET 15 - 7 EA						
63	08 71 11 00 2270	EA	Surface Mounted Heavy Duty Door Closer (LCN 4040XP/4041 Series)						\$1,192.92
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	470.01 x	1.2000	=	1,128.02		
		Demolition	2.00 x	27.04 x	1.2000	=	64.90		
			A8.3 - DOOR CLOSER 2 ea						
64	08 71 11 00 2290	EA	Entrance/Office F04 Mortise Lockset Locked with key outside and thumb knob inside.						\$7,038.70
			Quantity	Unit Price	Factor	=	Total		
		Installation	7.00 x	814.63 x	1.2000	=	6,842.89		
		Demolition	7.00 x	23.31 x	1.2000	=	195.80		
			A8.3 - MORTISE CYLINDER: HW SET 15 - 7 EA						

### Subtotal for PCO #039: Furnish and install missing doors and hardware

**\$12,286.37**

### PCO #040: Paint New Accent Color

65	09 01 90 52 0013	SF	Hand Wash Drywall Surfaces With Mild Detergent Or Degreaser (No Sanding, Repairing Or Scraping), Surface Preparation						\$612.48
			Quantity	Unit Price	Factor	=	Total		
		Installation	1,760.00 x	0.29 x	1.2000	=	612.48		
			PREP (E) WALL FOR NEW PAINT						

## Contractor's Price Proposal - Detail Continues..

Work Order Number: eziQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #040: Paint New Accent Color

66	09 91 23 00 0067	SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls							\$1,246.08
			Installation	Quantity	Unit Price	Factor	=	Total		
				1,760.00	0.59	x	1.2000	=	1,246.08	
			PRIME AND PAINT							
67	09 91 23 00 0067 0260	MOD	For Orange Peel Finish, Add							\$168.96
			Installation	Quantity	Unit Price	Factor	=	Total		
				1,760.00	0.08	x	1.2000	=	168.96	
68	09 91 23 00 0069	SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls							\$2,513.28
			Installation	Quantity	Unit Price	Factor	=	Total		
				1,760.00	1.19	x	1.2000	=	2,513.28	
			PRIME AND PAINT							
69	09 91 23 00 0069 0260	MOD	For Orange Peel Finish, Add							\$337.92
			Installation	Quantity	Unit Price	Factor	=	Total		
				1,760.00	0.16	x	1.2000	=	337.92	
70	09 91 23 00 0069 0263	MOD	For Each Coat With Egg Shell Finish, Add							\$21.12
			Installation	Quantity	Unit Price	Factor	=	Total		
				1,760.00	0.01	x	1.2000	=	21.12	

Subtotal for PCO #040: Paint New Accent Color

\$4,899.84

### PCO #042: Signage Upgrade

71	10 14 23 11 0025	EA	>75 To 100 SI, Acrylic, Surface Mount, Indoor/Outdoor Signs With Braille							\$215.06
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	89.61	x	1.2000	=	215.06	
			1/8" NON GLARE ACRYLIC + BRUSHED ALUMINUM							
72	10 14 23 11 0025 0232	MOD	For Brushed Metal Finish/Faux Metal Finish, Add							\$84.00
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	35.00	x	1.2000	=	84.00	
73	10 14 23 11 0037	EA	>100 To 250 SI, Enamel Coated Aluminum, Surface Mount, Indoor/Outdoor Sign							\$550.73
			Installation	Quantity	Unit Price	Factor	=	Total		
				6.00	76.49	x	1.2000	=	550.73	
			12 X 12 EVACUATION MAPS							
74	10 14 23 11 0037 0218	MOD	For Reflective Finish, Add							\$301.54
			Installation	Quantity	Unit Price	Factor	=	Total		
				6.00	41.88	x	1.2000	=	301.54	

