

**AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between _____ Town of Bluffton _____ (“Owner”) and
_____ Huss, Inc. _____ (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: preservation of the Squire Pope Carriage House in situ located at 111 Calhoun Street, Bluffton, SC 29910.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: in accordance with the bid specs and preservation plan, preserve and rehabilitate the existing structure and modernize to allow for public access in accordance with the Americans With Disabilities Act.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by Meadors, Inc. (Architect/Engineer), which is to act as Owner’s representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

- A. The Work will be substantially completed within 360 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 30 days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$500 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$500 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A, 5.01.B, and 5.01.C below:

- A. For all Work other than Unit Price Work, a lump sum of: \$ _____

All specific cash allowances are included in the above price in accordance with Paragraph 11.02 of the General Conditions.

- B. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item:

<u>UNIT PRICE WORK</u>						
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>	

Total of all Bid Prices (Unit Price Work)

\$1,737,867.00

The Bid prices for Unit Price Work set forth as of the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 9.07 of the General Conditions.

C. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the n/a day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 10 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of 0 percent per annum.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
 - A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."
 - E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor’s safety precautions and programs.
 - F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement
 - 2. Performance bond
 - 3. Payment bond.
 - 4. General Conditions
 - 5. Supplementary Conditions
 - 6. Special Conditions
 - 7. Specifications as listed in the table of contents of the Project Manual.
 - 8. Drawings
 - 9. Preservation Plan
 - 10. Solicitation including Addenda (numbers 1 to 2, inclusive).
 - 11. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid
 - b. Documentation submitted by Contractor prior to Notice of Award
 - 12. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed
 - b. Work Change Directives.
 - c. Change Orders.

- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Compliance*

A. Offerors, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. Offerors will not participate directly or indirectly in the discrimination prohibited by Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21. This includes FHWA or FTA specific program requirement.

B. During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including but not limited to:

- i. Title VI of the 1964 Civil Rights Act (42 U.S.C. 2§000 et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;
- ii. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. §4601) Prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects;
- iii. The Federal-aid Highway Act of 1973, (23 U.S.C. §324 et seq.), (prohibits discrimination on the basis of sex);
- iv. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- v. The Age Discrimination Act of 1975, as amended (42 U.S.C. §6101 et seq.), (prohibits discrimination on the basis of age);
- vi. Airport and Airway Improvement Act of 1982, (42 U.S.C. §47123), as amended, (prohibits discrimination on race, creed, color, national origin, or sex);
- vii. The Civil Rights Restoration Act of 1987, (P.L. 100-209), (Broadened, the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age

- Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- viii. Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§12131-12189) as implemented by Department of Transportation regulations at 49 CFR Parts 37 and 38;
- ix. The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. §47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- x. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- xi. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance, recipients must take reasonable steps to ensure that LEP persons have meaningful access to programs (70 Fed. Reg. at 74087 to 74100);
- xii. Title IX of the Education Amendment of 1972, as amended, which prohibits discrimination on the basis of sex in education programs or activities (20 U.S.C. 1681 et seq.).
- C. Offerors shall at all times comply with all applicable wage and hour acts, including but not limited to the Fair Labor Standards Act (FLSA) (29 U.S.C. 201 et seq); the Davis-Bacon Act (40 U.S.C. 3141 et seq.); McNamara-O’Hara Service Contract act (41 U.S.C. 351 et seq);
- D. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701 et seq); Walsh-Healy Public Contracts Act (41 U.S.C. 35 et seq); Copeland Anti-Kickback Act (40 U.S.C 3145).
- E. Offerors shall at all times comply with the Occupational Safety and Health Act (OSH Act)(29 U.S.C. chapter 15) and the South Carolina OSHA-approved state plan, which covers most private sector workers and all state and local government workers.
- F. Offerors shall make best efforts to ensure that minority and disadvantaged businesses are offered a fair opportunity to fully participate in the overall procurement of subcontracted goods and services.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

OWNER:

