



## Nebraska Street Garage

June 23, 2017

### Contractors Clarifications

#### GENERAL

This scope is intended to expand and/or clarify plan interpretation in instances where the plans are in conflict or silent. Should the plans be in conflict with other contract documents, the proposal is based on the plans being the default.

1. This proposals description includes the following: New building construction of 8 story open parking garage. Structural, Mechanical, Electrical, Plumbing, Fire Alarm & Sprinkler Systems, Exterior and Interior Finishes. New Site Work Paving, Drainage & Site Lighting.
2. The following are excluded:
  - a. Cost of site security and/or police presence throughout construction duration (Construction Fence only)
  - b. Cost of all utility usage and trash removal services to the buildings after substantial completion is achieved.
  - c. Occupancy Permit fees, Impact fees, Right of Way Fees, Connection fees and Assessments.
  - d. FPL transformers, Primary Conduits (material only) and wire, and Deposits.
  - e. Fire Alarm Monitoring Service Cost
  - f. Water Meters, Fees and Deposits
  - g. Cost relating to Radon Mitigation.
  - h. Provisions for owner/architect offices
  - i. Commissioning for LEED/Green Garage Certification
  - j. Removal, relocations, and main line installations to building(s) point, including fiber optics, gas (including meter), power, phone, cable, etc. These shall be provided by the appropriate service provider.
  - k. Owner FF&E unless specifically addressed in the plans and specifications

- l. Removal, disposal, remediation, and premiums associated with unforeseen or unsuitable soil conditions, hazardous materials, or other materials requiring a controlled removal/disposal. Pursuant to follow-up discussions with Florida Engineering & Testing, the removal of unsuitable soils/materials will not be required as the building will bear on deep foundations. KL has included an allowance at the elevator pit area only which may require unsuitable soils removal.
  - m. KL has included an Allowance for Asbestos removal to be contracted directly with the City of Hollywood. Asbestos inspections, reporting documentation, and "All Clean" Certifications will be by the City of Hollywood.
  - n. Any special labor rates that may be required by project location, funding, municipality governance, etc. such as Davis Bacon Act wages. Broward County prevailing/living wage rates are included.
- 3. This proposal is based on of the following documents and plans:
  - a. Set Dated 05/12/17 by Kaller & Associates.
  - b. Addendum 1 plans provided by Walker 05/31/17.
  - c. Addendum 2 plans provided by Walker 06/01/17.
  - d. Addendum 1 Joseph B. Kaller Associates 05/30/17.
  - e. Site Improvement Plans by GGB Engineering, Inc. dated 05/06/2017
  - f. Geotechnical Report dated August 10, 2016 prepared by Florida Engineering & Testing, Inc.
- 4. It is anticipated that work will be performed during normal business hours (7:00 AM to 5:00 PM) including Saturdays (8:00 AM to 5:00 PM), if required. The project duration will be 12 months to Substantial Completion.
- 5. Plan/Drawing CAD Files shall be provided by the Owner and/or Owners Representative (Kaller) as required for use by KL subcontractors in their preparation of Shop Drawings for the project.
- 6. KL will initiate and lead the efforts to obtain appropriate air rights to accommodate hoisting and conveyance prior to start of work. However, the City/CRA will assist with air rights requirements. No time or consideration is included for any FAA special requirements or restrictions.
- 7. All overhead power lines will be removed or relocated prior to the start of work by City.
- 8. All architectural, structural, and other consultant fees and services, including on-site inspection are not included.
- 9. Regarding temporary and permanent power, temporary or construction power will be the responsibility of KL in its entirety until project has received a Certificate of Substantial Completion. From that point, the City will be responsible for power consumption.

10. Due to the volatile state of the construction market, all construction labor, materials and equipment are subject to significant price fluctuation which is beyond our control other than adding artificially to the project cost through escalation and contingency amounts. Resultantly, should the contract agreement not be finalized within 90 days after award, we must reserve our right to adjust/negotiate our proposed price based on these price swings dependent on actual start of construction. We most certainly will do everything possible to offset and/or minimize increases and will provide necessary backup documentation substantiating increased price.
11. Vibration monitoring of adjacent properties through-out shell construction is included.
12. Video documentation of adjacent properties before construction is included.

