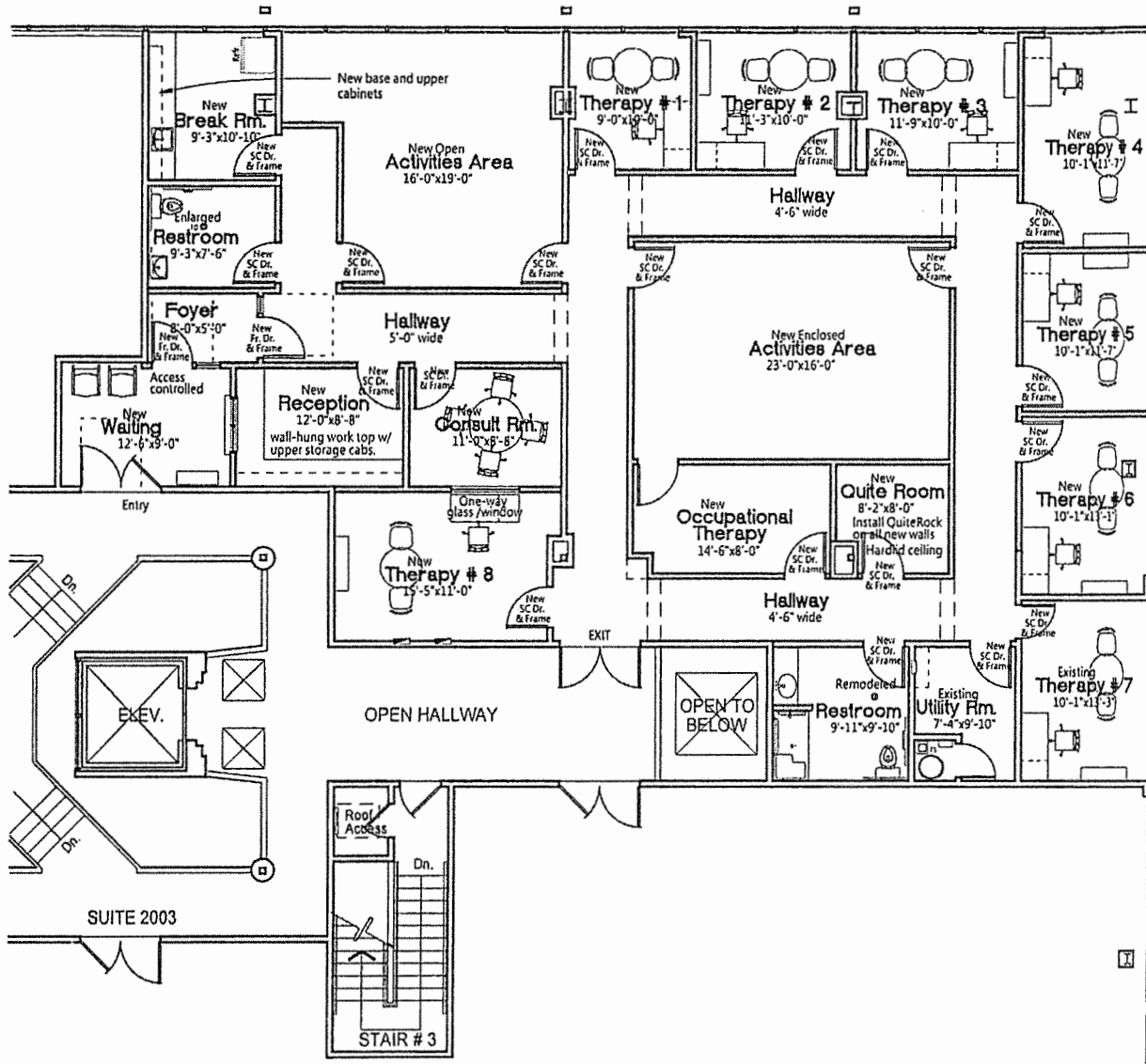




# PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- NEW THROUGH CEILING HEIGHT PARTITION W/ INSULATION IN STUD CAVITIES
- NEW SOLID CORE FLUSH PANEL PAINT GRADE DOOR AND TIMELY DOOR FRAME
- NEW SINGLE LITE FRENCH DOOR, PAINT GRADE WITH TEMPERED GLAZING AND TIMELY DOOR FRAME