CONTRACTOR

Town of Bluffton _____

By: Stephen Steese _____

By: _____

Title: Town Manager _____

Title: _____

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

20 Bridge Street _____

PO Box 386 _____

Bluffton, SC 29910 _____

License No.: _____

RFP 2023-19, Squire Pope Carriage House Historic Rehabilitation

BID SHEET

Item	Scope of Work	Cost
General Conditions (all phases)	<ul style="list-style-type: none"> •Mobilization/demobilization •Modify existing work fence •Permitting •Scaffolding •Sanitary facilities •Debris removal •Site protection •Final cleaning •Site supervision 	\$ 183,576.00
Soils Testing	<ul style="list-style-type: none"> •Testing soils beneath the structure to determine the load bearing capacity prior to construction work. •Perform a minimum of two soil borings during this testing. 	\$ 6,500.00
Selective Disassembly	<ul style="list-style-type: none"> •Document and deconstruct west second-floor bathroom addition. Retain first-floor west bay window. •Stabilize porch floors adjacent to the areas of disassembly. •Document and deconstruct hyphen/connector. •Salvage all historic material for future reconstruction and reinstallation. •Deconstruct north chimney, clean and store bricks. •Remove the 1957 second-floor bedroom porch infill. •Preserve previously enclosed porch elements. 	\$ 82,640.00
Elevation and Shoring	<ul style="list-style-type: none"> •Shore Room 101 with two temporary walls extending the length of the room to the stairwell wall. •Verify second floor structural connections and refasten to prevent damage to components prior to raising. •Stabilize historic chimneys. •Excavate around the structure to accommodate the structural supports. Perform additional archaeology where necessary. •Elevate structure a minimum of 32 inches above ground or as necessary to install a new foundation. 	\$ 156,000.00
Foundation **includes ADA ramp**	<ul style="list-style-type: none"> •Construct new foundation piers with footings a minimum of 12" below grade. Geotechnical soil testing will determine foundation depth requirements. •Construct new foundation. •Install a new foundation and cmu wall/brick masonry support system for existing historic chimneys. Repoint the historic brick where required. •Construct stairs at main entrances to access elevated structure. 	\$ 243,100.00
First-Floor Framing	<ul style="list-style-type: none"> •Document, remove, and store existing baseboards and floorboards. •Inspect the condition of all 8X8 perimeter sill girders. •Inspect 6X6 porch girder. •Replace 6X6 girder at west end of two-story building. •Install new 8X8 pressure treated girder sill at perimeter of the structure where required. •Fasten girder to new foundation piers with stainless steel epoxy anchors. •Repair existing first floor framing. Replace deteriorated joists where necessary. •Replace damaged floorboards in-kind. Reinstall baseboards. Repair where needed. 	\$ 62,000.00

Exterior Wall Components	<ul style="list-style-type: none"> •Document, remove, and store existing siding as required to repair existing framing. •Sister or repair existing wall studs and corner posts. •Refasten wall studs to 8X8 perimeter girder via timer lok screws •Evaluate condition of girder plate. Refasten girder plate with timber lok screws where required. •Replace deteriorated diagonal members. •Sister new all studs to the existing members on the north and south gable of the one-story kitchen building. •Reinstall historic siding and repair deteriorated siding in kind with new lap siding of similar dimension and material. Restore historic trim. 	\$ 75,000.00
Second-Floor Framing System	<ul style="list-style-type: none"> •Document, remove and store existing first-floor ceiling beadboard as required to repair second-floor framing. •Remove doors in Room 202 if necessary. •Refasten second floor joists to girder plate. •Replace or sister damaged joints in-kind. •Replace damaged floorboards in-kind. Reinstall baseboards. Repair where needed. 	\$ 73,800.00
Reconstruction	<ul style="list-style-type: none"> •Reconstruct second floor west addition and porch following elevation of the structure. •Reconstruct hyphen following elevation of the structure. •Match all of the existing historic details and reuse sound material where possible. 	\$ 35,160.00
Roof Framing System (both structures)	<ul style="list-style-type: none"> •Sister or fully replace damaged rafters in-kind within the west building. Two rafters require repair or replacement. •Install 2X4 collar ties at each rafter location at the upper 1/3 of the attic framing. •Replace sheathing or battens where deteriorated. 	\$ 19,992.00
Roof	<ul style="list-style-type: none"> •Replace existing roofs with a corrugated roof matching the roof documented in the historic photos •Modify and properly flash roof detail at the intersection of the porch roof and the main hip roof of the second-story building. •Restore damaged eave trim. •Install lightning protection. 	\$ 91,000.00
Gutters and Downspouts	<ul style="list-style-type: none"> •Install gutters and downspouts throughout the building to manage drainage around the building. 	\$ 13,500.00
Porch	<ul style="list-style-type: none"> •Restore first floor porch framing and decking. •Repair wooden elements on all porches. 	\$ 23,000.00
Exterior Finishes	<ul style="list-style-type: none"> •Paint exterior envelope. 	\$ 24,000.00
Pest Control	<ul style="list-style-type: none"> •Following construction, obtain a termite bond for the new structure and the new work. 	\$ 3,000.00
TOTAL FOR PRIMARY REPAIRS		\$ 908,692.00
Doors	<ul style="list-style-type: none"> •Repair all historic doors on both floors. •Replace door on east elevation. •Install weather stripping on all exterior doors. 	\$ 9,500.00
Windows	<ul style="list-style-type: none"> •Restore all existing windows. Install swing locks where missing and ensure sash locks are installed on all windows. •Install weather stripping on all windows. •Repair existing louvered shutters. Replace in-kind where missing or deteriorated. 	\$ 96,720.00
Plumbing**Includes fire sprinkler**	<ul style="list-style-type: none"> •Install plumbing in a sensitive manner to accommodate the proposed uses while respecting the existing layout and historic materials. •Install new plumbing fixtures 	\$ 123,600.00
Electrical and HVAC	<ul style="list-style-type: none"> •Engage a MEP engineer to establish a plan for the structure. Budget does not include design fees. •Install the necessary wiring and equipment in a sensitive manner to allow for environmental control and electricity. 	\$ 199,200.00
Pest Control	<ul style="list-style-type: none"> •Annually inspect the building with a licensed pest control operator and apply treatment as necessary. 	\$ 1,000.00
TOTAL FOR ADDITIONAL EXTERIOR REPAIRS		\$ 430,020.00

