

Statement of Clarifications and Assumptions Exhibit

FUSD Camp Colton Improvements Phase 1

6/12/2024

Purpose & Intent

The intent of the qualifications is to provide a supplement scope design and cost control guide. They are included to further the “Teams” understanding of what is included in the scope of this project based on Kinney Construction Services’ interpretation of the design intent.

Since cost control is largely the result of scope control, we have clarified and elaborated based on this proposal for areas where systems were incomplete or anticipated to be revised, and where scope was unclear.

As you are aware, the construction industry has been experiencing labor and manufacturing shortages. The durations referenced below and per attached construction schedule are based on current material lead times. KCS reserves the right to modify proposed mobilization and scheduled completion timeframes if unable to obtain materials in a timely manner.

KCS reserves the right to reallocate contingency funds beyond normal contingency usage allowable items. This approach should cover potential inflation and unforeseen budget shortfalls due to market conditions. The pricing presented within this budget is valid for 30 days.

Basis of Qualifications

100% Construction Documents dated 05/31/2024

Addendum #1 Dated 06/06/2024

Addendum #2 Dated 06/10/2024

General Clarifications

1. Pricing is based on an approximate 43-week construction schedule commencing July 2024 with a winter shutdown from October 2024 to April 2025.
2. Any costs associated with a building permit, or reviews are not included
3. A (2) Two-year warranty from the date of substantial completion has been included.
4. All qualifications, estimates and the SOVs reflect the VE options discussed and accepted.

General Conditions

KCS will provide adequate project management, supervision, tools, equipment, waste management containers and temporary construction facilities for the duration of this project. All necessary project utility usage costs and fees are to be by the Owner. All necessary project documentation will be maintained from project start to closeout including electronic copies of all plan revisions, ASIs, submittals, RFIs, weekly reports, meeting minutes, safety logs, equipment logs, and As-Builts.

KCS will provide a final cleaning of all interior workspaces at substantial completion prior to owner move-in and FF&E. Hourly rates for personnel as listed in estimate.

GMP Scope of Work

Div 3: Concrete

We have included:

- Install isolated footings FS3.0A
- Install continuous footings FC2.0, FC3.0, FC3.5, FC4.5 and FC5.0
- 4" SOG with 4" AB and vapor barrier and #4 @12" O.C - 6759 SF
- Install 2" rigid insulation at stem walls; under slab not included
- Concrete washouts
- Includes termite treatment

We have excluded:

- Concrete stem walls
- Colored concrete
- Under slab insulation
- Special curing

Div 4: Masonry

We have included:

- CMU masonry stem walls and piers
- Masonry wall MSW-1 on the east side of the lodge
- Masonry wall MW-1 and MC-2 at the fireplace
- Cultured stone veneer at the fireplace
- Precast concrete top and chimney top at fireplace

We have excluded:

- Masonry piers at the ramada

Div 5: Steel

We have excluded:

- Steel ladders
- Hatches
- Railings

Div 6: Woods & Plastics

We have included:

- Furnish and install cabinetry, shelving and wood countertops with WV-09
- Furnish and install wood veneer paneling WV-01 thru WV-08
- Furnish and install rolling ladder rack
- Furnish and install ½" quartz countertop at the kitchen pass through

- Furnish and install gear storage island and bookshelf in table storage; an allowance is included in the GMP
- Furnish and Install Prefinished Diamondkote lap siding including furnishing and installation of drainage matt and vapor barriers and 2" rigid
- Furnish and install Glulam Beams and Columns
 - 5-1/2" x 6" GLC at grid line A
 - 6-3/4" x 7-1/2" GLC at grid line A
 - 5-1/2" x 6" GLC at grid line B
 - 6-3/4" x 7-1/2" GLC at grid line B
 - 5-1/2" x 6" GLC at grid line D
 - 6-3/4" x 7-1/2" GLC at grid line D
 - 10-3/4" x 25-1/2" GLB at the great extension hall
 - 8-3/4" x 18" GLB at Patio
- Furnish and install 2x8s and 4x12s for the roof faming
- Furnish and install 2x4 and 2x6 wood framed walls for the interior and exteriors
- Furnish and install 5/8" sheathing for the roof - 9193 SF
- Furnish and install 1x1 blocking in the in the ceilings
- Furnish and install 1 layers of 5/8" sheathing for the exposed ceilings
- Install embeds for the wood framing
- Furnish and install insulated sheathing for the roof including the vapor barrier
- Furnish and install rigid insulation and sheathing at the CMU masonry walls

We have excluded:

- Excludes any wood structure and decking at entry porch
- Excludes any wood handrails at the exterior
- Plans lack details on exterior siding trims at the windows, doors and corners

Div 7: Thermal & Moisture Protection

We have included:

- Furnish and install R-21 batts for the exterior walls
- Furnish and install R-19 batts for the interior walls
- Furnish and install stem wall insulation at the CMU stems
- Caulking of siding and stone assemblies
- Caulking of hollow metal frames
- Caulking of concrete expansion joints in exterior slabs and sidewalks
- Fire caulking at the fire walls
- Caulking joint sealants on SOG
- Furnish and install 24-gauge prefinished steel 12" wide Berridge Cee Lock standing steam roofing
- Furnish and install ice and water shield underlayment for the roof

- Includes standard trims, flashings and metal fascia
- Furnish and install snow guards for the roof on either side

We have excluded:

- Spray foam or mineral wool for the exterior walls
- Caulking at wood-to-wood assemblies
- Gutters and downspouts
- Snow guards for ramada roof

Div 8: Doors & Openings

We have included:

- Furnish and install 18 HM Frames
- Furnish and install 9 Wood Doors
- Furnish and install 5 HM Door
- Furnish and install 5 HM Doors with fill lite kits
- Hardware at doors interior and exteriors per schedule
- Furnish aluminum storefront doors 115B and 115C on the exterior including the sidelite and transoms with clear tempered glass
- Furnish and install storefront door and sidelite for door 112B with clear tempered glass
- Furnish and install Pella Impervia fixed, awning and single hung windows on the exterior - 32 ea.
- Includes all installation of storefront doors and fiberglass doors
- Furnish and install 1 ea. manual coiling overhead door for the gear storage space - 6'x5' – Insulated
- Furnish and install 2 ea. manual uninsulated coiling doors for the kitchen pass through openings
- Includes fire rated view lite for 103B door

We have excluded:

- Electrified hardware and ADA push buttons
- Motorized windows

Div 9: Finishes

We have included:

- Furnish and install one layer of 5/8" type x drywall for the walls
- Frame and install one layer of 5/8" type x drywall for the ceilings
- Furnish and install 5/8" den shield tile backer at tile locations
- Furnish and install 5/8" moisture resistant drywall at wet walls
- Santa Fe or skip trowel finish throughout
- Furnish level 5 at donor wall
- Includes metal stud framing for the ceilings
- Furnish and install 2x2 Armstrong Prelude XL 15/16" grid framing with 2x2 Armstrong 673 Kitchen Zone square edge ceiling tiles

- Furnish and install sound absorption wall units AT-02 and AT-03 in corridors and living quarters; an allowance is included in the GMP
- Prime and paint gypsum walls and ceilings
- Paint HM door and jambs
- Clear seal Heavy Timber or Exposed Framing interior and exterior - no stain
- Epoxy paint in restrooms
- Furnish special finishes at donor wall; an allowance is included in the GMP
- Furnish and install Sealed Concrete throughout, light grind
- Furnish and install RB-01 rubber base
- Furnish and install RB-02 rubber base
- Furnish and install TL-01 and TL-02 for shower walls and floors including waterproofing
- An allowance is included for all flooring in the GMP

We have excluded:

- Staining of exposed framing interior and exterior
- Painting of exterior siding
- Grind and polish of concrete floor
- Painting of exposed mechanical, electrical, plumbing piping, ductwork or systems

Div 10: Specialties

We have included:

- Furnish and install all toilet accessories - grab bars, paper towel dispenser, mirror, toilet tissue dispensers and dress area seat
- Furnish and install 4 ea. fire extinguisher with cabinets
- Furnish and install standard white pebble textured FRP in kitchen, table storage, mechanical and janitor closet
- Furnish and install stainless steel wall panels at range and washing stations
- Furnish and install stainless steel corner guards - 7 ea. to 4' AFF
- Furnish and install swing Hooks - 4 ea. in living quarters
- Furnish and install code required signage; an allowance is included in the GMP
- Furnish and install fireplace with barrier screen and venting system; an allowance is included in the GMP

We have excluded:

- Building Signage
- Fireplace mantle

Div 12: Furnishings

We have included:

- Install miscellaneous owner provided items; an allowance is included in GMP
- Install owner furnished stainless steel counters and shelving; an allowance is included in the GMP

- Furnish and install window blinds; an allowance is included in the GMP
- Furnish and install FF&E and kitchen equipment including hookups; an allowance is included in the GMP

Div 21: Fire Suppression

We have included:

- Furnish and install new vigilant voice evacuation fire alarm system
- Furnish and install new notifications devices, horn strobes, smokes
- Furnish and install duct smoke detectors and connection to fire suppression system in kitchen
- Includes design and permitting requirements
- Includes connections to fire dampers at furnaces only

We have excluded:

- Sprinkler system and associated water tanks

Div 22: Plumbing

We have included:

- Excavate, backfill with native soil for new underground lines and all rough ins
- Furnish and install new fixtures for the lodge
- Furnish and install domestic water lines
- Furnish and install Gas line for the mechanical units
- Furnish and install all sewer lines
- Includes PVC schedule 40 piping for the waste and vent
- Includes copper piping and fittings for the domestic water; copper piping to be type L
- Furnish and install 3 compartment sink including water and waste line connections
- Includes cinders/sand for bedding and shading

