PURCHASE ORDER

Your New Mexico Purchasing Cooperative
CES
Since 1979

PURCHASE ORDER NO	2027-1498
DATE ISSUED	10/29/26
PAGE NO	Page 1 of 1

ISSUED BY:
Cooperative Educational Services
PO Box 81045
Albuquerque, NM 87198
Voice: (505) 344-5470
Fax: (505) 344-9343

VENDOR:

Two Bears Construction, LLC
PO Box 67541
Albuquerque, NM 87193
Fax: 000-000-0000
Attn: Leroy Leyba

SHIP TO:

NM School for the Deaf
1060 Cerrillos Road
Santa Fe, NM 87505

BUYER ID victoriaw	MEMBER PO 270792	VENDOR CONTRACT I 2026-03-G11111-ALL

Item ID	Description			Extension
13-2CG	Superintendent Restroom Remodel	1.00	5,755	$5,754.65
24ADMFEE	CES Administration Fee - Procurement	-1.00	72	-$71.93

CES Purchase Order
Terms and Conditions

1. **CONTRACT:** The contract resulting from the acceptance of this order is to be construed according to the laws of the State of New Mexico. This Contract is non-assignable by the Seller.
2. **BILLING:** Goods/services and invoices delivered without the CES purchase order number shall be rejected and returned to Seller at Seller's expense.
3. **WARRANTY:** Seller expressly warrants that all the material and work covered by this order will conform to the specifications, drawings, samples or other description furnished or specified by the CES member and will be merchantable, of good material and workmanship, free from defect, and are fit and sufficient for the purposes intended.
4. **PAYMENT AND PERFORMANCE BONDS:** A Payment and Performance Bond for the full cost of the construction project must be provided to the CES Member. The **CES Member must be the beneficiary** of these bonds. Bonds are to be sent to the CES Member. Bonds required on projects that cost $25,000 or more.
5. **WAGE DECISIONS:** Wage decisions are the responsibility of the CES Member for which construction services are being rendered. Construction should not begin until a Wage Decision is posted at the construction site. Wage Decisions are required on any construction project that costs $60,000 or more.
6. **DAVIS BACON WAGE RATES:** Davis Bacon wage rates are required for federally funded construction projects that contain at least $2,000 in federal funds.
7. **GROSS RECEIPTS TAXES:** The charging of correct Gross Receipts Tax is the sole responsibility of the Seller. See NM Tax and Revenue 3.2.1. NMAC.
8. **PAYMENT:** By acceptance of the Purchase Order, Seller agrees that Seller will not be paid until CES receives payment from the CES member. If this purchase is for use by CES, then payment will be made by CES after it receives an accurate invoice for items provided.

Total $5,682.72

Authorized Signature: *Victoria Watson*

GL Account Number:
2300-56122-9024-0000

Purchase Order

New Mexico School for the Deaf
1060 Cerrillos Road
Santa Fe NM 87505

No. 270792

PO# must be on all shipping and invoice documents.

All items must be shipped to
Attention : Central Supply

Copy of all invoices must be emailed to
Accountspayable@nmsd.k12.nm.us

P.O. Date: 10/29/2026 **Questions ?** Benny Gallegos Jr. (505) 476-6300 **Ext:** 6346 **Account:**

P.O. Issued To :

Cooperative Educational Services
PO Box 81045
Albuquerque NM 87198

Ship To:

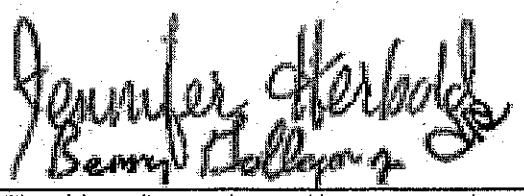
New Mexico School for the Deaf
Attn: Martin Tarango
Central Supply-Building C
1060 Cerrillos Road
Santa Fe NM 87505
(505) 476-6346

Contact:
Location: 05? Facilities
Phone: (505) 344-5470 Fax: (505) 344-9343 **Project:** Undesignated **Req#** 881
Reference: **Date Required:** 11/07/2026 **Award Number:**

Line	Qty	Unit	Part#	Description	Unit Price	Extended	Tax	Freight
1	1	EA		Building Replacement & Renewal Two Bears will remodel restroom at Superintendents residence. CES Contract Number 2026-03-G11111-ALL	5,754.65	5,754.65	0.00	0.00

Special PO Instructions: Two Bears will remodel restroom at Superintendents residence. CES Contract Number 2026-03-G11111-ALL

APPROVAL SIGNATURES:



Sub-Total:	5,754.65
Freight:	0.00
Tax:	0.00
Total Amount:	5,754.65

NOTES: All changes to quantitiy, pricing or item number must be pre-approved

Order Via: Email

VENDOR COPY

Simplify procurement.
Maximize results.