## **ALLOWANCES**

This Proposal includes the following allowances, which accounts for cost of labor, material, freight and handling, taxes, insurance, subcontractor markup and bond premium (if applicable):

1. Muck Excavation/Removal -\$25,000
2. Dewatering - \$157,000
3. Asbestos - \$5,000
4. Material Testing & Vibration Monitoring - \$75,000
5. Building Permit – \$250,000
6. Car Wash Services - \$5,000
7. DBA System scope - \$70,000
8. Sales Tax Savings – (\$136,832)
9. Builders Risk Insurance – \$55,000

## **DIVISION 02-SITE WORK**

### **Demolition**

1. Fuel tanks removal complete is the responsibility of City. Proposal excludes any hazardous material on site in result to the existing Fuel Tanks.
2. Regarding dewatering discharge, this proposal included water discharge directly into the City storm system.
3. Removal and disposal of any underground obstructions (tanks, structures, piles and unforeseen site conditions) not clearly shown in the plans is not included.

### **Landscaping**

1. Proposal includes Landscaping/Irrigation to Building property lines only. All else shall be by City.
2. Tree removal and relocations are included in this pricing.

## **Hardscapes**

1. Proposal excludes all Hardscapes surrounding Parking Garage as well as any/all work at Nebraska Street and Nevada Street. It is anticipated that tying in of new utilities will be coordinated and scheduled at the same time by the City of Hollywood to reduce costs of Removing/Replacing the street.
2. Proposal specifically excludes work shown on drawings HS-1.
3. Trash receptacles, benches, and the like are FFE provided by the City.

## **DIVISION 03-CONCRETE**

1. Architectural Finished Concrete of any kind is excluded. Smooth Rubbed Down finish at cast-in-place columns visible from ground level is included.
2. A CIP crash wall is included as shown in structural drawings.
3. CIP columns are included as shown in the structural drawings (architectural show PC columns)
4. The Proposal includes maximum tolerances stated in ACI 117. Section 3.1.B is specifically excluded.
5. We have included the 57 aggregate in all the concrete design mixes. The Contractor may use #67 aggregate and pea rock where the situation dictates as approved by Walker Parking.
6. This Proposal is based upon acceptance of strength tests equal to or greater than 70% of the specified strength for form stripping purposes. Contractor's schedule assumes the acceptance / approval of a 24-hour concrete cylinder break for stripping of formwork for elevated decks and beams at 3,000 psi.
7. This Proposal is based upon the understanding that coordination of all Architectural elements has occurred between the Architect and the Engineer and is included on the Structural Drawings. With regards to any and all structural issues, the Contractor's proposal is based upon the Structural Drawings taking precedent over all others.
8. Not included in this Estimate is;
  - a. Galvanized or Epoxy coated rebar or MMFX.
  - b. Stained Concrete.
  - c. Architect's or Engineer's Allowances.
  - d. Crack mitigation materials/additives/products.
9. This Proposal includes a 10-mil poly vapor barrier under all the slab on grade, with the exception of the storage area and elevator pits. The storage area and elevator pit will receive waterproofing.
10. Saw cut Control joints are included.

11. Specification Sections 3.10.A.2, 3.13.C.C, 3.13.C, 1.b., 2.1.e.1, 2.12.D & E, are specifically excluded.

#### **PRE-CAST CONCRETE**

1. It is assumed that the cast in place structural frame is sufficient to support the loads imposed by the precast system.
2. Additional panels and joints may be required to accomplish the manufacturing and accommodate the handling.
3. Pre-Cast panel pricing includes Art Reveals as indicated on documents.

#### **DIVISION 04-MASONRY**

1. Standard masonry construction is included through-out, high strength CMU is not included unless clearly defined and specified. Tooled joints are included at restroom exterior walls.

#### **DIVISION 05-METALS**

1. Connections not specified or detailed will be designed to resist  $\frac{1}{2}$  the total uniform allowable load capacity for the given span and grade of steel specified, or  $\frac{1}{2}$  the maximum allowable shear load capacity for each section, whichever is smaller.
2. This Proposal is based upon mill material, it's availability, and mill rolling schedules.