Subtotal for PCO #042: Signage Upgrade

\$1,151.33

### PCO #043: Additional Power Supplies per RCIT

75	08 05 13 00 0051	EA	Removal And Reinstallation Of Door							\$190.25
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	79.27	x	1.2000	=	190.25	
			REMOVAL AND REINSTALLATION OF DOORS							
76	08 71 11 00 2204	EA	2 Amperes Output Current, 12/24 Volt DC, Power Supply (Von Duprin PS902)							\$754.66
			Installation	Quantity	Unit Price	Factor	=	Total		
				2.00	314.44	x	1.2000	=	754.66	
			INSTALL 2 POWER SUPPLIES FOR ELEVATOR HALLWAY TO LOBBY ENTRANCE AND LOBBY TO WORK AREA							

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** ezIQC-VCI-FM08110010872.04

**Work Order Title:** Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #043: Additional Power Supplies per RCIT

77	08	71	11	00	2204	0570	MOD	For Battery Backup (Includes Board And 2 Batteries), Add							\$134.42
							Installation	Quantity		Unit Price		Factor	=	Total	
								2.00	x	56.01	x	1.2000	=	134.42	
78	08	71	11	00	2204	0573	MOD	For 2 Relay Quiet Electric Latch Panic Device Control Board, Add							\$182.81
							Installation	Quantity		Unit Price		Factor	=	Total	
								2.00	x	76.17	x	1.2000	=	182.81	
79	26	05	29	00	0271		EA	3/4", "J" Type Conduit Hanger (Unistrut J1207)							\$183.79
							Installation	Quantity		Unit Price		Factor	=	Total	
								7.00	x	21.88	x	1.2000	=	183.79	
							SEISMIC CONDUIT SUPPORT - 70 LF / 10' O.C. = 7 EA								
80	26	05	33	13	0011		CLF	3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 4 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.							\$924.52
							Installation	Quantity		Unit Price		Factor	=	Total	
								0.70	x	1,100.62	x	1.2000	=	924.52	
							LENGTH FROM ELEVATOR TO LOBBY WORK AREA - 70 LF								
81	28	16	11	00	0143		EA	Recessed Contact For Steel Doors, Door Monitor Switch (Sentrol 1078C)							\$176.26
							Installation	Quantity		Unit Price		Factor	=	Total	
								2.00	x	73.44	x	1.2000	=	176.26	
							DOOR CONTACTS								

**Subtotal for PCO #043: Additional Power Supplies per RCIT**

**\$2,546.71**

### PCO #044: Additional Fire Damper power

82	23	33	13	19	0007	EA	10" x 10" Louver Type Combination Fire/Smoke Damper, Steel Construction, UL Listed, 1-1/2 Hour Rated											\$312.82	
							Installation	Quantity		Unit Price		Factor	=		Total				
								1.00	x	260.68	x	1.2000	=		312.82				
							ADDED FIRE DAMPER												
83	26	05	29	00	0271	EA	3/4", "J" Type Conduit Hanger (Unistrut J1207)											\$1,444.08	
							Installation	Quantity		Unit Price		Factor	=		Total				
								55.00	x	21.88	x	1.2000	=		1,444.08				
							SEISMIC CONDUIT SUPPORT - 550 LF / 10' O.C. =55 EA												
84	26	05	33	13	0011	CLF	3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 4 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.											\$7,264.09	
							Installation	Quantity		Unit Price		Factor	=		Total				
								5.50	x	1,100.62	x	1.2000	=		7,264.09				
							REROUTE ELECTRICAL EF-1 POWER FROM B-5 GRIDLINES UPPER CORNER TO EXHAUST OVER ISOLATION RM#226 AND ADDITIONAL DOWNLIGHT WIRING AT SHARED LOBBY AND ADDED POWER FOR (N) FIRE DAMPER												
85	26	51	19	00	0609	EA	8' Length, 96 System Watts, Pendant Mount, LED Linear Downlight Fixture (PlanLED A2W5A)											\$808.93	
							Installation	Quantity		Unit Price		Factor	=		Total				
								1.00	x	674.11	x	1.2000	=		808.93				
							ADDITIONAL DOWNLIGHT AT SHARED LOBBY												