Job Order Contract

Price Proposal Summary - CSI

Date: October 19, 2026

Contract Number: 2026-03-G11111-ALL
Job Order Number: 270919-1.00
Job Order Title: NMSD-Superintendent Restroom Remodel
Contractor: Two Bears Construction LLC
Proposal Value: $5,754.65
Proposal Name: NMSD-Superintendent Restroom Remodel
Detailed Scope: The scope of work is determined based on a site walk conducted on the premises with Project Manager.

Scope of Work
1. Demolition (remaining)
* Remove old shower valves, tub spout, and shower head trim.
* Open floor/wall as needed for drain relocations.
* Dispose of demolition debris (disposal/landfill fees included).
2. Plumbing
* Relocate 4" toilet drain approximately 4'-0" to new toilet location (opposite side of room).
* Relocate toilet water supply line approximately 4'-0".
* Relocate 1-1/2" shower drain to new shower pan location.
* Remove old shower valve assembly; install new pressure-balancing shower valve.
* Install new shower head arm and trim.
* Install new shutoff valves (toilet and shower supplies).
* Extend/modify hot and cold supply lines as required for new valve location.
* Test all new plumbing; verify no leaks.
3. Schluter Kerdi Shower System
* Prep and level floor with thinset under shower pan.
* Install Schluter Kerdi 36" x 60" shower pan.
* Install (3) Schluter Kerdi-Board 4' x 8' waterproof wall panels with Kerdi washers and screws.
* Supply Kerdi-Band material only — purchase only (installation by others).
* Supply Schluter Kerdi niche only — purchase only (installation by others).
4. Electrical
* Install new fan / heat lamp combination unit in bathroom ceiling (circuit exists).
* Install new multi-switch for fan, heat lamp, and light functions.
* Verify circuit capacity for heat lamp load.
5. Roofing
* Frame new roof opening for fan exhaust penetration.
* Install new roof penetration with proper flashing.
* Patch and repair existing PVC single-ply roof membrane.

Exclusions (confirmed Oct 18)
* Ceramic/porcelain tile purchase/installation over Kerdi system — by others
* Painting/finishes of walls/ceiling — by others
* Drywall — by others
* All finish work — by others
* Shower door or curtain — not in scope
* Flooring outside shower footprint — not in scope

Please review the scope of work and ensure that all tasks discussed are included. If any items need to be added or removed, please inform Leroy Leyba accordingly.

Bonding is included in all projects over $25k as per CES requirement

This project is quoted for work to be conducted during normal work week of Monday - Friday and normal business hours 7:30am - 4:30pm.

Price Proposal Summary - CSI Continues..

Job Order Number: 270919-1.00
Job Order Title: NMSD-Superintendent Restroom Remodel

Note 1: Any work that is added to project or any unforeseen circumstances will be addressed through a modification using same process as proposal.

This project is quoted for work to be conducted during normal work week of Monday - Friday and normal business hours 7:30am - 4:30pm.

Exclusions:
1. Abatement. Testing, Removal and Disposal
2. Any Street Closures
3. Roof Penetrations or roof patches
4. Plumbing (other than specified and indicated on drawings).
5. Special Insurance or Special Inspections
6. Materials Testing
7. Casework work of any kind
8. I.T. work of any kind
9. Electrical work (other than specified and indicated on drawings).
10. Repair or replacement of existing architectural, structural, and electrical, fire systems, code violations, hidden conditions of any kind, or additional material testing, site improvements, irrigation or landscape work, or any design construction work not specifically described in scope of work or construction documents. Material Testing, Abatement, Disposal, Fire Alarms, and Fire Protection are all excluded. Any drawings or structural engineering are excluded. As-builds drawings are excluded unless other-wise stated in this quote.
11. Holiday Work.
12. Fire Suppresion
13. Insulation
14. Existing Conditions that do not meet code will be brought to Client's/PM's attention immediately. A solution to move forward will be decided at that time, including any required change orders.
15. Any unforeseen circumstances. Including items pertaining to Architect Professional Drawings and Specification Manual that do not match or work in current applications.
16. Test and Balance of HVAC System.