# PLAN SCOPE

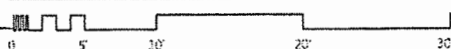
- REMOVE ALL WALLS AND DOOR ASSEMBLIES IN SUITE UNLESS INDICATED TO REMAIN. REMOVE EXISTING FLOOR AND BASE MATERIALS WHERE OCCURS AND READY FOR NEW IMPROVEMENTS.
- INSTALL NEW 3 5/8" 25 GA. METAL STUD PARTITIONS WITH 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE. WALLS TO EXTEND 6" ABOVE THE ADJACENT CEILING HEIGHT. PROVIDE QUITE ROCK WALL BOARD IN LIEU OF DRYWALL IN QUITE ROOM.
- PROVIDE AND INSTALL NEW PAINT GRADE SOLID CORE DOOR ASSEMBLIES AS NOTED COMPLETE WITH ALL NECESSARY DOOR HARDWARE. PROVIDE SIDELIGHT WINDOWS IN COMBINATION DOOR / WINDOW FRAME AT WAITING AND FOYER. PROVIDE ACCESS CONTROL HARDWARE AT WAITING INTO FOYER HALLWAY.
- PROVIDE NEW SUSPENDED CEILINGS WITH L.E.D. TROFFER LIGHTING THROUGHOUT SUITE. CEILINGS TO BE CENTERED AND INDEPENDENT IN EACH ROOM OR AREA. OMIT CEILINGS IN ACTIVITIES AREAS.
- PROVIDE NEW METAL STUD AND GYPSUM BOARD HEADER SOFFITS AS REQUIRED AT HALLWAY NODES TO ALLOW FOR CENTERED AND INDEPENDENT CEILINGS SO THAT LIGHTING WILL BE CENTERED IN HALLWAYS.
- EXTEND / REWORK EXISTING FIRE SPRINKLER HEAD LAYOUT TO MEET NEW OFFICE CONFIGURATION. PROVIDE PROTECTIVE COVERS/ BASKETS OVER ALL SPRINKLER HEADS IN ACTIVITIES AREAS.
- PROVIDE NEW 5'x4' WINDOW WITH ONE-WAY GLASS IN COMMON WALL OF THERAPY #8 AND CONSULT ROOM. CONSULT ROOM TO BE SIDE WITH VISUAL ACCESS.
- PROVIDE NEW BUILDING STANDARD WINDOW COVERINGS (ROLL-DOWN SHADES, CHAIN OPERATED)
- INSTALL LVT PLANK FLOORING THROUGHOUT EXCEPT FOR THERAPY ROOM, CONSULT ROOM, AND RECEPTION. THESE ROOMS WILL RECEIVE CARPET.
- INSTALL NEW SHEET VINYL FLOORING IN BOTH RESTROOMS WITH INTEGRAL COVE BASE
- INSTALL NEW PLUMBING FIXTURES IN RESTROOM, INCLUDING NEW ACCESSIBLE ROLL-IN SHOWER ASSEMBLY
- INSTALL NEW CABINETRY IN BREAK ROOM AND IN RECEPTION.
- PROVIDE NEW CONVENIENCE OUTLETS FOR NEW OFFICE CONFIGURATION. EXISTING PANEL TO REMAIN IN THERAPY OFFICE #8
- PREP AND PAINT ALL WALLS. PROVIDE NEW FRP BOARD ON WET WALLS IN RESTROOMS

Suite 2005/06 3,562 U.S.F.  
4,096 R.S.F.

Proposed Plan for Children's Therapy  
Suites 2005 and 2006

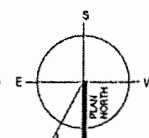
3434 MIDWAY DRIVE, SAN DIEGO CALIFORNIA

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1/8" = 1'-0"

UPDATED 06-17-2022



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July 28, 2022

*Due to the fluctuating price of construction materials; Below pricing is based on market price at time of bid and is not final until materials are approved and ordered.*

Ashcraft Investment Company  
4401 Manchester Ave Suite 206  
Encinitas, CA 92024  
Ken Kisbert  
[ken@ashcraftinvestments.com](mailto:ken@ashcraftinvestments.com)

