

# CALENDAR HOUSE BUILDING COMMITTEE

December 7, 2016

## Minutes

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:32 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Severino Bovino, Michael Fortier, Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Dennis Rioux, Shannon Taylor ~ BL Company

Erica Millard, Bill Culvinere, Simon Etzel ~ KBE

A quorum was determined.

Mr. Champagne requested a moment of silence in honor of Pearl Harbor.

### 3. Acceptance of Minutes

**Upon a motion made and seconded, minutes of the November 16, 2016 meeting were approved unanimously on voice vote.**

### 4. Report from Architect ~ BL Company

Mr. Rioux reported over the past couple of weeks he has been feeding drawings to KBE and receiving feedback. Mr. Rioux will bring three copies, half size, to Mr. Sciota's office and one to Mr. Verderame's office. Mr. Sciota stated the committee will be approving the plans at the December 21<sup>st</sup> meeting and it is important to have a quorum.

Ms. Taylor stated she met with Mr. Verderame and his staff after the last meeting. She reviewed the FFE presentation with updates to finishes and styles giving furniture a softer, more comfortable, residential look. Round tables and stackable chairs remain the same for the multi-function room; cardio and exam rooms stayed the same; upholstered chairs were added to the library; game room and offices remained the same. Total is \$131,589 and does not include cardio equipment or pool tables.

### 5. Report from Construction Manager ~ KBE

Ms. Millard distributed an updated cost narrative to the committee which is \$100,000 more from the November 16 meeting. KBE is actively working with BL to get the budget where it needs to be. Costs increases are mainly due to mechanical, kitchen and utility changes. Kitchen equipment and design exceeded their original allowance of \$25,000 by quite a lot. The amount of \$407,000 allocated for telecommunications was discussed and asked what that included. Mr. Rioux stated he will have exactly what is included in the package for the next meeting.

An in-depth discussion was had on value engineering items compiled by KBE:

- **Site work** - Savings from site work changes have already been incorporated in the pricing and BL will incorporate into the next drawings. Southington Garden Club will be providing plantings near main entrance and they are taking that out of the estimate.
- **Architectural** - It was agreed to eliminate items 1A and 1B on the VE list. Items 2,3 & 4 on the list pertained to partitions in the multipurpose room, classroom and game room. While Mr. Verderame felt they are needed, after discussion he stated he could use what they have and they could be eliminated. Item 5 ceiling tiles will go out as an alternate on the bid. Item 6 roof materials will be priced both ways. Item 7 is a code requirement and cannot be changed. Item 8 roof assembly - after discussion it was agreed to keep as is per recommendation from the architect. Discussion of solar panels was had and Mr. Rioux stated the roof will be structurally set up for panels at a later date. Items 9 and 10 need to stay after discussion with Mr. Verderame. The pantry is needed and a lockable cabinet is needed by the Nutrition Program.
- **Mechanical, Electrical, Plumbing** – Much discussion was had regarding switching the generator from gas to diesel. The downside to diesel is the cost of a tank to supply seven days of fuel. The current generator is undersized. It was also noted that the grant was written that for life safety the entire building must be open, including operations during use as a shelter. It was decided savings would not be enough to change from gas.

Item #2 was agreed to replace Fixture EM3 with photo luminescent tape and put hall lights on a timer to come on two hours prior to building opening for a savings of \$10,671. Item 3 was agreed to put as an alternate option on bid. Item 4 was agreed to remove floor outlets and utilize wall outlets. Item 5 was agreed to delete IT closet.

After reviewing the VE suggestions, the budget is still far over the referendum amount of \$9.4 million. Mr. Sciota stated there is some money left from the \$200,000 grant received for the design aspect of the project. \$100,000 of that could be used towards architect fees. Also, KBE will price the savings of removing the garage from the plan. Mr. Sciota suggested moving forward with the bid packages but change the owner's contingency fee from 10% to 5% which is what most towns use and will bring the budget back in line.

