

ADDENDUM NO. 19

May 15, 2019

REQUEST FOR PROPOSALS (BID DOCUMENTS)

FOR

STUDENT SUCCESS CENTER PROJECT NO. 950512



The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same. Each Proposer (Design Builder) is responsible for transmitting this information to all affected subcontractors and suppliers before the Proposal Deadline.

1. REQUEST FOR PROPOSALS

A. Project Program & Design Criteria (January 11, 2019)

1. **Delete** “Electrical Design Criteria, Fire Alarms” page 4.97 and **replace** with the one issued in this addendum.

B. General Requirements (Division 01)

1. Section 01 2100 Allowances

Delete “Section 01 2100 Allowances” and **replace** with the one issued in this Addendum.

2. Section 01 7700 Closeout Procedures

Delete “Section 01 7700 Closeout Procedures” and **replace** with the one issued in this Addendum.

C. Specifications (Divisions 02-33)

1. Division 28 - Security

Delete the “Division 28- Security” and **replace** with the one issued in this Addendum.

2. DESIGN BUILDER QUESTIONS & ANSWERS

Q108	<p>Space Program 3.01 Dining Services (Page 3.69), PLUMBING, Waste and Vent indicates a minimum 750-gallon grease interceptor.</p> <p>University furnished information Item 16. Warm Shell Tenant Improvements Space Guideline Mar 2018 indicates a minimum 500-gallon grease interceptor (or larger as required by code).</p> <p>Please advise minimum grease interceptor size.</p>
A108	<p>Dining services for Student Success Center to have a 750-gallon grease interceptor.</p> <p>Design Builder to meet local and state code requirements for their proposed design.</p>
Q109	<p>Please confirm Allowance No. 4 - AV Equipment as provided in Addendum 17 is for a turnkey AV system (i.e., Allowance No. 4 includes all design, purchasing, and installation of AV equipment).</p>
A109	<p>Please refer to revised Section 01 2100 Allowances issued with this addendum.</p>

END OF ADDENDUM

Fire Alarm

A complete analog/addressable manual mass notification Fire Alarm System is required. The Campus Fire Marshal is the primary jurisdictional authority for this project.

- Complete fire alarm system shall be provided in the SSC Building.
- The fire alarm systems shall be Simplex to match the Campus Standard.
- Fire Alarm Systems shall be installed in dedicated and **red** marked conduits. All fire alarm boxes, **conduit, boxes, rings and covers** are required to **have be red in color covers**. New initiating and indicating devices shall be placed throughout the floors to meet current code requirements.
- One remote LCD alphanumeric annunciator at each main building entrance with an eighty character digital readout indicating which device is in alarm or trouble mode is required. Coordinate exact location with the Campus Fire Marshal.
- Locate the Fire Alarm Control Panel (FACP) with an eighty character digital readout indicating which device is in alarm or trouble mode inside the BDF.
- Fire alarm connections to all fire suppression systems and door hold opens are required.
- An audible and visual mass notification system is required in the building to match campus standards.
- Fiber-optic cable connection from the FACP's to the campus main command center located in Campus Police building via the main communications room is required. The communication shall include both fire alarm signal and mass notification system.
- Fire Alarm Control Panels shall be provided with a program key.
- DBE shall tie the new fire alarm systems into the Campus-wide fire alarm system. The system shall be connected on a fiber back bone, and tied into the system head-end in the Campus Police station.
- Contractor shall include all programming required to update the existing head-end, server screens, Graphic User Interface, etc. to include the new facilities and added devices.
- Contractor shall include all testing for both the new facilities, and for the existing head-end to demonstrate proper operation of all equipment.

SECTION 01 7700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:

1. Final Inspection procedures.
2. Warranties.
3. Final cleaning.

B. Related Sections include the following:

1. Division 01 Section "Payment Procedures" for requirements for Applications for Payment for Substantial and Final Completion.
2. Division 01 Section "Photographic Documentation" for submitting Final Completion construction photographs and negatives.
3. Division 01 Section "Execution Requirements" for progress cleaning of Project site.
4. Division 01 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
5. Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
6. Division 01 Section "Demonstration and Training" for requirements for instructing University's personnel.
7. Divisions 02 through 33 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.2 FINAL PROJECT CLOSEOUT PROCEDURE

A. Completion requires a five stage Project Closeout Procedure. The following provides a description of the procedure. Included at the end of the section is a Project Closeout Procedure flow diagram.