**Subtotal for PCO #044: Additional Fire Damper power**

**\$9,829.92**

### PCO #045: Run additional power

## Contractor's Price Proposal - Detail Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #045: Run additional power

86	23 09 23 53 0468	EA	Electronic Programmable Two Heating/Two Cooling Heat Pump Or Conventional Unit Thermostat (Honeywell TH8321)				\$396.92
		Installation	Quantity	Unit Price	Factor	Total	
			1.00	330.77	1.2000	396.92	
		THERMOSTAT OUTLET BY ELEVATOR					
87	26 05 23 00 0014	MLF	#18/4 Conductor, Low Volt Thermostat Cable				\$666.11
		Installation	Quantity	Unit Price	Factor	Total	
			0.80	693.86	1.2000	666.11	
		THERMOSTAT CABLE					
88	26 05 29 00 0271	EA	3/4", "J" Type Conduit Hanger (Unistrut J1207)				\$1,706.64
		Installation	Quantity	Unit Price	Factor	Total	
			65.00	21.88	1.2000	1,706.64	
		SEISMIC CONDUIT SUPPORT - 650 LF / 10' O.C. = 65 EA					
89	26 05 33 13 0011	CLF	3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 4 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.				\$8,584.84
		Installation	Quantity	Unit Price	Factor	Total	
			6.50	1,100.62	1.2000	8,584.84	
		POWER FOR LIGHTING - 300 LF POWER POLE DROPS TO POWER WHIPS - 50 LF ADDING POWER FOR (N) RECEPTACLES - 150 LF POWER TO LOBBY 206 FOR IE ALARM CONTROL RELAYS - 150 LF					
90	26 27 26 00 0005	EA	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly				\$230.33
		Installation	Quantity	Unit Price	Factor	Total	
			2.00	95.97	1.2000	230.33	
		(N) RECEPTACLES - (1) AT RM#215 FOR TV AND (1) FOR RM#208 ACR COUNTER RECEPTION					

### Subtotal for PCO #045: Run additional power

**\$11,584.84**

### PCO #046: Water Damage Repairs

91	09 51 13 00 0020	SF	2' x 4' x 3/4" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong Ultima®)				\$2,232.00
		Installation	Quantity	Unit Price	Factor	Total	
			400.00	4.28	1.2000	2,054.40	
		Demolition	Quantity	Unit Price	Factor	Total	
			400.00	0.37	1.2000	177.60	
		CEILING DAMAGE REPAIR					
92	09 51 13 00 0020 0095	MOD	For >200 To 500, Add				\$129.60
		Installation	Quantity	Unit Price	Factor	Total	
			400.00	0.27	1.2000	129.60	

### Subtotal for PCO #046: Water Damage Repairs

**\$2,361.60**

### PCO #047: Window Tint

93	08 87 23 16 0008	SF	0.004" Neutral, 35% Transmission, High Performance Sun/Solar, Security And Safety Glazing Film (3M Scotchshield™ S35NEAR400)				\$1,983.60
		Installation	Quantity	Unit Price	Factor	Total	
			100.00	16.53	1.2000	1,983.60	
		WINDOW TINT					

