

Contract Clarifications

Scope Clarifications

1. It is assumed that work will be allowed to occur beyond the normal working hours of 7 – 4 M-F as coordinated with the District and City.
2. 3rd party testing is excluded and is assumed to be a responsibility of the District per Contract with Nabholz.
3. This package does not include any overtime or unusual scheduling that would arise from the complaints or requirements by hospitals, nearby residents, or entities alike.
4. Owner Controlled Insurance has been included per the OCIP exhibit and related contractor insurances are excluded per this manual.
5. Sub Default Insurance, CM Gap Insurance, and Performance & Payment Bond are not related to the OCIP and are still required to be carried for this project. Corresponding costs will be included as cost of work.
6. Building Permit and Plan Review fees from the City of Jefferson are included at the negotiated 50% rate based on sub costs only.
7. Over-excavation and Lean Concrete fill per details 51 & 52/S3.02 are not anticipated to be required and are excluded from this GMP.
8. All costs from utility companies are to be as defined on the drawings. It is assumed the utility company will install the gas line to the building and all tap fees will be paid by the owner.
9. This GMP is based on current availability and pricing of steel products. Due to the current volatility of the steel industry as a whole; both price and schedule may be impacted by structural steel and rebar availability. This GMP does not include impacts from the unforeseeable changes caused by tariffs and corresponding market fluctuations.
10. Final cleaning costs are only included once per phase. Recleaning areas after owner move-in of an area is excluded and assumed to be considered janitorial costs completed by the District.
11. Polished concrete is included on elevated concrete slabs. Concrete tolerances are included as specified. Cracks and inconsistencies in the finish is to be expected more than at slabs on grade.
12. ACM-1 is included as a custom color but is not available as an exact match to the wood wall panels.
13. The round exterior building sign has not been defined. An allowance of \$30,000 is included for supply, installation and electrical components at this location.
14. Scoreboards and LED Displays are excluded per Addendum 1.
15. AV/Low Voltage/FFE Items are included as noted.
16. Access Control Systems and Video Surveillance Systems are included as rough-in only. All devices, hardware & software are excluded unless specifically noted elsewhere.