**Motion to allocate \$100,000 remainder of grant money for design to architect fees and change the owner's contingency fee from 10% to 5% and proceed with bid packages, seconded.**

Mr. Bovino asked if bids come in much higher, can we rebid? Mr. Sciota stated we can or we value engineer items. He stated there is no time frame other than cost and the longer the project takes the more we will spend on escalation costs. He feels comfortable moving forward with this as is.

**Motion passes unanimously on voice vote.**

Mr. Sciota asked Ms. Millard to reduce the architect fee by \$100,000 from grant and reduce the contingency fee to 5%.

Mr. Bovino asked with the redesigned intersection with DePaolo, can the driveway be redesigned as we may not need two lanes out? Mr. Rioux stated that was a safety issue with the town. Mr. Shupenko stated the electrical costs have gone up \$300,000 and questioned why. Ms. Millard stated the generator is \$60,000 of that and they just received drawings on all the mechanicals and some assumptions were incorrect. Kitchen connections were significantly more as well.

#### **6. Report from Executive Director**

Mr. Verderame thanked Ms. Taylor for meeting with him and his staff to go over FFE selections.

#### **7. Public Communications**

*Clifford Snow, 143 Debbie Drive, Southington, CT* ~ asked if the porcelain tiles for flooring will give the building an institutional look and will it be slippery? It was stated porcelain is an upgrade and nicer than tile and it is not slippery. He stated round pedestal tables typically rock and also asked what kind of fabric will be used on the upholstered chairs? Ms. Taylor replied she will make sure the tables are adjustable so rocking will not be an issue. The fabric hasn't been selected yet but it will be durable and easy to clean.

#### **8. Approval of Invoices**

**Upon a motion made and seconded, invoices were approved unanimously on voice vote.**

#### **9. Any other business to come before the Committee**

Mr. Sciota stated the schedule of 2017 meeting dates was sent to committee members and are scheduled for the first and third Wednesday of every month at 4:30 p.m.

**Upon a motion made and seconded, the calendar of meeting dates for 2017 was approved unanimously on voice vote.**

#### **10. Adjournment**

**Upon a motion made and seconded and voted unanimously on voice vote, meeting adjourned at 6:19 p.m.**

Submitted,

Paul Champagne  
Chairman

## Opinion of Probable Project Costs

	<u>7-Dec</u>	<u>16-Nov</u>
Construction Cost (12/7/16)	\$ 7,694,219	\$ 7,569,081
Arch Fees	\$ 318,000	\$ 318,000
CM Fees	\$ 269,838	\$ 266,772
Town Admin Costs	\$ 142,247	\$ 142,247
FF&E	\$ 200,000	\$ 200,000
Relocation	\$ 33,000	\$ 33,000
Utility Fees	\$ 11,000	\$ 11,000
Telecommunications	\$ 407,000	\$ 407,000
<b>SUBTOTAL</b>	<b>\$ 9,075,304</b>	<b>\$ 8,947,101</b>
 Owner Contingency (10%)	 \$ 907,530	 \$ 894,710
<b>TOTAL</b>	<b>\$ 9,982,835</b>	<b>\$ 9,841,811</b>