B. Stage One:

1. Construction is complete, required inspections have been performed, and the Work approved by the Design Builder.
2. Submit maintenance and operations manuals for preliminary review a minimum of 30 days prior to submitting Request for Inspection for Substantial Completion.
3. Operating building systems have been taken through start-up and sequence of operations procedures under the direction of a startup service technician.
4. Test and balance of mechanical systems and testing of electrical, alarm and communications systems are complete.
5. Purging and sterilization of plumbing systems is complete.

6. Certification of Life Safety systems and equipment which is the Design Builder's responsible is complete.
7. State elevator safety inspector has passed each elevator.

C. Stage Two:

1. Submit required two-week advance notice of Request for Inspection for Substantial Completion.
2. Design Builder in conjunction with its Subcontractors (including design professionals and manufacturer's representatives, as appropriate) performs an independent review of the completed Work and generates a punch list of incomplete items and items requiring correction.
3. Campus Fire Marshal has completed review and approved fire safety systems.
4. Completes or corrects the items contained on Design Builder's Design Professionals and Campus Fire Marshall's punch lists.
5. Verify completion of Punch lists items.
6. Building operating systems have been maintained in continuous operation for a minimum of two weeks under the direction of startup technician.
7. Remove uninstalled building materials and tools from the building to the designated staging area and the building is broom cleaned.
8. Notify the University that the Work is complete and ready for final inspection and issuance of a Certificate of Substantial Completion.
9. Submit a schedule and agenda for each training session.

D. Stage Three:

1. Upon receipt of Design Builder's Request for Final Inspection for Substantial Completion, University's Representative will either proceed with the final inspection or advise the Design Builder of unfulfilled requirements. Final Inspection will only be performed for the project as a whole, except as otherwise directed by University's Representative.
2. When the project is deemed ready for final inspection, University's Representative and its design consultants, in conjunction with other University personnel will complete a review of the completed Work and generate a punch list of incomplete items and items requiring correction. University will be allowed 3 weeks for completion of this activity.
3. University completes certification of equipment for which it is responsible as required by the Contract Documents.
4. Within one week of receipt of the University Punch list, Design Builder shall begin correction of the items contained on the University Punch list and when completed request University back check of those items.
5. If the back check either reveals that items have been completed or that only a limited number of items remain to be completed, the University may issue a Certificate of Substantial Completion. However, if the back check reveals that a substantial number of items remain to be completed or corrected the Design Builder shall be directed to complete those items.
6. Complete remaining items and request a final back check. This process shall be repeated until University's Representative determines that the Work is complete.
7. Provide complete demonstration and training for each building operating system from start-up through sequence of operation to shutdown.

8. Discontinue and/or relocates temporary facilities (except any construction offices relocated to the interior of the building as agreed upon by the University Representative) and final construction trailer meter readings.
9. Substantial Completion will not be accepted until University's Representative receives evidence of satisfactory completion of Facility Commissioning requirements specified in Division 01 Section "General Commissioning Requirements".

E. Stage Four:

1. Upon issuance of substantial completion request that Facilities Management complete building final meter readings for utilities, a measured record of stored fuel and any other similar data required to determine the final statement of Contract Sum.
2. Complete the minor punch list items remaining after the issuance of the Certificate of Substantial Completion.
3. The University completes a back check of each item contained on the University's punch list. University shall be permitted a minimum of one week to complete the back check.
4. Remove construction mock-ups from the project site.
5. Complete Final Cleaning per the specifications.
6. Make submittal of final maintenance and operations manuals, final project photographs, damage or settlement surveys (as required), property survey and similar final record information.
7. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
8. Submit list of Manufacturers (Exhibit 27).
9. Submit releases required from any agency having authority over unrestricted use of the Work including access to services, utilities, operating permits, occupancy permits, etc. as may apply.
10. Submit As-Built Drawings and Specifications for University review.
11. University reviews As-Built Drawings and Specifications for completeness and correctness and returns comments to Design Builder.
12. Delivers tools, spare parts, extra stock and similar items as required by the Contract Documents to the University.
13. Deliver miscellaneous equipment, cabinets, panels, etc. keys to University's Representative.
14. Request changeover of any remaining insurance coverage to the University as required for continuing coverage of the Work for the project.
15. University shall provide keying for building doors.
16. Make final submittal of Record Documents.

F. Stage Five:

1. Submit a final Application for Payment according to Division 01 Section "Payment Procedures."
2. Submit certified copy of University's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by University's Representative. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.

3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Request for release of retention including consent of surety to release of retention.
6. University files the Notice of Final Completion.

