

EXHIBIT C
HIGHLAND BEACH FIRESATION #6
Construction Document Estimate
March 31st, 2023

Clarifications Outline:

The following descriptions provide further Clarification to the “GMP / PERMIT SET” Construction Document Estimate.

ALLOWANCES

1. Bilateral Directional Amplifier (BDA) System inclusive of conduits, boxes and wiring \$50,000

DIVISION 01 – GENERAL ITEMS

1. The Town is providing an Office in the existing Town Hall for the construction use by the Project Manager and Superintendent. There are no provisions for a jobsite trailer.

DIVISION 02 - SITE WORK

1. There is no work included outside of the designate property area other than work associated with existing service tie-ins. This includes MOT associated with existing services.
2. The existing site below surface materials are assumed to be suitable and ready for new work. There are no provisions for unforeseen conditions or unsuitable materials other than the investigation subterranean indicated in the Geotechnical Engineering Study dated November 17th, 2022.
3. There is no work included for modifications or alterations to existing civil services for storm drainage, domestic water and sanitary other than what’s shown on the drawings.
4. There are no street or parking area modifications included other than what is shown on C-400.. The existing firestation prohibits the extent of work indicated on the Paving Plan, revision to this plan will be required.
5. The site drainage is included in the Estimate as indicated on C-400. The existing firestation prohibits the extent of work indicated on the Drainage Plan, revision to this plan will be required.
6. The temporary stripping and signage modifications at the “Existing Exit” is performed by the Town. The milling and new asphalt surface of the existing asphalt paving and new striping which runs East to West adjacent to the length of construction property on the south side of the new fire station is included.
7. The augered cast pilings are included in accordance with the Geotechnical recommendations by Thomas Geotechnical Services dated 11-17-22.
8. The Landscape & Irrigation is included in the Estimate as indicated on L-200. The existing firestation prohibits the extent of work indicated on the Landscape & Irrigation Plan, revision to

this plan will be required.

DIVISION 03 – CONCRETE

DIVISION 04 – MASONRY

DIVISION 05 – METALS

DIVISION 06 – MILLWORK

DIVISION 07-THERMAL AND MOISTURE

DIVISION 08 - DOORS & WINDOWS

1. The exterior glazing is 11/16" Impact / laminated "Azuria Blue" tint glass with "Level E." installations. The specified "SHGCC rating .31 is not obtainable with specified glass. The Estimate includes SHGCC = .42.

DIVISION 09 – FINISHES

EXTERIOR FINISHES

INTERIOR FINISHES

1. Interior Ceiling Finishes are included as per Reflected Ceiling Plans and specified material on A0.20.
2. There is no Acoustical Wall Panels included in the Estimate as listed on the Material Legend A0.20.
3. There is no Wall & Door Protection included in the Estimate as listed on the Material Legend A0.20.
4. The "Epoxy Flooring" is included in the Estimate. The specified manufacturer is not included. The Estimate includes EP-01 Deco Quartz "Hybri-flex EQ" Flooring System with match 4" integral base and EP-02 Resufloor Topcoat TX "Hybri-Flex EB" Flooring System with matching 4" integral base by Dura-A-Flex.

DIVISION 10 – SPECIALTIES

1. The signage is included for room identification only.

DIVISION 11 – EQUIPMENT – Commercial Kitchen

1. The Gas Range for the Kitchen is provided by the town. Installation and gas connections is provided by Kaufman Lynn.

DIVISION 12 – FURNISHING

1. The Estimate does not include any Artwork and/or Artwork allowance.
2. Office Furniture / Fixtures are not included by the Contractor.
3. The gym / training equipment is not included.

DIVISION 14 – CONVEYANCE

1. The elevator included in the Estimate is based on TK Elevator Corporation "Endura - MRL / 3500 lb. capacity / 150 fpm with two stops. The interior finishes included the manufacturer's standard cab finishes with heavy duty rubber flooring.
2. One Year Warranty is included in the Estimate. Maintenance Agreements is by the Town.

DIVISION 15 – MECHANICAL

Fire Protection

1. There are no modifications to existing water pressure, it is assumed that the water pressure is adequate for the system.
2. There IS no "galvanized" steel sprinkler pipe in exposed areas. Painted steel pipe is included in apparatus bay area.

Plumbing

1. The water service meter is provided by the Town. The installation is included in the Estimate.
2. The Gas Meter is provided by the Gas Company. The installation and gas pipe connections are included in the Estimate.

HVAC

DIVISION 16 – ELECTRICAL

1. The Fire Alarm System is included in the Estimate as per E-4.10 through E-4.20.
2. A complete operational Lightning Protection System is included in the Estimate.
3. The Locution Lighting System is furnished & installed by the Town.
4. The Exterior Lighting is included in the Estimate as per E1.12. The existing firestation prohibits the extent of work indicated on the Exterior Light Plan, revision to this plan will be required.

END OF OUTLINE CLARIFICATIONS