#### **DIVISION 06-WOOD AND PLASTICS**

1. This proposal does not include any wood products that will meet "Green," or LEED standards.

#### **DIVISION 07-THERMAL AND MOISTURE**

1. Fire stopping at the all-deck connections is included as required.

#### **DIVISION 08-DOORS & WINDOWS**

1. No Comment

#### **DIVISION 09- FINISHES**

##### **EPOXY FLOORS**

1. We have included Epoxy Flooring and 6" Base at the Men & Women Restrooms, Fire Pump Room and Trash Room as per Finish Schedule.

##### **TILE WALLS**

2. We have included porcelain tile at interior of bathroom walls from top of epoxy base to 7' aff. Above 7' aff to structure is painted stucco on CMU.

## **POLISH CONCRETE**

1. No polished concrete has been included.

## **STUCCO**

1. We include typical 5/8" Sand Finish Stucco at exterior CMU walls as per Architectural Drawings locations. Reference Item 3.1 above.
2. No stucco planters and/or planter curbs are shown or included.
3. All Art and Decorative panels are stucco over CMU with a 2" reveals as shown on drawings per detail C on drawing A-19. Art panels at street level; Sheet A-30 Detail 2, Sheet A-31 Details 1,2,&4 shall be scored stucco.
4. Pursuant to Kaller sketch dated 06/22/16, we have included rubbed finish and paint on concrete columns exposed to exterior view.
5. No stucco at the interior walkway between stair 1 and the Pump Room.
6. No interior stucco at BOH (storage, trash, CCTV, Utilities, electrical or pump rooms) or elevator areas.

## **PAINT**

1. Proposal includes Exterior Painting only of garage and areas receiving a Stucco finish. Application will be one coat prime and one coat finish.
2. Proposal includes interior Painting to follow the finish schedule provided (Restrooms only).
3. Restroom wall finish includes 7'-00" high tile wainscot.

## **DIVISION 10-SPECIALTIES**

### **TOILET ACCESSORIES**

1. No Comment

### **SIGNAGE**

1. Proposal includes Exterior and Interior Signage as per the Graphics drawings AG-101 thru AG-601, SP-3, A-9, A-10, and A-11. This proposal further includes 1 ea. 24'-00" long horizontal "Public Parking" sign at north building elevation.

### **FIRE EXTINGUISHERS**

1. No Comment

## **DIVISION 11-EQUIPMENT**

1. Proposal includes the installation of Loop Detectors only. All "Pay on Foot" Stations, counting devices/software, and any associated Revenue Control are excluded.

## **DIVISION 12- FURNISHING**

1. Proposal excludes all Building and Site Furnishings.

## **DIVISION 13- Special Construction**

1. No Comment

## **Division 14 – CONVEYANCE**

1. Proposal includes Two (2) elevators with travel speeds of 200 FPM in lieu of 350 FPM.
2. Standard cab wall and ceiling finishes include porcelain tile floor, stainless steel wall panels, stainless steel doors and frames, stainless panel ceiling grid with LED lighting.

## **DIVISION 15-MECHANICAL**

### **FIRE PROTECTION**

1. Proposal excludes Stainless Steel piping for the Fire Sprinkler system. Proposal includes all piping as non-painted galvanized. All embeds, rods and hangers are included as 316L stainless steel.

### **PLUMBING**

1. Proposal does not include grease trap, none shown on plans.
2. Proposal does not include planter drains, none shown on plans.
3. Proposal does not include gas piping, none shown on plans.

### **HVAC**

1. Proposal includes Friedrich equipment as shown. AC in trash room is not included.
2. NOA Dade County approved louvers with bird screen are included.

## **DIVISION 16-ELECTRICAL**

1. The proposal includes an electrical system that has been sized to current code requirements.
2. Proposal excludes Lightning Protection.
3. CCTV/Phone equipment and cable or phone wire from service point to communication room(s) is not included. Conduit and/or raceway only is included.
4. Proposal includes an allowance for Signal Boosting system scope and/or equipment.
5. Proposal does not include an emergency generator.

## **End of Contractor Clarifications**

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