**Southington Senior Center**

**Estimate Cost Summary Breakdown**

7-Dec-16

Division	Description	12-7 Cost	11-16 Cost	Comments
0	CM Temporary Site Services	\$ 143,470	\$ 143,470	
1	Abatement	\$ 14,000	\$ 14,000	Allowance
2	Sitework	\$ 1,425,942	\$ 1,506,762	
3	Concrete	\$ 259,950	\$ 262,206	
4	Masonry	\$ 97,732	\$ 77,853	
5	Structural Steel / Misc. Metals	\$ 507,596	\$ 425,635	
	LGM Roof Trusses	\$ 170,520	\$ 173,717	
6	Rough Carpentry & Millwork	\$ 190,134	\$ 173,392	
7	Waterproofing, Sealants, Siding, Roofing, Insul	\$ 472,685	\$ 514,719	
8	Doors, Frames and Hardware, Glass & Glazing, Mirrors	\$ 187,792	\$ 205,461	
9	Drywall, Ceilings, Flooring, Paint	\$ 691,999	\$ 768,673	
10	Specialties	\$ 127,166	\$ 160,076	
11	Residential Equipment	\$ -	\$ -	Not Applicable
12	Furnishings	\$ 3,758	\$ 7,851	
13	Special Construction	\$ 76,705	\$ 25,000	
14	Conveying System	\$ -	\$ -	Not Applicable
15	Fire Protection	\$ 108,214	\$ 108,214	
	Plumbing	\$ 384,999	\$ 334,160	
	HVAC	\$ 576,182	\$ 553,852	
16	Electrical	\$ 833,202	\$ 702,366	
	<b>Subtotal</b>	<b>\$ 6,272,046</b>	<b>\$ 6,157,407</b>	
	Design/ Estimating Contingency			Separate Line in Master Budget
	Subcontractor Default Insurance	\$ 94,081	\$ 92,361	
	Preconstruction			Separate Line in Master Budget
	CM Staff & Staff Support	\$ 788,271	\$ 788,271	
	Construction Contingency - 5%	\$ 357,720	\$ 351,902	
	CM Insurance	\$ 105,921	\$ 104,198	
	CM P&P Bonds	\$ 76,180	\$ 74,941	
	CM Fee			Separate Line in Master Budget
	<b>TOTAL ESTIMATE (unescalated)</b>	<b>\$ 7,694,219</b>	<b>\$ 7,569,081</b>	
	3% Escalation			see Owner's Project Contingency
	<b>TOTAL ESTIMATE</b>	<b>\$ 7,694,219</b>	<b>\$ 7,569,081</b>	

\$371 Cost per Sqft

## Value Engineering

Deduct

### Site work

1	Reduce plant sizes to the following: Shadblow Serviceberry (5'); Armstrong Maple (2.5"); Katsura (5'); Sargent Crabapple (2"); Serbian Spruce (6'); Emerald Green Arborvitae (2.5"); Accolade Elm (2.5"); Red-Twig Dogwood (24"); Dwarf Fothergilla (24"); Shamrock Holly (24"); Catawba Rhododendron (24"); Perennials (1 gal); Perennials (1 gal). Drawings to be updated to reflect this change.	\$	10,170
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### Architectural

1A	Utilize 2 runs of p-lam shelving in lieu of upper wall cabinets at Tech Room location	\$	6,650
1B	Eliminate Tech Room casework (use existing storage closet)	\$	8,400
2	Remove Multi-Purpose operable partition	\$	25,532
3	Remove classroom operable partition	\$	13,748
4	Remove game room operable partition	\$	15,712
5	Utilize Ultima 1911 Acoustical Ceiling Tile in lieu of 1941 High NRC tile specified	\$	10,500
6	Utilize EPDM Roof Membrane in lieu of Modified 2-Ply Bituminous at flat areas	\$	41,580
7	Remove 1" rigid insulation at interior side of exterior walls		TBD
8	Review roof assembly. Relocate insulation to above ceiling (lay-in batt) and remove ventilated 5 1/2" roof insulation panels at roof level.		TBD
9	Utilize stainless steel shelving in lieu of custom pantry cabinets at Pantry location		TBD
10	Utilize a stainless steel serving line from a kitchen equipment contractor in lieu of custom millwork serving line as shown on plans.		TBD

### Mechanical, Electrical, Plumbing

1	Replace gas generator with 250kW diesel generator	\$	61,904
2	Delete Fixture EM3 and replace with photoluminescent tape	\$	10,671
3	Remove fixture S, LED strip lighting at soffit areas in multi-purpose room.	\$	8,284
4	Delete fitness area floor outlet locations, and utilize wall outlets	\$	8,400
5	Delete 2nd split system shown on plans in storage closet (was used to cool 2nd IT Room).	\$	7,500
6	Downsize generator to provide optional standby power to specific areas within the facility, in lieu of the entire facility. Generator to be sized to serve fans, pumps, boilers, refrigerators, freezers and cooking equipment in addition to life-safety loads.		TBD