Revision #03

Project:

Children's Therapy R3  
3434 Midway Dr. #2005-2006  
San Diego, CA 92110

Square Footage:  
Plans Provided By:  
Plan Sheets:  
Plans Dated:

3,562 sf  
Jerry Cox Architect  
Proposed Plan for Children's Therapy Suites 2005-06  
June 17, 2022

| Project Cost Breakdown          |                     |          |                                                                                                                                     |             |            |             |
|---------------------------------|---------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-------------|
| CSI Code                        | Item                | Quantity | Description                                                                                                                         | Unit Cost   | Total Cost |             |
| Division 1 General Requirements |                     |          |                                                                                                                                     |             |            |             |
| 011021                          | Supervision         | 1 lot    |                                                                                                                                     |             |            | \$8,500.00  |
| 013010                          | Building Permits    |          | Not Included                                                                                                                        |             |            | NIC         |
| 013300                          | Engineering         |          | Not Included                                                                                                                        |             |            | NIC         |
| 014005                          | Sanitary Facility   |          | Not Included - Crew will use facilities on site                                                                                     |             |            | NIC         |
| 014030                          | Site Maintenance    | 1 lot    |                                                                                                                                     |             |            | \$3,500.00  |
| 014050                          | Final Clean         | 3,562 sf |                                                                                                                                     | \$1,069.00  |            | \$1,069.00  |
| 015610                          | Protect Finish Work | 1 lot    | Mask common corridor, elevator, exterior windows and blinds.                                                                        | \$695.00    |            | \$695.00    |
| 019050                          | Insurance           |          | (Waiver of Subrogation)                                                                                                             |             |            | NIC         |
| Division 2 Demolition/Site Work |                     |          |                                                                                                                                     |             |            |             |
| 021301                          | Interior Demolition |          | Provide labor and material to demolish and remove the following:                                                                    | \$18,150.00 |            | \$18,150.00 |
|                                 |                     | 1 each   | Shower.                                                                                                                             |             |            |             |
|                                 |                     | 1,380 sf | Wood laminate flooring.                                                                                                             |             |            |             |
|                                 |                     | 46 lf    | Mirrors.                                                                                                                            |             |            |             |
|                                 |                     | 3,565 sf | Lights.                                                                                                                             |             |            |             |
|                                 |                     | 3,565 sf | Ductwork (all flex and rigid).                                                                                                      |             |            |             |
|                                 |                     | 216 lf   | Interior partition walls.                                                                                                           |             |            |             |
|                                 |                     | 12 each  | Door and frame.                                                                                                                     |             |            |             |
|                                 |                     | 1,728 sf | Carpet and base.                                                                                                                    |             |            |             |
|                                 |                     | 3,485 sf | T-Bar ceiling.                                                                                                                      |             |            |             |
|                                 |                     | 20 lf    | Reception desk.                                                                                                                     |             |            |             |
|                                 |                     | 143 sf   | Restroom finishes, fixtures and SV flooring.                                                                                        |             |            |             |
|                                 | Notes:              |          | 1. Work to be completed during regular business hours.                                                                              |             |            |             |
| 021211                          | Asbestos Testing    |          | Provide labor, material and equipment required to prepare, process and complete the following services:                             | \$2,179.00  |            | \$2,179.00  |
|                                 |                     | 1 lot    | Limited Asbestos Survey and written report.                                                                                         |             |            |             |
|                                 |                     | 1 lot    | Development and delivery of written report.                                                                                         |             |            |             |
|                                 | Notes:              |          | 1. If lead and or asbestos are detected at levels that requires abatement this work can be added to the project at additional cost. |             |            |             |
| Division 6 Woods & Plastic      |                     |          |                                                                                                                                     |             |            |             |
| 061000                          | Rough Carpentry     |          | Provide labor and material to perform the following:                                                                                | \$205.00    |            | \$205.00    |
|                                 |                     | 1 lot    | Wood backing at wall mounted sink relocation.                                                                                       |             |            |             |
|                                 |                     | 1 lot    | Wood backing at open ends of shower insert for screw attachment.                                                                    |             |            |             |