These exclusion hold true unless otherwise stated in our estimate or scope of work

Category - 01 - General Requirements:	**$1,151.07**
Category - 02 - Site Work:	**$171.08**
Category - 06 - Wood, Plastic, and Composites:	**$4.55**
Category - 07 - Thermal & Moisture Protection:	**$428.15**
Category - 09 - Finishes:	**$2,487.96**
Category - 22 - Plumbing:	**$1,174.19**
Category - 23 - Heating, Ventilating, And Air-Conditioning (HVAC):	**$164.66**
Category - 26 - Electrical:	**$172.99**
Proposal Total	**$5,754.65**

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

The Percent of NPP on this Proposal: **0.00%**

Job Order Contract

Price Proposal Detail - CSI

Date: October 19, 2026

Contract Number: 2026-03-G11111-ALL
Job Order Number: 270919-1.00
Job Order Title: NMSD-Superintendent Restroom Remodel
Contractor: Two Bears Construction LLC
Proposal Value: $5,754.65
Proposal Name: NMSD-Superintendent Restroom Remodel
Adjustment Factor(s) Used: 1.0000-No Adjustment

Rec#	CSI Number	Mod.	UOM	Description	Line Total
CSI - 01 - General Requirements					
1	01 22 16 00 0004		EA	New Mexico Gross Receipts Tax – Varies by County	$435.62
				Quantity x Unit Price x Factor = Total	
			Installation	435.62 x $1.00 x 1.0000 = $435.62	
		User Note:		Tax rate is 8.1875% =$435.62	
2	01 71 13 00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	$234.97
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $234.97 x 1.0000 = $234.97	
3	01 74 19 00 0012		EA	10 CY Dumpster (1.5 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	$479.84
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $479.84 x 1.0000 = $479.84	
4	01 74 19 00 0032		CYM	Hauling On Paved Roads, First 15 Miles	$0.64
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $0.64 x 1.0000 = $0.64	
Subtotal for CSI - 01 - General Requirements:					**$1,151.07**
CSI - 02 - Site Work					
5	02 41 19 13 0395		EA	Cutouts Minimum Charge	$171.08
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $171.08 x 1.0000 = $171.08	
Subtotal for CSI - 02 - Site Work:					**$171.08**
CSI - 06 - Wood, Plastic, and Composites					
6	06 11 16 00 0049		LF	2" x 4" Wood Stud Framing, For Partition Walls	$1.19
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $1.19 x 1.0000 = $1.19	
7	06 11 16 00 0138		LF	2" x 4" Wood Blocking To Wood	$3.36
				Quantity x Unit Price x Factor = Total	
			Installation	1.00 x $3.36 x 1.0000 = $3.36	
Subtotal for CSI - 06 - Wood, Plastic, and Composites:					**$4.55**
CSI - 07 - Thermal & Moisture Protection					
8	07 01 50 81 0007		SF	>10 To 25 SF Roof Repair, Membrane Roofing	$264.80
				Quantity x Unit Price x Factor = Total	
			Installation	16.00 x $16.55 x 1.0000 = $264.80	

Job Order Number: 270919-1.00
Job Order Title: NMSD-Superintendent Restroom Remodel

