

## Latonia Schematic Design

### Clarifications and Assumptions

- **General**
  - This estimate is based off historical drawings, sketches and narrative from Advantage Group Engineers
  - Estimate is based on Taxable and Non-Prevailing Wage.
  - Permit is by others besides Plumbing, Electrical and Fire Alarm
  - Special Inspections are by others.
  - Temporary Utility Consumption for Construction is not included.
  - All soft costs are controlled and paid for by owner and excluded from contract. This to included but not limited to
    - Special Inspections
    - Hazardous Material Testing
    - HVAC and Building Permit
    - Architect / Engineer Design Fees
    - Any prior bills and cost to date for repairs / shoring or investigation
    - Any cost with Solar Panels
  - HGC to reuse existing temporary fencing. No cost is included or will be incurred by HGC for this rental.
  - General Conditions will be billed evenly.
  - Assume this will be an emergency project.
  - Assume this will be a guaranteed maximum price project contracted after permit drawings are complete. All remaining costs on project will be returned back to owner at contract split 35% to HGC and 65% to owner.
- **Division 2**
  - Includes demolition of existing walls.
  - Includes removal of existing shoring and turning over to SSRG.
  - Includes saw cutting of existing wall at stage for demolition.
  - Includes abatement of floor tile and mastic only. Any other asbestos removal is excluded.
- **Division 3**
  - All existing concrete to remain and no new concrete for building is included.
- **Division 4**
  - Existing brick can be matched and considered a long lead item. This material needs to be ordered asap.
  - Assume existing foundation block to be reused.
  - Assume we will drill and dowl in rebar to existing foundation block and building new building starting from finish floor on up to roof.
  - Assume to have cavity insulation per discussion PDS

- Includes rebuilding masonry walls over canopy.
- No new work is included for existing masonry walls to remain besides cutting in new beam pockets for bar joist.
- There will be a step in the brick between new construction and old due to cavity wall construction requirement
- Include below grade grouted solid 4” CMU for brick ledge on existing footing. No work is included for existing footing per Advantage Group response. Assume footings are only 24” below grade and don’t step down. Any masonry beyond 24” below grade is not included at this time.
- **Division 5**
  - Include steel angle support around entire gym for deck ledger.
  - Includes new bar joist sized per AGE narrative.
  - Includes new acoustical metal decking.
  - Includes steel support for new basketball goals
  - No additional cost for solar panel reinforcing is included.
- **Division 6**
  - Includes roof blocking / parapet blocking.
- **Division 7**
  - Includes air barrier system over all new cmu walls.
  - Includes masonry caulking.
  - Includes new EPDM membrane roof with insulation.
  - Include through wall scuppers.
  - Include EMSEAL exterior wall expansion joint between new and old buildings.
  - Include parapet wall flashing and copings prefinished.
  - No additional roofing or patching is included for solar panels.
  - No additional roofing outside the gym area is included.
- **Division 8**
  - Includes new 101A 6070 door and frame as hollow metal.
- **Division 9**
  - Includes new sheet rubber athletic flooring – to match Holmes Practice Gym
  - Includes all new paintings of gym and stage area only.
  - Include new stair treads to stage.
  - Existing stage flooring to remain – no new flooring.
- **Division 10**
  - Includes 2 new fire extinguishers and cabinets.
- **Division 11**
  - Includes new motorized basketball goals – 2 each.
  - Include 4 sections of bleachers – Motorized 4 roll – Total of 60.’
  - Includes removal and reinstallation of existing stage curtain. No new curtain or cleaning included.

- **Division 21**
  - No sprinkler system is included – Existing did not have an existing system.
- **Division 22**
  - Includes 2 new roof drains and piping to existing stack location.
  - Includes connection of new drains to existing stack – digging up and connection is included.
  - If existing main drain is clogged, that is excluded.
- **Division 23**
  - Assumes existing HVAC unit is to remain and in working condition.
  - Includes new return duct in gym. The existing return duct is underground and may be compromised due to collapse and water intrusion.
  - Include startup and commissioning of existing unit. Assumes in running conditions. Any maintenance to existing system is excluded.
  - Include new stat for unit and wiring.
  - Excludes graphic works to existing BAS system. Include startup and interface with BAS as required.
  - Includes sealing off old return duct.
- **Division 26**
  - Assuming new standard gym LED lights for space
  - Assumes new outlets and power to match existing needs.
  - Assumes new power and wire back to existing panel.
  - Assume new exit sign.
  - No new panel or upgrades to power included.
  - No cost for solar panel removal or replacement is included.
  - No additional electrical work for solar panels is included.
- **Division 27**
  - Includes installation of new owner provided WAPS.
  - Includes new CAT6 wiring to new WAP.
  - Includes new camera for gym using existing head end unit and recorder.
- **Division 28**
  - Includes new fire alarm device for gym.
  - Includes new smoke detector for HVAC return duct.
  - Assuming all existing fire alarm head end unit and wire pathway will be reused.
  - Includes programming for 3 new devices.
- **Division 32**
  - Includes minor sidewalk patching.
  - Includes minor asphalt parking lot patching – where existing is damaged by braces only.