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Bid 9018r3 CKWB

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|        |                    |         | Division 7 Thermal and Moisture Protection                                                                                                                |             |             |
|--------|--------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 072000 | Insulation         |         | Provide labor and material to perform the following:                                                                                                      | \$4,876.00  | \$4,876.00  |
|        |                    | 1 lot   | Install R11 sound batt insulation in new walls only.                                                                                                      |             |             |
|        |                    | 1 lot   | Scrim sheet at roof insulation (open ceiling activity areas only).                                                                                        |             |             |
|        |                    |         | Division 8 Doors & Windows                                                                                                                                |             |             |
| 082000 | Wood Doors         |         | Provide labor and material to perform the following:                                                                                                      | \$17,309.00 | \$17,309.00 |
|        |                    | 16 each | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with passage set.                                                                           |             |             |
|        |                    | 1 each  | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with passage set, smoke seal and auto door bottom at Quiet Room.                            |             |             |
|        |                    | 1 each  | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with office lock at Reception.                                                              |             |             |
|        |                    | 2 each  | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with privacy lock and closer at Restrooms.                                                  |             |             |
|        |                    | 1 each  | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with storeroom lock and closer at Utility Room.                                             |             |             |
|        |                    | 1 each  | 3'0" x 7'0" Solid core paint grade door in Black Timely frame with storeroom lock and electronic strike at Reception to Foyer.                            |             |             |
| 088000 | Metal Frame Window |         | Provide labor and material to perform the following:                                                                                                      | \$3,978.00  | \$3,978.00  |
|        |                    | 1 each  | 5040 1/4" Mirror pane tempered glass in Black Timely frame at Therapy #8.                                                                                 |             |             |
|        |                    | 2 each  | 2070 1/4" Clear tempered glass side-lite in integrated Timely frame.                                                                                      |             |             |
|        |                    | 1 each  | 4040 Diak sliding window at reception installed on transaction top.                                                                                       |             |             |
|        |                    |         | Division 9 Finishes                                                                                                                                       |             |             |
| 092000 | Framing/Drywall    |         | Provide labor and material to perform the following:                                                                                                      | \$45,615.00 | \$45,615.00 |
|        |                    | 130 lf  | Full height wall up to 14' - 3-5/8" 20ga studs.                                                                                                           |             |             |
|        |                    | 205 lf  | Grid penetrating wall to 9'6" +- - 3-5/8" 25ga studs.                                                                                                     |             |             |
|        |                    | 3 lf    | Wing wall at shower insert - 3-5/8" 20ga studs.                                                                                                           |             |             |
|        |                    | 8 lf    | Pony wall at Break room/Activities Area.                                                                                                                  |             |             |
|        |                    | 1 lot   | Frame and finish existing column above grid line at Activities area.                                                                                      |             |             |
|        |                    | 1 lot   | Extend drywall ceiling at Restroom.                                                                                                                       |             |             |
|        |                    | 6 each  | Drywall wrapped header at hallway ceiling to carry individual grid patterns.                                                                              |             |             |
|        |                    | 324 sf  | Quiet Rock at interior of Quiet Room in lieu of drywall - Includes quiet seal caulking and quiet putty at outlets and switches.                           |             |             |
|        |                    | 1 lot   | Patch, Skim coat and texture existing full height wall above grid line at Activities Area.                                                                |             |             |
|        |                    | 2 each  | Hang and finish plywood wrapped columns.                                                                                                                  |             |             |
|        |                    | 2 each  | Wrapped window openings.                                                                                                                                  |             |             |
|        |                    | 1 lot   | Demo drywall at FRP demo and hang new WR board.                                                                                                           |             |             |
|        |                    | 1 lot   | Strip drywall at new shower location and hang/finish at new insert.                                                                                       |             |             |
|        |                    | 5 each  | Paintable end cap at wall/storefront transition.                                                                                                          |             |             |
|        |                    | 10 each | Wall scar repair.                                                                                                                                         |             |             |
|        |                    | 1 lot   | Plumbing and electrical patch.                                                                                                                            |             |             |
|        |                    | 1 lot   | Patch existing walls as needed for new paint.                                                                                                             |             |             |
|        |                    | 1 lot   | Deliver and Stock.                                                                                                                                        |             |             |
| 095000 | T-Bar Ceiling      |         | Provide labor and material to perform the following:                                                                                                      | \$16,853.00 | \$16,853.00 |
|        |                    | 1 lot   | 15/16" White Armstrong ceiling grid with 2x4 Armstrong Dune #2712 ceiling tile.                                                                           |             |             |
|        |                    | 1 lot   | Seismic bracing and slack wires for light fixtures.                                                                                                       |             |             |
|        |                    | Notes:  | 1. It is assumed that existing ceiling grid is up to current building codes.<br>Contractor is not responsible for any code upgrades required by the city. |             |             |