**TOTAL** \$ **222,401**

\* Total accounts for using 1B

# Southington Senior Center

## Calendar House

388 Pleasant Street

Southington, CT

ESTIMATE NARRATIVE

December 7, 2016

**SECTION 1:****Estimate Summary**

KBE has prepared this Estimate Summary based on the following:

- 1.) Calendar House Senior Center – Space and Needs Assessment – March 2015
- 2.) Drawings:
  - a. Architectural drawings by BL Companies dated 11/28/16
  - b. Structural drawings by BL Companies dated 11/28/16
  - c. Fire protection, mechanical, plumbing, and electrical drawings by BL Companies dated 11/28/16
  - d. Civil drawings by BL Companies dated 11/15/16
- 3.) Draft Specifications by BL Companies received on 12/2/16

This summary intends to capture the total scope of work related to the construction of the new Southington Senior Center located at 388 Pleasant Street in Southington, CT as well as demolition of the existing structure after occupancy of the new facility. Our summary includes assumptions related to the civil, structural, architectural, mechanical and electrical components of the design. Our assumptions are based on the documents listed above as well as input from BL Companies related to the overall design intent for the various program spaces.

Pricing excludes escalation for 2017 construction start. As discussed, it is assumed that escalation will be covered by the Owner's Project Contingency.

## **SECTION 2: Constructability Comments**

### **A.) Sitework:**

1. Estimate incorporates accepted Value Engineering to change storm piping from RCP to HDPE. Drawings to be updated to reflect this change.
2. Estimate includes bituminous pavement section consisting of 10" process base, 1.5" binder and 1.5" surface coat per accepted revision from Geotechnical Engineer. Drawings to be updated to reflect this change.
3. Estimate incorporates savings to change the sidewalk along the South and East perimeter of the south parking lot from concrete to asphalt and associated curb to BCLC. Drawings to be updated to reflect this change.
4. Estimate incorporates savings to eliminate portions of the segmental block retaining wall and associated ornamental fence where portions of the wall are less than 2' reveal (roughly 20'-0"). Drawings to be updated to reflect this change.
5. Estimate includes savings to relocate trunk lines for roof drains adjacent to the foundations to eliminate additional excavation and backfill. Drawings to be updated to reflect this change.
6. Estimate excludes the labor and materials associated with the plantings at the flower beds adjacent to the Main Entrance on both sides. These plantings shall be provided and installed as a donation from a local Garden Club. Estimate includes top soil and mulching for these areas. Drawings to be updated to reflect this change.
7. Currently, the drawings do not show any locations for tree protection fence. Most of the trees that are to remain would be on the outside of the temporary CLF and would not require protection fence. Section 015639 includes root pruning, pruning for trees to remain, and oversight by an Arborist. Specification to be revised and /or eliminated if not required.
8. Over-excavation is not anticipated. However, specification section 31200 – Earth Moving identifies unclassified excavation to subgrade, including rock, as well as over excavation below subgrade. Specifications should be revised to clarify that over excavation below subgrade would be paid as a change order based on unit prices.

### **B.) Architectural:**

1. Door 106F should be noted as a double leaf door on door schedule.
2. Location of fire rated partitions shown on egress plans does not appear correct, please verify that the location shown is correct.
3. Finish schedule indicates ceramic tile in restrooms. At building committee meeting on 11/16/16 porcelain tile was mentioned. Please confirm that Ceramic is correct.
4. Plans show sheet vinyl as the flooring selection for the lobby. During building committee meeting on 11/16/16, it was mentioned that porcelain tile would be used at the lobby. Please confirm that sheet vinyl is correct.