1.3 WARRANTIES

- A. General: Guarantees from subcontractors shall not limit Design Builder's warranties and guarantees to University. Whenever possible, Design Builder shall cause warranties of subcontractors to be made directly to University. If such warranties are made to Design Builder, Design Builder shall assign such warranties to University prior to final payment.
- B. Submittal Time: Submit written Guarantee Form within 10 days of the date of Substantial Completion and prior to request for final completion.
- C. Warranty form: Submit written guarantees, in the form contained at the end of this section unless otherwise required in individual Sections.
- D. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual. Provide two original signed copies.
 1. Table of Contents: Neatly typed and in orderly sequence. Provide complete information for each item as follows:
 - a. Product or Work item.
 - b. Firm name, address, and telephone number; and name of principal.
 - c. Scope.
 - d. Date of beginning of guarantee, bond, or service and maintenance contract.
 - e. Duration of guarantee, bond, or service and maintenance contract.
 - f. Design Builder's name, address, and telephone number; and name of principal.
 2. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
 3. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
 4. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, number, and name of Design Builder.
- E. Provide additional copies of each warranty in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations. Those include but are not limited to South Coast Air Quality Management District (SCAQMD) and State Water Resources Control Board (SWRCB).
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in a commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
 - a. Removal of Protection: Remove temporary protection and facilities installed during construction to protect previously completed installations during the remainder of the construction period.
 - b. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - c. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - d. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - e. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - g. Remove debris and surface dirt from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - h. Clean floors made of tile, VCT, stone or epoxy in accordance with the manufacturer's recommendations.
 - i. Sweep concrete floors broom clean in unoccupied spaces.
 - j. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.

- k. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
 - l. Remove labels that are not permanent.
 - m. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
 - n. Remove paint over "UL" and similar labels, including mechanical and electrical nameplates. Replace label if damaged from cleaning.
 - o. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
 - p. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
 - q. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grilles.
 - r. Clean ducts, blowers, and coils if units were operated without filters during construction.
 - s. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
 - t. Leave Project clean and ready for occupancy.
- C. Additional cleaning shall occur after completion of punch list items.
 - D. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a report and submit to the University's Representative.
 - E. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in lighting fixtures to comply with requirements for new fixtures.
 - F. Replace parts subject to unusual operating conditions.
 - G. Remove any 'punch list' identifying markers (i.e. 'blue tape') after ensuring any areas earlier identified requiring remediation have been rectified.
 - H. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on University's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.
 - I. Confirm by snaking or piping camera that the new and existing underground sanitary and storm drain pipes are clean of construction debris under the building and on site until a connection of a significantly larger pipe.

3.2 CONTINUING INSPECTIONS

- A. Provide continuing inspections or consultations to adjust operating systems for a period listed in specific Sections.

GUARANTEE

Project: Student Success Center

Project No. 950512

Location: **University of California, Riverside**

Date: _____

GUARANTEE FOR _____ (the "Contract"),
 {Specification section and contract number}

between **The Regents of the University of California** ("University") and

_____ ("Design Builder").
 {Name of Design Builder or subcontractor firm}

hereby guarantees to University that all materials, furnishings and equipment which we have supplied and installed are new, unless otherwise specified, and that all Work is of good quality, free from faults and defects in engineering and design, materials, construction, manufacture and workmanship, and in conformance with the Contract Documents and Construction Documents and in conformance with all applicable codes and standards.

The undersigned further agrees that, if at any time within two years after the date of Substantial Completion the undersigned receives notice from University that the aforesaid portion of the Work is unsatisfactory, faulty, deficient, incomplete, or not in conformance with the requirements of the Contract, the undersigned will, within 10 days after receipt of such notice, correct, repair, or replace such portion of the Work, together with any other parts of the Work and any other property which is damaged or destroyed as a result of such defective portion of the Work or the correction, repair, or replacement thereof; and that it shall diligently and continuously prosecute such correction, repair, or replacement to completion.

In the event the undersigned fails to commence such correction, repair, or replacement within 10 days after such notice, or to diligently and continuously prosecute the same to completion, the undersigned, jointly and severally, do hereby authorize University to undertake such correction, repair, or replacement at the expense of the undersigned; and Design Builder will pay to University promptly upon demand all costs and expenses incurred by University in connection therewith. If we fail to fulfill the preceding obligations, and if the University brings action to enforce this warranty, we agree to pay the University's attorneys' fees and expenses incurred in connection therewith, and interest at the maximum rate allowed by law. This warranty is in addition to, and not in substitution of, the rights and remedies available under the Contract Documents or pursuant to applicable law. The warranty is for the benefit of the University.

