

# SUFFOLK

## QUALIFICATIONS AND ASSUMPTIONS SANDPIPER SHORES AND CRYSTAL LAKES ELEMENTARY SCHOOLS PALM BEACH COUNTY, FLORIDA Revised June 20, 2006

### GENERAL

1. We have not included impact or utility fees or charges, offsite connections, sewer connection fees, water tap fees, water meters or water meter fees that may be required by local, state or federal authorities having jurisdiction. Relocation of any existing utilities (if required) not identified in the Contract Documents is not included.
2. The following items are excluded from our proposal:
  - Latent and/or unforeseen conditions
  - Building permits and fees
  - Builder's Risk Insurance and deductibles
  - Testing and inspections (including but not limited to threshold inspections and/or special inspection fees)
  - Handling, abatement and/or removal of hazardous, contaminated or unsuitable materials or buried objects/debris from site
  - Handling and/or removal of hazardous, contaminated or regulated materials within the existing school buildings
  - On-site security personnel
  - Police details
  - Parking meter, street rental or other fees for use of the site
  - FF&E as referenced in the Ed Spec dated 3/10/04 and as modified by revised facilities list dated 11/7/05.
  - Relocation/"undergrounding" of overhead electrical lines and poles
  - Pre-existing mold and mildew remediation
  - Pre-existing code violation upgrades and/or remediation
3. This proposal is contingent upon the ability to work within certain areas of the existing buildings prior to completion of the addition primarily due to the Fire Alarm and Intercom systems retrofit work.
4. We have excluded all FPL power consumption charges during construction of the new addition and the retrofit work, and permanent power charges through final completion of the work. It is assumed that the existing school power will be utilized and paid for by the School District. SCCI will use due diligence in assuring the utilities and power are used in a responsible manner.
5. All water management and drainage district permits, fees and bonds, impact fees and utility connection, tapping and usage fees are not included.
6. All permit fees and public right-of-way bonds are not included.
7. Quality control testing is not included and shall be provided and paid for by the Owner.
8. The Revised Estimate and Qualifications & Assumptions proposed by Suffolk Construction Company dated May 3, 2006 are hereby made part of the Contract Documents.
9. Special, municipal, and/or federal wage rates are not included.
10. All required Furniture, Fixtures and Equipment (FF&E) as referenced in the Ed Spec dated 3/10/04 and as modified by revised facilities list dated 11/7/05 are not included.

11. This Proposal does not include any cost for processing and obtaining any site waivers, vacating of any existing easements, or obtaining new easements of any type. The owner is responsible for resolving all new easement related issues and abandoning of all existing easements whether on or off the School District's property.
12. The Credit for General Conditions shown in the alternates is based on receiving 16 classrooms at a time from the District on Crystal Lake and 24 classrooms at a time from the District on Sandpiper Shores. To maintain an eight-month schedule, there can be no deviation from this schedule. As part of this alternate, the new chill water loops for both schools must be completed during the 2006 summer while the campus is unoccupied. This requires material to be released for delivery on May 15, 2006. If this were not accomplished, we would need the full 12-month schedule per school for retrofit of the two schools. SCCI acknowledges that a Notice to Proceed will be issued within 72 hours upon receiving bonds, insurance, and the milestones dates schedule.
13. The alternate to adapt the Crystal Lake one-story modular to a future 2-story modular includes the cost of 80 additional tons of cooling, and a conversion from a pitched structural roof slab to a flat structural roof slab. Roofing insulation has been included to provide proper roof drainage. All other costs such as stairs, elevators, railings, and related items are specifically excluded.

#### SITE WORK

1. This proposal does not include any costs or means and methods for dewatering.
2. It is assumed that the site will be a balanced site; therefore, all existing soils will be reused on-site. No importing or exporting of materials has been included.
3. Construction of new or reworking of existing ball fields is not included. The Crystal Lakes budget includes new construction of play courts due to location of the new addition.
4. Relocation of existing utilities is not included with the exception of reworking and repairing of the existing irrigation system affected by the new construction.
5. New landscaping is not included. Work included is limited to sod & tree restoration at areas affected by new construction.
6. Upgrades and/or modifications to existing utilities are not included. Specifically excluded are any upgrades or modifications to the existing underground fire lines.
7. It is assumed that all utility service tie-ins required for the new additions, will be adjacent to the proposed location of the new additions.
8. We have specifically excluded root pruning, relocation, or removal of trees at the Crystal Lake site. It is assumed that the new location of the relocated basketball courts will be in the location of the existing wood portables. It is also assumed that the new basketball courts will be constructed at the end of the retrofit work unless it is determined that the portables can be removed at an earlier date.
9. We have not included any work associated with removal, repairs or replacement of the existing pavilion at Crystal Lake.
10. Sandpiper Shores - Costs associated with the parking lot addition or added site lighting have been accepted as Alternate #1.
11. Crystal Lakes - Disconnecting and demolition of existing portables has been accepted as Alternate #1.

12. Root pruning, relocation or removal of existing trees are excluded. All permitting for removal of trees is by Owner.
13. All fluorescent bulbs and ballasts to be removed and placed in boxes provided by the Palm Beach County School District. The Palm Beach County School District to be responsible for removal of these boxes from the jobsite and their proper disposal.
14. The temporary construction fence is included as 6' high chain link with a fabric windscreen covering. Please note PVC slats are not included.
15. Removal and disposal of hazardous and or contaminated materials or ground water are not included. All existing materials are assumed to be adequate for use in this project.
16. Site silt fences, erosion control and protection of existing site areas outside of construction areas is not included.
17. Any required stabilized base at fire access lanes at sodded areas, if required, are not included.
18. Water meters are not included and shall be provided and paid for by the Owner.

