



Heath House Renovations
3/22/2024

QUALIFICATIONS

Exclusions:

1. Permit Fees
2. Contingency
3. Union or Prevailing Wage Labor
4. Hazardous Material Handling and Remediation
5. 3rd Party Testing
6. Liquidated Damages
7. Utility Company Fees
8. Temporary Utility Consumption
9. BAS/BMS System
10. Builders Risk Insurance
11. FF&E including TVs, Furniture, Artwork, Etc.
12. AV System
13. Access Control – See Alternate
14. Window Treatments
15. Security System/CCTV
16. Signage
17. Nurse Call
18. Fire Alarm
19. Tele/Data Wiring
20. Residential Appliances
21. Sitework and Landscaping



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Clarifications:

1. There is an opportunity for savings resulting from the selection of VE options. The following are some potential examples:
 - a. Alternate HVAC Equipment Manufacturer
 - b. Finger Jointed Trim In lieu of Traditional
 - c. VE Flooring Selections
 - d. VE Kitchen Equipment Selections
 - e. VE Lighting Fixture Package
 - f. VE Plumbing Fixture Package
 - g. Alternate Means/Methods Structural Details
2. Because this is a renovation project, we recommend including a contingency of 3% for unforeseen conditions and potential MEP Relocations or Upgrades.
3. Our proposal is based on current commodity pricing at the time of this proposal.
4. Alternate #3 is a budgetary number for the new Fire Sprinkler System and further evaluation will need to be completed to determine a final cost to complete this work.
5. Our proposal includes removal and reinstallation of existing Ceilings on the first floor as necessary to complete the renovations of Heath House. Any patching of the existing finishes is limited to just the disturbed area.
6. Our proposal is based on the use of Anderson Aluminum Clad Wood Windows in lieu of Sierra Pacific.