SUBCONTRACTOR

Address: _____

Date: _____

DESIGN BUILDER

Date: _____

Signed: _____

Signed: _____

Typed Name: _____

Typed Name: _____

Title: _____

Title: _____

Name of Firm: _____

Name of Firm: _____

Contractor License Classification & No.

Telephone Number: _____

Project Closeout Procedure Transfer of Capital Projects to Facilities Management

STAGE 1	STAGE 2	STAGE 3	STAGE 4		STAGE 5
DESIGN BUILDER Submit Preliminary Maintenance And Operation Manuals	DESIGN BUILDER Submit 2-week notice for Final Inspection	UNIVERSITY Final Inspection & Punch List Preparation	DESIGN BUILDER Request Final Meter Readings	DESIGN BUILDER Submit Releases As Applicable	DESIGN BUILDER Submit Final Pay Application
DESIGN BUILDER Start Up Building Systems	DESIGN BUILDER Design Builder & Design Professionals Prepare Punch List	UNIVERSITY Equipment Certifications	DESIGN BUILDER Complete University Punch List	DESIGN BUILDER As Built Drawings And Specifications	DESIGN BUILDER Submit Certified Punch List Sign-Off
DESIGN BUILDER Submit Test And Balance Report	UNIVERSITY EH&S & Campus Fire Marshal Review	DESIGN BUILDER Correct University Punch List Items	DESIGN BUILDER Remove Mockups	DESIGN BUILDER Deliver Extra Stock	DESIGN BUILDER Submit Final Insurance Coverage
DESIGN BUILDER Sterilize Domestic Water System	DESIGN BUILDER Correct Punch List Items & Verify	DESIGN BUILDER Building Systems Training Facilities Management	DESIGN BUILDER Final Cleaning	DESIGN BUILDER Deliver Miscellaneous Keys	DESIGN BUILDER Submit Pest Control Report
DESIGN BUILDER Certify Life Safety Systems	DESIGN BUILDER Submit Training Schedule	DESIGN BUILDER Remove Trailers from Project Site	DESIGN BUILDER Submit Final Maintenance & Operation Manuals	DESIGN BUILDER Change Insurance Coverage	DESIGN BUILDER Request Release Of Retention
DESIGN BUILDER Request State Elevator Inspection	DESIGN BUILDER Notify University ready for Final Inspection	DESIGN BUILDER Confirm Satisfactory Completion of Commissioning	DESIGN BUILDER Submit Warranties & Guarantees	DESIGN BUILDER Submit Record Drawings	UNIVERSITY File Notice Of Final Completion

Beneficial Occupancy (UNIVERSITY OPTION)

May 1, 2021 ~~July 26, 2021~~

END OF SECTION 01 7700

DIVISION 28 - SECURITY

28 30 00 - Security Detection, Alarm, And Monitoring

PRODUCTS

Access Control System: Update existing (ICPAM) Identiv Connected Physical Access Manager system and Cisco Video Surveillance Manager to accommodate new equipment provided under this scope of work. Provide additional licenses for new components added to existing (ICPAM) Identiv Connected Physical Access Manager system and Cisco Video Surveillance Manager and necessary software to provide a complete and working system. Provide and install 24VAC/VDC or lower voltage electrical connection aspects specified as part of the project. Configure to operate using proximity card technologies.

Request to Exit Devices: New UL-294 Listed Request-To-Exit (RTE) device for each card reader installation identified within this project as applicable.

Request to Exit Sensors: Adjustable beam pattern.

Magnetic Alarm Door Contact Switches: New UL-Listed magnetic alarm door contact switch which shall work in conjunction with the associated card access reader and the system programming.

Card Access Readers: Card readers to be Identiv Hirsch Digi-Trac Model MX8.

Power Supplies: Altronix UL Listed 12 VDC and/or 24VDC. All power supplies installed shall include a re-charging battery backup system with a minimum 7-amp-hour sealed UL-Listed industry acceptable battery for 12 VDC power supplies and two (2) batteries for 24 VDC power supplies.

Door Position Switches: Securitron DPS-M series, or approved equal.

Control Line Modules: Hirsch model MELM-2

Duress Button: Honeywell 269R, or approved equal.

Interior IP Cameras: Sony IP model with protective dome.

Exterior IP Cameras: Sony IP model with protective dome and mount.