### Subtotal for PCO #047: Window Tint

**\$1,983.60**

### PCO #048: Water Damage Repair

# Contractor's Price Proposal - Detail Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

## PCO #048: Water Damage Repair

94	09 01 20 91 0003	SF	>2 To 4 SF, Cut And Patch Hole In Gypsum Board To Match ExistingPer location.						\$1,214.64
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	14.46	1.2000	=	1,214.64		
			REPAIR DAMAGED WALL						
95	09 91 23 00 0068	SF	1 Coat Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						\$55.44
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	0.66	1.2000	=	55.44		
			PAINT REPAIRD WALL						
96	09 91 23 00 0068 0260	MOD	For Orange Peel Finish, Add						\$7.56
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	0.09	1.2000	=	7.56		
97	09 91 23 00 0068 0263	MOD	For Each Coat With Egg Shell Finish, Add						\$0.84
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	0.01	1.2000	=	0.84		
98	09 91 23 00 0069	SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						\$99.96
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	1.19	1.2000	=	99.96		
			PAINT REPAIRD WALL						
99	09 91 23 00 0069 0260	MOD	For Orange Peel Finish, Add						\$13.44
		Installation	Quantity	Unit Price	Factor	=	Total		
			70.00	0.16	1.2000	=	13.44		

Subtotal for PCO #048: Water Damage Repair

\$1,391.88

## PCO #049: Water Damage Repairs - Repaint All Damaged Walls

100	09 91 23 00 0067	SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						\$6,018.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			8,500.00	0.59	1.2000	=	6,018.00		
			PRIME AND PAINT						
101	09 91 23 00 0067 0260	MOD	For Orange Peel Finish, Add						\$816.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			8,500.00	0.08	1.2000	=	816.00		
102	09 91 23 00 0069	SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls						\$12,138.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			8,500.00	1.19	1.2000	=	12,138.00		
			PRIME AND PAINT						
103	09 91 23 00 0069 0260	MOD	For Orange Peel Finish, Add						\$1,632.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			8,500.00	0.16	1.2000	=	1,632.00		
104	09 91 23 00 0069 0263	MOD	For Each Coat With Egg Shell Finish, Add						\$102.00
		Installation	Quantity	Unit Price	Factor	=	Total		
			8,500.00	0.01	1.2000	=	102.00		

Subtotal for PCO #049: Water Damage Repairs - Repaint All Damaged Walls

\$20,706.00

## PCO #050: Fire Sprinkler Corrections

## Contractor's Price Proposal - Detail Continues..

Work Order Number: ezIQC-VCI-FM08110010872.04

Work Order Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.

### PCO #050: Fire Sprinkler Corrections

105	01 22 20 00 0044	HR	Sprinkler InstallerFor tasks not included in the Construction Task Catalog® and as directed by owner only.				\$935.42
			Quantity	Unit Price	Factor	Total	
		Installation	8.00 x	97.44 x	1.2000 =	935.42	
		FIRE SPINRLER LABOR TO REMOVE (E) HALON SYSTEM - 1 EA X 8 HOURS = 8 HOURS					
106	21 13 13 00 0182	EA	1/2" NPT Thread, 1/2" Orifice, K=5.6, Quick Response, Adjustable Concealed Pendent Brass Wet Pipe Sprinkler HeadExcludes coverplate				\$2,692.26
			Quantity	Unit Price	Factor	Total	
		Installation	15.00 x	132.26 x	1.2000 =	2,380.68	
		Demolition	15.00 x	17.31 x	1.2000 =	311.58	
		REPLACE ALL OLD SPRINKLER HEADS					

### Subtotal for PCO #050: Fire Sprinkler Corrections

**\$3,627.68**

### REIMBURSABLE FEE

107	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.				\$2,618.44
			Quantity	Unit Price	Factor	Total	
		Installation	2,380.40 x	1.00 x	1.1000 =	2,618.44	
		REIMBURSABLE FEE - \$119,020.49 x 2% = \$2,380.40					

### Subtotal for REIMBURSABLE FEE

**\$2,618.44**

### Proposal Total

**\$121,638.93**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %



Subcontractor Listing

**Date:** August 14, 2024

**Re:** IQC Master Contract #: CA-R8-GB05-123021-VCI  
Work Order #: ezIQC-VCI-FM08110010872.04  
Owner PO #:  
Title: Riverside CAC - Supp #04 - 2nd Floor Tenant Improvements.  
Contractor: Vincor Construction Inc.  
Proposal Value: \$121,638.93

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00