5. Provide jamb and head details for coiling grille at the Reception Desk.
6. Remove finish sections that do not apply from finish schedule.
7. Please provide specification sections for the following:
  - a. Temporary Fence (Section 015000)
  - b. Reinforcing Steel
  - c. Equipment Screen shown on roof plan as an alternate
  - d. Coiling Security Grille
  - e. Flooring, all types
  - f. Fire Extinguishers (Have cabinet spec but no extinguisher spec)
  - g. Signage (If this is included in FF&E it is not required)
  - h. Marker boards (If this is included in FF&E it is not required)
  - i. Corner and Wall Guards (If this is included in FF&E it is not required)
  - j. Kitchen Equipment
  - k. Window Blinds (If this is included in FF&E it is not required)
8. KBE included a cultured stone material with standard color mortar in our estimate. The specification provided is for a granite stone with pigmented mortar. The estimate reflects the cost increase associated with this selection.
9. KBE included an EPDM roof system in our estimate. A 2-Ply Stressply roof system is specified. The estimate reflects the cost increase associated with this selection.
10. KBE's estimate included standard acoustical ceiling in classrooms/office/corridor, and vinyl coated moisture-resistant acoustical ceilings in wet areas. Acoustical ceiling specification only provides one acoustical ceiling system, and it is based on a high NRC ceiling tile. The estimate reflects the cost increase associated with this selection.
11. Leaning rails are specified but do not appear on drawings. Please show them on plans or remove spec section. KBE has not included these costs in the estimate.
12. Estimate includes 2 runs of P-Lam shelving at classroom locations in lieu of wall cabinets. Please indicate upper shelving on plans.

**C.) Mechanical / Electrical:**

1. Plumbing:
  - a. Currently 140 degree kitchen water domestic piping shown in kitchen area is not sized. KBE has included 1 1/4" at this location. Please indicate size.
  - b. Detail 1 on P4.02 schedule indicates Thermal Expansion Tank. Thermal Expansion Tank is not shown on P4.01 details. Please show Thermal Expansion Tank.
2. Mechanical:
  - a. Latest revisions to drawings incorporate deletion of the one of the Tele/Data closets, and creation of just a standard storage closet. Mechanical plans/schedules to be updated to reflect the deletion of the addition split system for the original IT closet.

### 3. Electrical:

- a. Estimate incorporates accepted Value Engineering to change electrical conduits from Schedule 80 to Schedule 40 in lawn areas. Site utility plan to be updated to reflect this revision.
- b. The lighting fixture schedule and notes indicate bids to be based on the fixture schedule and specified alternates. "Refer to E.02 for additional specifications". Drawing E.02 is not included in the set. Please provide.
- c. Alternate fixtures listed under "Lighting Fixture Schedule Remarks (E5.02)" do not provide alternate fixture manufacturers for all fixtures. Where alternate fixture information is provided; the fixture is a specific make and model or is by the same manufacturer as the scheduled. Please update the drawings /specifications to reflect a minimum of three (3) manufacturers for all fixture types as acceptable alternates for competitive bidding. As a potential for additional cost savings, a note could be added indicating alternate fixtures to meet performance and closely match appearance as scheduled fixture.