Rec#	CSI Number	Mod.	UOM	Description	Line Total
CSI - 07 - Thermal & Moisture Protection					
9	07 54 19 00 0020		EA	6" Diameter, Prefabricated Polyvinyl Chloride (PVC) Penetration PocketIncludes attaching the pocket to the membrane, sealing around the penetration and filling the pocket with pourable sealer.	$163.35
			Installation	Quantity 1.00 x Unit Price $163.35 x Factor 1.0000 = Total $163.35	
Subtotal for CSI - 07 - Thermal & Moisture Protection:					**$428.15**
CSI - 09 - Finishes					
10	09 34 00 00 0004		EA	32" x 60", Prefabricated Assembly For Tiled Showers (Schluter® KERDI Shower ST/SC)	$1,463.11
			Installation	Quantity 1.00 x Unit Price $1,463.11 x Factor 1.0000 = Total $1,463.11	
11	09 34 00 00 0024		SF	0.008" Polyethylene Membrane With Polypropylene Fleece Laminated On Both Sides, Bonded Waterproof Underlayment Membrane (Schluter® KERDI 200/5M)	$195.50
			Installation	Quantity 50.00 x Unit Price $3.91 x Factor 1.0000 = Total $195.50	
12	09 39 00 00 0002		SF	1/2" Tile Substrate And Building Panel (Schluter® KERDI BOARD)	$820.80
			Installation	Quantity 96.00 x Unit Price $8.55 x Factor 1.0000 = Total $820.80	
13	09 39 00 00 0002		SF	1/2" Tile Substrate And Building Panel (Schluter® KERDI BOARD)	$8.55
			Installation	Quantity 1.00 x Unit Price $8.55 x Factor 1.0000 = Total $8.55	
Subtotal for CSI - 09 - Finishes:					**$2,487.96**
CSI - 22 - Plumbing					
14	22 05 23 00 0046		EA	1/2" Diameter, Crimped Bronze, 250 PSI, Full Port, Lever Ball Valve	$161.88
			Installation	Quantity 3.00 x Unit Price $53.96 x Factor 1.0000 = Total $161.88	
15	22 05 23 00 0046		EA	1/2" Diameter, Crimped Bronze, 250 PSI, Full Port, Lever Ball Valve	$53.96
			Installation	Quantity 1.00 x Unit Price $53.96 x Factor 1.0000 = Total $53.96	
16	22 11 16 00 0868		LF	1/2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$16.93
			Installation	Quantity 1.00 x Unit Price $16.93 x Factor 1.0000 = Total $16.93	
17	22 11 16 00 0868		LF	1/2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$338.60
			Installation	Quantity 20.00 x Unit Price $16.93 x Factor 1.0000 = Total $338.60	
18	22 13 16 00 0613		EA	4" Polyvinyl Chloride (PVC) DWV Closet Flanges	$91.07
			Installation	Quantity 1.00 x Unit Price $91.07 x Factor 1.0000 = Total $91.07	
19	22 13 19 13 0106		EA	4" Diameter, Brass Shower Drain For Polyvinyl Chloride (PVC) PipeFits over 2" polyvinyl chloride (PVC) pipe or inside 3" polyvinyl chloride (PVC) pipe.	$102.24
			Installation	Quantity 1.00 x Unit Price $102.24 x Factor 1.0000 = Total $102.24	

Job Order Number: 270919-1.00
Job Order Title: NMSD-Superintendent Restroom Remodel

Rec#	CSI Number	Mod.	UOM	Description	Line Total
CSI - 22 - Plumbing					
20	22 41 39 00 0012		EA	Single Lever Handle, Chrome Shower Only, Pressure Balanced/Anti-Scald Valve (American Standard T675.501)	$219.12
			Installation	Quantity 1.00 x Unit Price $219.12 x Factor 1.0000 = Total $219.12	
21	22 42 39 00 0054		EA	Fre-Flo Institutional Shower Head With Short Arm (Symmons® 4-385)	$190.39
			Installation	Quantity 1.00 x Unit Price $190.39 x Factor 1.0000 = Total $190.39	
Subtotal for CSI - 22 - Plumbing:					**$1,174.19**
CSI - 23 - Heating, Ventilating, And Air-Conditioning (HVAC)					
22	23 34 16 00 0255		EA	70 CFM, Ceiling Mounted, Polymeric Intake Grille, Light Duty Exhaust Fan With Heater Bulb (Broan® 162)	$164.66
			Installation	Quantity 1.00 x Unit Price $164.66 x Factor 1.0000 = Total $164.66	
Subtotal for CSI - 23 - Heating, Ventilating, And Air-Conditioning (HVAC):					**$164.66**
CSI - 26 - Electrical					
23	26 05 33 16 0004		EA	2-1/8" Depth, 4" Square Steel Box	$24.14
			Installation	Quantity 1.00 x Unit Price $24.14 x Factor 1.0000 = Total $24.14	
24	26 27 26 00 0141		EA	3 Gang, 15 Amperes, 120/277 Volt, SPST, Switch Assembly	$145.09
			Installation	Quantity 1.00 x Unit Price $145.09 x Factor 1.0000 = Total $145.09	
25	26 27 26 00 0236		EA	3 Gang Nylon Switch Wall Plates	$3.76
			Installation	Quantity 1.00 x Unit Price $3.76 x Factor 1.0000 = Total $3.76	
Subtotal for CSI - 26 - Electrical:					**$172.99**

Proposal Total **$5,754.65**

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The Percent of NPP on this Proposal: **0.00%**