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|                         |                             |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |
|-------------------------|-----------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 097000                  | Flooring                    | 3,320 sf<br>45 lf<br>33 sq yds<br><br>980 lf<br>3,180 sf<br>Notes:<br><br>Exclusions: | Provide labor and material to perform the following:<br>LVP - Republic Lions Meadow RELM8103 Princess Haze 7" x 60".<br>Reducer moldings - Republic Lions Meadow Princess Haze.<br>Sheet Vinyl with heat welded seams and self cove base - Armstrong Medintone H5301 Grey Light.<br>Rubber base - Tarkett DC-55 Silver Gray 4" rubber cove base.<br>Floor prep - Prime and skim coat.<br>1. Condition of floor slab is unknown. If it is found that additional floor prep is required after removal of flooring, it can be assessed at that time and added to the project as a change order.<br>1. Major floor preparation, grinding, leveling, floating, etc.<br>2. Responsibility for problems caused by slab moisture, water intrusion, and/or vapor emissions. Owner responsible for all moisture testing. | \$37,367.00 | \$37,367.00 |
| 099000                  | FRP                         | 2 each                                                                                | Provide labor and material to perform the following:<br>White pebbled FRP wainscot to 4' at all wall in single user restroom.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$1,843.00  | \$1,843.00  |
| 098000                  | Painting                    | 1 lot<br>22 each<br>Notes:<br><br>Exclusions:                                         | Provide labor and material to perform the following:<br>Paint all walls 2 coats throughout - Color TBD.<br>Paint door.<br>1. Price includes 1 set of paint samples; any additional paint samples needed are not included and additional fees will apply.<br>2. If additional coats are needed to cover new selected finishes above and beyond what is quoted, additional costs will be incurred.<br>1. Accent walls or additional paint colors not listed above.<br>2. Doors, door frames and window frames not listed above.                                                                                                                                                                                                                                                                                  | \$8,645.00  | \$8,645.00  |
| Division 10 Specialties |                             |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |
| 105008                  | Fire Extinguishers/Cabinets | 2 each                                                                                | Provide labor and material to perform the following:<br>Semi recessed fire extinguisher cabinet with 5lb AP extinguisher.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$900.00    | \$900.00    |
| 104000                  | Restroom Accessories        | 2 each<br>2 each<br>2 each<br>2 each<br>2 each<br>2 each<br>2 each<br>2 each          | Provide labor and material to perform the following:<br>24"x36" Framed mirror.<br>36" Grab bar.<br>42" Grab bar.<br>Surface mount toilet paper dispenser.<br>Surface mount paper towel dispenser.<br>Surface mount seat cover dispenser.<br>Wall mounted soap dispenser.<br>ADA Door and wall sign kit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$2,070.00  | \$2,070.00  |
| Division 11 Equipment   |                             |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |
| 111601                  | Appliances                  |                                                                                       | Not Included                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             | NIC         |
| Division 12 Furnishings |                             |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |             |
| 128001                  | Furniture Moving            | Note:                                                                                 | Not Included<br>All furniture, equipment and building materials must be removed prior to start of construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             | NIC         |
| 123000                  | Millwork                    | 1 lot<br>1 lot                                                                        | Provide labor and material to perform the following:<br>Upper and lower P-lam cabinets with P-lam countertop at Break Room.<br>Wall hung P-lam work surface with upper cabinets and P-lam transaction top at Reception.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$11,301.00 | \$11,301.00 |
| 121101                  | Window Coverings            | 31 each<br>Note:                                                                      | Provide labor and material to perform the following:<br>Manual roller shades in 1% fabric with fascia.<br>See alternate #1 below                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$8,231.00  | \$8,231.00  |