## **SECTION 3: Assumptions & Clarifications**

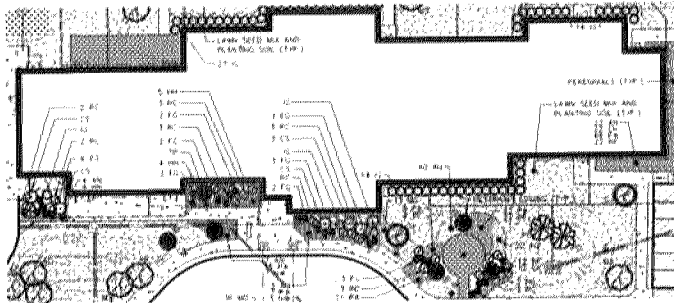
### **A.) General Assumptions**

1. The Estimate is based on prevailing wage rates.
2. It is assumed that the construction will occur within the time frame of 7 am to 5 pm, Monday through Friday. Premium time has only been included for special shut-downs and tie-ins that must occur on off hours.
3. This Estimate includes premium costs for a CM Payment and Performance Bond.
4. This Estimate includes premium costs associated with Bidding and Contracting Guidelines as detailed in the Bond Fund Grants document dated 11/30/15.
5. Estimate assumes project is tax exempt.
6. Subcontractor Default Insurance (SDI) is utilized in lieu of subcontractor bonds.
7. It is assumed that available space on site can be used for temporary field offices during construction of the building. We have not included any provisions for an Owner's field office.
8. Estimate is based on a construction duration of twelve (12) months for the new building and additional two (2) months to demolish the existing building and complete sitework.
9. Estimate does not include dollars for Preconstruction Services, CM Fee or Design / Estimating Contingency since Owner is tracking these items separate from this Estimate in the Master Budget.
10. Contractor's Estimate does not include the following Project Costs and Special Scope that are assumed to be held by the Owner in its separate Master Budget:
  - a. Owner's Representative Fees
  - b. Business and Operation Taxes
  - c. Building Permit including all trade permits
  - d. Architectural / Engineering Design Fees
  - e. Commissioning Agent Fees
  - f. LEED requirements
  - g. Technology Consultant
  - h. Testing and Inspections including Special Inspections
  - i. Independent Peer Review
  - j. Environmental Remediation and/or testing, handling, removal or replacement of polluted, contaminated, or hazardous materials.
  - k. The removal and replacement of unsuitable materials, rocks or boulders beyond the limit lines of proposed excavation and sub-grade elevations indicated on the drawings.
  - l. Any work on existing adjoining buildings or property. It is assumed that the Owner has gained permission from the abutting property Owners and/or lessee's to allow Contractor free access and use of any and all facilities reasonably required in order to complete our work. Contractor has not included any costs to achieve such access.

- m. Furniture, Fixtures and Equipment
- n. Low Voltage Wiring, Devices, & Equipment (Security / PA / Data / Tele / CCTV / AV)
- o. Owner's Bonding/Financing Costs
- p. Utility Company Charges, Fees, and Assessments including usage during construction
- q. Security & watchmen services
- r. Winter Conditions
- s. Builder's Risk Insurance

**B.) Sitework:**

- a. Pricing includes 6'-0" high temporary site fencing with privacy mesh during construction.
- b. Site dewatering is included as open pumping only. No well-point systems or special pumping / tanks have been included in the GMP.
- c. Erosion and sediment control shall be installed per erosion control plan provided.
- d. We have included re-paving disturbed areas along Pleasant Street resulting from utility tie-ins, but have not included provisions for re-paving the entire street under this scope of work.
- e. Plantings are excluded adjacent to the main entrance. These plantings are to be donated. *[Plantings in red are excluded]*



- f. Gas Company to provide new service to the property line.
- g. Estimate excludes testing, handling, removal of contaminated materials including groundwater and contents of ASTs and USTs.
- h. Currently, the drawings do not show any locations for tree protection fence. Most of the trees that are to remain would be on the outside of the temporary CLF and would not require protection fence. Section 015639 includes root pruning, pruning for trees to remain, and oversight by an Arborist. KBE has not included any of these costs.
- i. Estimate incorporates accepted Value Engineering to change storm piping from RCP to HDPE.
- j. Estimate includes bituminous pavement section consisting of 10" process base, 1.5" binder and 1.5" surface coat per accepted revision from Geotechnical Engineer.
- k. Estimate incorporates savings to change the sidewalk along the South and East perimeter of the south parking lot from concrete to asphalt and associated curb to BCLC.

- l. Estimate incorporates savings to eliminate portions of the segmental block retaining wall and associated ornamental fence where portions of the wall are less than 2' reveal (roughly 20'-0").
- m. Estimate includes savings to relocate trunk lines for roof drains adjacent to the foundations to eliminate additional excavation and backfill.

**C.) Demolition**

- a. Estimate includes provisions for demolition of the existing Southington Senior Center as well as the associated Maintenance Building. Demolition of building to be completed after occupancy of new facility.
- b. Pricing includes an allowance of \$14,000 for abatement of hazardous materials.

**D.) Structural**

- a. Estimate does not include provisions for any stairs or elevators for vertical transportation.