#### STRUCTURE

1. We have not included any overexcavation or soil stabilization for the building foundations.
2. Deep foundation systems are not required, and therefore, have not been included.
3. All concrete is included as standard weight. Structural lightweight concrete is not included.
4. All slab control joints are included as saw cut control joints.
5. All concrete sidewalks and courtyards are included as 4" thick with a light broom finish.
6. Slabs are included as being finished to within a tolerance of 1/4" in 10'.
7. Concrete masonry units exposed to view shall receive concave tooled mortar joints, and units to be covered shall receive flush joints.
8. The grouting of hollow metal door frames in masonry walls is included using mortar at the retrofit. Please note that grout for hollow metal frames is not included, other than indicated in the attached qualifications and assumptions.
9. All fire stopping is included as being performed by those subcontractors requiring penetrations. Please note that a specialty subcontractor to perform fire-stopping requirements is not included.

#### INTERIOR FINISHES

1. Tables, desks, chairs, etc. are assumed to be part of the Owners FF&E package as referenced in the Ed Spec dated 3/10/04 and as modified by revised facilities list dated 11/7/05, and therefore not included.
2. The flooring in the elevator is included as 12" x 12" VCT as selected from manufacturer's standard colors.
3. Rubber stair treads and risers are included at all interior stairs. Please note that safety warning tile is not included.

### EQUIPMENT

1. We have not included any costs associated with adding or modifying the kindergarten play areas at either school. Specifically excluded are any costs associated with new playground equipment, concrete surface, a soft play area, or new fenced enclosures. The costs for the Kindergarten play area (including fencing, concrete, soft play area and modular play equipment) are offered as an alternate.

### MECHANICAL

1. A fire pump has not been included. It is assumed that the capacity of the existing fire service coming into the buildings is sufficient for the existing school building upgrades and the new additions.
2. Crystal Lakes - Fire protection system has been accepted as Alternate #4. Fire protection systems are included Sandpiper shores - Fire protection system is included.
3. Fire protection systems at the existing schools are excluded and are being offered as an alternate.
4. A lift station is included at Sandpiper Shores due to location of existing sanitary service.
5. The installation of all energy management and control system raceways & cabling are included. Please note that all control devices and equipment shall be furnished by the Owner.
6. Testing and balancing of HVAC system is not included and shall be provided and paid for by the Owner.
7. The new chiller plant is a 150-calendar day schedule. If District approved, permitted drawings for the new chiller plant are not received by July 1, 2006, the new modulators scheduled for Dec 2006 would not have air conditioning and there will be a cost incurred for a temporary chiller to air condition the new modulators. Assuming JLRD receives direction to proceed with design work by May 3, 2006, we expect to receive an approvable set of drawings for District review by June 1, 2006. The temporary chillers, if required, would run on generators. We have included three months of rental in the alternate. All costs associated with fuel and operation of the generators is excluded and shall be the full responsibility of the School District. Suffolk Construction will be responsible for initial set up and removal only. See alternates for cost of this work.

### ELECTRICAL

1. Upgrades to existing FPL equipment have not been included for either school. For Crystal Lake, where the existing FPL vault is in close proximity to the new modulars, it is assumed that the capacity of the existing FPL service is sufficient to feed both the existing school retrofit upgrades and the new modulars. For Sandpiper Shores, it is assumed that a new FPL service and new transformer will be provided for the new chiller plant and new modulars due to the long distance these buildings are located from the existing FPL vault. We have not included the cost of running new primary or secondary duct banks to the existing FPL vault at Sandpiper Shores. New FPL service to be provided by the School District in the vicinity of the new chiller plant.
2. We have included empty raceway systems only for all telephones, data, voice, paging, intercom, clock, security and television systems for the modulars only. All wiring, terminations and fixtures shall be by others.
3. An emergency generator has not been included for either school building or addition.
4. Primary power and FP&L transformer costs or fees are not included.
5. The removal and/or relocation of FPL, BellSouth lines or poles or any other utilities are not included.
6. This Proposal does not include any work related to the removal or relocation of existing transformers, existing primary and secondary transmission lines, nor does it include the bringing of new transmission or primary feeder lines from outside of the property line to this property or any adjacent property within the area. This Proposal also excludes any Contract Requirement regarding removal or relocation of any other utilities, which are found to be in conflict with the work. Suffolk will continue to immediately notify the design team of any utility conflicts as they are discovered.
7. In regard to the alternate for the ceiling projector system at the retrofit, we have included an empty conduit system with pull strings only as shown on the ceiling projector detail from JLRD dated April 19, 2006. Specifically excluded are the furnishing or installing of all cabling, projectors, wire mold box (note 13) or final connections. We have included the ceiling plate and mounting bracket. It is assumed that normal power will be run to the nearest existing circuit in the same room, and that all existing data outlets will be utilized at the current teacher workstation.
8. The alternate deduct for audio enhancement at the modulars includes a credit for all projectors, cabling and final connections.

### RETROFIT SCOPE FOR BOTH SCHOOLS

The scope of work for the existing schools only includes the HVAC Replacement work as shown in the JLRD design documents dated 11/1/04.