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|        |                 |             | Division 15 Mechanical                                                                                                                                                                           |              |              |
|--------|-----------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| 150000 | Plumbing        |             | Provide labor and material to perform the following:                                                                                                                                             | \$21,340.00  | \$21,340.00  |
|        |                 | 2 each      | New ADA toilet on existing rough.                                                                                                                                                                |              |              |
|        |                 | 2 each      | New Lavatory with self metering faucet on existing rough.                                                                                                                                        |              |              |
|        |                 | 1 each      | Break Room sink and faucet on new rough.                                                                                                                                                         |              |              |
|        |                 | 1 each      | Garbage disposal.                                                                                                                                                                                |              |              |
|        |                 | 1 each      | 40 Gallon water heater with circulation pump.                                                                                                                                                    |              |              |
|        |                 | 1 each      | ADA shower stall on re-worked rough.                                                                                                                                                             |              |              |
|        |                 | 1 lot       | Replace up to 120' of cast iron pipe below.                                                                                                                                                      |              |              |
|        |                 | 1 each      | Refrigerator/ice maker box.                                                                                                                                                                      |              |              |
|        |                 | Exclusions: | 1. Plumbing design.<br>2. Rough in or installation of any fixtures not listed above.<br>3. Water filters.<br>4. Work to any existing plumbing lines/fixtures, except as listed above.            |              |              |
| 153000 | HVAC            |             | Provide labor and material to perform the following:                                                                                                                                             | \$128,237.00 | \$128,237.00 |
|        |                 | 6 each      | Replace Hydronic HVAC units with new Magic Aire Hydronic units.                                                                                                                                  |              |              |
|        |                 | 1 each      | Relocate Hydronic unit.                                                                                                                                                                          |              |              |
|        |                 | 1 lot       | New plenums, flex connectors, and ball valves for each new unit.                                                                                                                                 |              |              |
|        |                 | 1 lot       | New spiral duct with FSK R4.2 insulation, balancing dampers, flex duct and registers.                                                                                                            |              |              |
|        |                 | 1 lot       | Rework condensate drains as needed.                                                                                                                                                              |              |              |
|        |                 | 2 each      | New exhaust fans for restrooms.                                                                                                                                                                  |              |              |
|        |                 | 1 lot       | Rework Insulation on exposed water piping.                                                                                                                                                       |              |              |
|        |                 | 6 each      | New standard 7-day programmable thermostats.                                                                                                                                                     |              |              |
|        |                 | 1 lot       | Start up and air balance.                                                                                                                                                                        |              |              |
|        |                 | Note:       | Hydronic unit cost is an allowance and can be revisited once pricing is received from Magic Aire. Magic Aire Rep. was out sick and not able to provide pricing within the time constraints.      |              |              |
| 155500 | Fire Protection |             | Provide labor and material to perform the following:                                                                                                                                             | \$8,415.00   | \$8,415.00   |
|        |                 | 1 lot       | Add/relocate sprinkler heads for new layout to meet code and per plan.                                                                                                                           |              |              |
|        |                 | Notes:      | 1. Plans and permits are not included.<br>2. All materials shall be UL approved for Automatic Fire Sprinkler Systems.<br>3. Fire sprinklers shall be spaced per NFPA 13 for light hazard spacing |              |              |
|        |                 | Exclusions: | 1. Plan check and permit fee<br>2. Seismic, density or other up-grades to existing system.                                                                                                       |              |              |
|        |                 |             | Division 16 Electrical                                                                                                                                                                           |              |              |
| 161000 | Electrical      |             | Provide labor and material to perform the following:                                                                                                                                             | \$45,942.00  | \$45,942.00  |
|        |                 | 36 each     | Duplex receptacles.                                                                                                                                                                              |              |              |
|        |                 | 3 each      | 120v/15amp GFCI duplex receptacle.                                                                                                                                                               |              |              |
|        |                 | 2 each      | 120v/20amp Break Room receptacles.                                                                                                                                                               |              |              |
|        |                 | 1 each      | Garbage disposal outlet and switch.                                                                                                                                                              |              |              |
|        |                 | 3 each      | Exhaust fan connections.                                                                                                                                                                         |              |              |
|        |                 | 16 each     | Data ring with pull string.                                                                                                                                                                      |              |              |
|        |                 | 2 each      | Data ring with string in flex conduit.                                                                                                                                                           |              |              |
|        |                 | 42 each     | New 2x4 LED light fixture (allowance).                                                                                                                                                           |              |              |
|        |                 | 6 each      | New 2x4 LED EM light fixture.                                                                                                                                                                    |              |              |
|        |                 | 17 each     | 4' LED strip lights with wire guards at Activity Areas.                                                                                                                                          |              |              |
|        |                 | 2 each      | 1x4 LED Surface mount wrap fixture at restrooms.                                                                                                                                                 |              |              |
|        |                 | 8 each      | Standard exit lights.                                                                                                                                                                            |              |              |
|        |                 | 14 each     | A/B Decora light switch.                                                                                                                                                                         |              |              |
|        |                 | 3 each      | 3-Way Decora light switch.                                                                                                                                                                       |              |              |
|        |                 | 6 each      | Single Decora light switch.                                                                                                                                                                      |              |              |
|        |                 | 1 lot       | Safe off and demo as needed.                                                                                                                                                                     |              |              |
|        |                 | 1 lot       | Reroute electrical at open to structure ceilings as needed.                                                                                                                                      |              |              |
|        |                 | 6 each      | Disconnect and reconnect Hydronic units as needed.                                                                                                                                               |              |              |
|        |                 | 1 lot       | Install 120v Junction and release button for Reception/Foyer door.                                                                                                                               |              |              |
|        |                 | 1 each      | 480v/100amp EMON watt meter for A/C unit that fed from Suite 2006 electrical panel and is conditioning common areas.                                                                             |              |              |