Network Video Recorder: The NVR shall be configured with redundant power supplies and RAID 5 hard drive configuration. NVR shall be located in the campus data center. The contractor shall provide NVRs with expansion units as required to provide up to 90 days of storage per camera @ 15 frames per second. NVR shall be configured for 30-day typical at general locations but will be configured for 90-day retention for Cashier areas.

Video Management: The DVMS shall be OnSSI Ocularis (no substitutions allowed) to be compliant with the existing campus security system hardware and software. The software and all networked cameras shall interface with the Hirsch Velocity Software for access control. The software will also connect with the room scheduling system for reservation and room access based on student / staff room booking. **Provide additional licenses-OnSSI Enterprise camera License (1 year).**

Card Access: Doorways to have card access readers include Lecture Halls, Classrooms, Main entrance to building, Group meeting spaces, Group study rooms, Multipurpose room, Auxiliary dining.

Exterior Cameras: Infrastructure for future cameras shall be included to allow all external entrances and the first-floor external lobby space to be monitored at a later date. Cameras monitoring parkway (high occupancy) gathering area and breezeway between buildings. Cameras monitoring high-density bike rack areas. Cameras monitoring the patio area.

Interior Cameras: Multipurpose room entrances. Cameras shall be located in all entrance lobbies facing the entrance doors. Two cameras shall be located at the information desk – one to monitor the desk and the other to monitor people approaching the desk. Cameras shall be located in each elevator cab. Cameras will appropriately view Cashier and any other locations where monetary transactions occur.

Duress Alarm (Panic Button): Locations include Student Affairs information desk, Dining area cashier location(s).

Warranty: A renewable yearly maintenance service contract on all parts and labor shall be provided as a part of this bid with the first-year contract price established to take effect after the warranty period.

SECTION 01 2100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
 - 2. Include in the Lump Sum Base proposal, all Allowances stated in the Contract Documents. Items covered by Allowances shall be supplied for such amounts and by such persons or firms as University's Representative may direct.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Sections include the following:
 - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
 - 2. Divisions 02 through 33 Sections for items of Work covered by allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise University's Representative of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At University's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by University's Representative from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities and prices of materials delivered to the site for use in fulfillment of each allowance.

- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.5 LUMP-SUM ALLOWANCES

- A. Allowance shall include the cost to Design Builder of specific products and materials ordered by University under allowance and shall include taxes, freight, and delivery to Project site. Design Builder shall only be compensated for the actual cost incurred.
- B. Design Builder's costs for receiving and handling at Project site, labor, installation, overhead and profit, insurance, operable modifications according to the Contract Documents, cost of coordinating the allowance work with adjacent work, compensation for risk of loss or damage to the work regardless of cause, and all expenses due to delays in performance, and similar costs related to products and materials ordered by University under allowance shall be included as part of the Lump Sum Base proposal and not part of the allowance.

1.6 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to University, after installation has been completed and accepted.
 - 1. If requested by University's Representative, prepare unused material for storage by University when it is not economically practical to return the material for credit. If directed by University's Representative, deliver unused material to University's storage space. Otherwise, disposal of unused material is Design Builder's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

ALLOWANCES

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Partnering – Allow \$20,000 for project partnering expenses, including meals, rentals, etc. during the project.
- B. Allowance No. 2: Signage – Allow \$100,000 for building signage.
 - 1. Exterior Signage – Building identification and number. Allowance is for labor and materials.
 - 2. Interior Signage – Code required signage shall be included in the base bid and is not part of this allowance.
 - 3. Other interior signage will be provided and installed by others and is not part of this allowance.
- C. Allowance No. 3: Design Refinements – Allow ~~\$200,000~~ \$300,000 for University directed design refinements/clarifications.
 - 1. Allowance shall be used to refine the architectural design in material type, use, detailing and interface as directed by the University for the purpose of improving architectural character and quality of the building. Design Builder shall provide detailed cost breakdowns for cost per section 01 2100.1.3.A.
- D. **Allowance No. 4: Audio-Visual Equipment – Allow \$1,200,000 for Audio-Visual Equipment.**
 - 1. **Allowance shall be used for purchase and installation of equipment and controls for Audio-Visual equipment, cabling, mounts, control devices, for the building. The Design Builder will coordinate with the University for the selection of equipment to meet the requirements of the final design.**
 - 2. **Design of AV equipment and controls together with the design, purchase and installation of related infrastructure, structural supports, conduits and pathways to accommodate equipment and controls to be part of the Design Builders lump sum base scope proposal and not part of this allowance.**

END OF SECTION 01 2100