Interior doors	<ul style="list-style-type: none"> •Restore and rehang interior doors where required. •Install historically appropriate fasteners where missing or deteriorated 	\$ 18,220.00
Interior finishes	<ul style="list-style-type: none"> •Reinstall and restore existing interior paneling, ceiling trim, and walls. Replace in-kind where missing or damaged. •Secure handrail on stairs. •Secure attic door in one-story building. •Paint interior. •Install new lighting fixtures as required 	\$ 80,659.00
Plaster	<ul style="list-style-type: none"> •Repair deteriorated plaster in Room 101. 	\$ 6,500.00
Fireboxes	<ul style="list-style-type: none"> •Restore interior fireboxes. 	\$ 20,000.00
Pest Control	<ul style="list-style-type: none"> •Annually inspect the building with a licensed pest control operator and apply treatment as necessary. 	\$ 1,000.00
TOTAL FOR ADDITIONAL INTERIOR REPAIRS		\$ 126,379.00
GRAND TOTAL		\$ 1,648,667.00

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Install window film on all windows and door glazing.
 - 1. Base Bid: None.
 - 2. Alternate: Install new 3M Climate Control 75 Film on interior of all window and door glazing. Film must be installed by certified installer.
 - 3. State amount to ADD.

- B. Alternate No. 2: Remove quarter round around all windows and doors.
 - 1. Base Bid: None.
 - 2. Alternate: Remove quarter round installed around the perimeter of interior window and door casing.
 - 3. State amount to ADD.

- C. Alternate No. 3: Reline chimney flues with Aherns Flue Casting System.
 - 1. Base Bid: None.
 - 2. Alternate: Reline chimney flues (4 total). Disassemble and repair bishops caps as required to line chimneys. Mortar in slate at top of chimneys to cap flue(s).
 - 3. State amount to ADD.

- D. Alternate No. 4: Install interior louvered blinds at all windows.
 - 1. Base Bid: None.
 - 2. Alternate: Install new interior louvered blinds at all windows.
 - 3. State amount to ADD.

- E. Alternate No. 5: Delete sprinkler system.
 - 1. Base Bid: Sprinkler system per Fire Protection Drawings.
 - 2. Alternative: Delete sprinkler system.
 - 3. State amount to SUBTRACT.

END OF SECTION 012300

Alternate 1	ADD	<u>15,000.00</u>
Alternate 2	ADD	<u>4,200.00</u>
Alternate 3	ADD	<u>42,000.00</u>
Alternate 4	ADD	<u>28,000.00</u>
Alternate 5	DEDUCT	<u>55,000.00</u>

Description	Days	Total Days
Mobilization	5	7
Security Fencing	5	7
Selective Demolition	10	21
Minor Excavation	5	21
Structural Framing Stabilization	10	35
Removal of Windows	5	35
Raise Structure	10	49
Footings and Foundation	15	70
Underground	5	77
Structural Framing - Floors	5	84
Lower Structure	5	91
Structural Framing Walls	15	112
Restoration of Windows and Doors	60	133
MEP Rough Work	15	133
Fire Sprinkler Sytem Rough Work	15	133
Chimney Repair and Restoration	15	133
Insulation	5	140
Exterior Carpentry	30	175
Interior Carpentry	30	175
Interior Finishes	20	203
install Windows and Doors	20	203
Painting	30	245
MEP Finish Work	15	266
Fire Sprinkler Sytem Finish Work	15	287
Exterior Railings and Landings	30	329
Final Cleaning	5	336
Substantial Completion	1	337
Punchlist	15	358
Final Completion	1	360
	some days concurrent	