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|--------|--------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 161000 | Electrical cont... | Notes: | See Alternate #1                                                                                                                                                                                   |
|        |                    |        | 1. Assumes existing electrical to remain is to current building codes.                                                                                                                             |
|        |                    |        | 2. Electrical permit not included.                                                                                                                                                                 |
|        |                    |        | 3. Contractor not responsible for code upgrades of existing conditions                                                                                                                             |
|        |                    |        | 4. Contractor not responsible for supporting or removal of existing tel/data and low voltage wires.                                                                                                |
|        |                    |        | 5. Contractor not responsible for existing condition of electrical above ceiling grid. If supporting, covering boxes, removal of abandoned, etc. is required, it can be added at additional costs. |
|        |                    |        | 6. It is assumed that existing electrical panel has sufficient breaker space for new power requirements. No new panels or upgrades included.                                                       |
|        |                    |        | 7. Project will not be permitted and T-24 is not included                                                                                                                                          |
|        |                    |        |                                                                                                                                                                                                    |
|        |                    |        |                                                                                                                                                                                                    |
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| 161000 Electrical | Alternate #1: | <p><b>Alternates: (Includes Contractor's Fees)</b></p> <p>Add to Install Dimming switches at all new LED fixtures in lieu of on/off switches - Note LED color can be adjusted individually at fixture itself.</p> | Add: \$ 8,474.00 |
|-------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

**Notes & Clarifications**

1. NOTICE: THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE COVID-19 NATIONAL EMERGENCY. Given the existence of the COVID-19 pandemic, Dowling Construction, Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Dowling Construction, Inc. or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Contract, we intend to seek additional costs associated with the suspension.

2. If a dispute arises, as a result of this proposal, the prevailing party shall be awarded reasonable attorney's fees.
3. Price is good for 30 days.
4. Payments are due and payable as follows: 45% of contract due upon partial completion, 45% due upon substantial completion and 10% at final acceptance. Invoice is due net 15 days.

**Exclusions:**

1. Detection, handling, removal or storage of hazardous materials.
2. Detection, handling, removal or abatement of mold contaminated materials.
3. Repairs to any base building deficiencies
4. ADA interpretation and/or assessment.
5. Costs associated with unforeseen conditions.
6. Union Labor, unless specifically noted above.
7. Payment & Performance bonds.

*Price is based on all work being performed during normal business hours unless noted otherwise.*

Respectfully Submitted By:

Chris Kurtz

Estimator

Date: 07/28/2022

Accepted By:

Name & Title

Date: \_\_\_\_\_