**E.) Architectural**

- a. Millwork scope of work consists of:
  1. Shelving in storage closets
  2. P-Lam upper and lower cabinetry in café, kitchen, and exam room
  3. P-Lam shelving (2 runs) in lieu of wall cabinets in classrooms
  4. Lower cabinetry in classrooms per plans
  5. P-lam countertops, except where noted as solid surface on plans
  6. Window Trim
  7. Reception Desk Millwork
- b. Wood base, crown, or chair rail moldings are not included.
- c. It is assumed that the library shelving and waiting room desks depicted shall be part of the Owner's FF&E package.
- d. Spray fire proofing is excluded.
- e. Entry doors shall be aluminum framed sliding doors with automatic operators.
- f. We have not included any provision for an overhead / coiling door.
- g. Fitness/Cardio Studio mirrors are excluded, in FFE package.
- h. Drywall assemblies include two hour rated walls separating the Multi-Function Pod, and the Classroom/Game Room Pod.
- i. Ceramic wall tile finish is assumed to be 4' High in restrooms at wet wall locations. Full height ceramic wall tile is included in shower locations.
- j. Porcelain tile is included at entrance per discussions at building committee meetings, between vestibule and start of reception desk, at an estimated quantity of 160 SF.
- k. Pricing does not include any provisions for acoustical wall treatment, sprayed acoustical insulation or any sound deadening underlayment.
- l. All drywall partitions and ceilings are painted throughout. Estimate does not include any vinyl wall covering. All hollow metal doors and frames are to receive a painted finish.

- m. Visual display surfaces are to be located within each classroom space. Any smartboard type units are excluded and are assumed to be part of Owner's Low Voltage work.
- n. Corridors shall receive corner guards in high traffic areas.
- o. Fire extinguishers and cabinets shall be provided as required to meet code.
- p. Signage package includes a Main Directory, Daily Notice Board, Display Case, Poster Case, Directional Signage and Common Area Signage.
- q. Signage package excludes exterior building mounted signage.
- r. Estimate excludes residential appliances, as these are assumed to be part of the FF&E package.
- s. Estimate includes installation only of the fireplace. Assume it will be shipped and placed near location of install by others.
- t. Window coverings shall be provided at all windows. Estimate does not include black-out shades or mechanically operated shades.
- u. All furniture shall be provided by Owner, including Library shelving and Waiting Room desk.
- v. All Audio-Visual Equipment shall be provided by Owner and is excluded from estimate.
- w. Estimate includes commercial kitchen equipment as scheduled.

#### **F.) Mechanical / Electrical**

- a. Fire Protection
  - ii. Pricing to include new wet fire protection system complete with all required values, heads, equipment and hydraulic calculations as required to meet code.
  - iii. Pricing excludes dry sprinkler protection within the attic spaces.
  - iv. Pricing includes dry sprinkler system at the vehicle storage area as well as the covered entrance.
  - v. Pricing assumes that there is adequate water pressure available and pricing does not include a fire pump.
- b. Plumbing
  - vi. Thermal Expansion Tank not shown. Estimate includes 30' of ¾" piping to connection.
- c. HVAC
  - i. Although shown in plans, Estimate does not include split system for 2<sup>nd</sup> IT/data closet, as this room was recently repurposed as a storage closet and will not require the specialty system.
- d. Electrical / Tele-Data
  - i. Estimate includes two (2) 1-1/2" conduits for generator controls, starter circuit, and annunciator. It is assumed that the controls and annunciator feeds can be combined within one conduit without interference.
  - ii. Drawings currently reflect a gas fired generator, sized to serve the entire facility. Estimate currently reflects this equipment and installation. KBE proposes substitution for a diesel fired standby generator in lieu of gas. Additionally, the generator could be downsized to provide optional standby power to specific

areas within the facility, in lieu of the entire facility. Generator to be sized to serve fans, pumps, boilers, refrigerators, freezers and cooking equipment in addition to life-safety loads.

- iii. Pricing includes conduit only for tele-data systems (including CATV, Phone, Data, PA, Clock & Security). It is assumed that wiring, equipment, and devices are by Owner.
- iv. Estimate incorporates accepted Value Engineering to change electrical conduits from Schedule 80 to Schedule 40 in lawn areas.
- v. Pricing includes conduit, stub ups, and outlet boxes only for Audio-Visual systems. It is assumed that wiring, equipment, and devices are by Owner.

END OF DOCUMENT