We have excluded:

- Excludes gas lines to water heater; water heater mentioned in schedule is electrical
- Prefab shower units
- Water catchment system at roofing including roof drains
- Gas or propane lines to fireplace including tanks and pad

Div 23: Mechanical

We have included:

- Furnish and install 2 Trane furnaces
- Furnish and install Hart and Cooley grilles and registers per plans
- Furnish and install 3 ea. exhaust fans for the restrooms
- Furnish and install Captive air exhaust hood, Ansul fire system, exhaust fans, make up air unit and ducting
- Furnish and install louvers L-1, L-2 and L-3
- Furnish and install fusible fire dampers, filter racks and duct smoke detectors

- Furnish 3rd party testing and balancing
- Controls to be stand alone

We have excluded:

- Building automation controls

Div 23: Electrical

We have included:

- Provide and install all electrical rough ins
- Provide lighting fixture package and controls for the great hall, patio and the lodge
- Provide and install gear package - panel 1P1, combiner panels COMB-1/2
- Provide and install pathways for data and fire alarm
- Provide and install receptacles
- Provide and install power for mechanical units and plumbing fixtures per schedule
- All electrical conduit, piping, wire for all MEP system to be exposed throughout the building
- Includes lightning protection; an allowance is included in the GMP
- A single conduit is included for future low voltage wiring at the entry door

Div 23: PV System

We have included:

- Provide and install 40 KW generator; Generator to be closer to the building as previously shown in lieu of current location across the parking lot
- Furnish and install 50 KW Solar Array with 15K inverters and 122 KWH batteries - batteries stored inside
- Furnish and install Silfab Prime 400 HC+ solar arrays
- Furnish and install rails and rail mounts for the array at roof – rail mounts to be SnapNrack rail mount system with roof attachments and stainless-steel hardware
- Furnish and install DC Combiner panel – DC combiner to be MNBCB 1000/100 Midnite Solar MN Battery combiner with 1000A positive and negative bus bars
- Furnish and install battery combiner box, network and inverter cables

Div 27: Data & Communications

We have included:

- Furnish and install cabling and equipment for data and communications; an allowance is included in the GMP

Div 30: Earthwork

We have included:

- Remove tree stumps; an allowance is included in the GMP
- Remove storm drain at front entry
- Remove and salvage fencing at entrance
- Furnish and install SWPPP per plan

- Potholing existing utilities before grading
- Provide clear, grub and dispose onsite; excludes any haul off
- Provide mass earthwork - cut, screen, fill, place and fine grade at the lodge, roads and trails
- Load and place excess cobbles onsite from earthwork

We have excluded:

- Haul route maintenance or grading
- Engineered fill to project
- Processing of previously fallen trees and slash piles
- Rock excavation

Div 32: Exterior Improvements

We have included:

- Install concrete patios, sidewalks and ADA parking
- Install concrete seat wall - 2 qty
- Install scuppers 2 ea.
- Install concrete housekeeping and equipment pads - generator, PV batteries, propane tank, exhaust fan and inverter
- Install type 4 object marker sign at pipe inlet and outlets
- Install ADA signs
- Install MAG 150 parking bumpers
- Pressure wash and stripe ADA parking areas
- Provide and install 3" Nylon Webbing striping at gravel areas - Not called out on plans
- Install seeding at disturbed areas
- Provide and install 8" thick ABC cinders or recycled ABC
- Provide and install 4" thick ABC cinders trail
- Provide and install concrete Footings, piers, wood framing, standing seam roofing and sealing for the ramada
- Furnish and install cedar split rail Fence at the entrance
- Furnish and install 1 ea. 16 ft custom raw pipe double gate made from 2" square raw steel with 2 ea. lift master CSW24UL solar gate operators, 1 ea. exit probe and 1 ea. KPW250 keypad on gooseneck mount

We have excluded:

- Bridge or drainage crossing
- SOG at ramada
- Benches or tables at ramada
- Work to existing entry sign
- Landscaping and irrigation
- MAG AB road surface
- Subgrade prep beyond scarification at roads and trails

Div 33: Utilities

We have included:

- Install propane Yard Line; excludes tank
- Install 18" CMP with flared end sections
- Install 24" thick D50 12" riprap at one side of pipe using onsite riprap
- Install 4" PVC sewer
- Install septic tank connections
- Install MAG 440-3 sewer cleanouts
- Install 2000-gal grease trap with PL-625 filter and pea gravel and rock barriers
- Install 1,500-gal septic tank with PL-625 effluent filter with pea gravel and rock barriers
- Install Drainage swale at septic tanks
- Install Tie 4" sewer to existing septic tank #1
- Install MAG 404 sewer line protection
- Tie 1.5" PVC waterline to existing 1.5" waterline for relocation for building
- Install 1.5" Schedule 40 PVC waterline relocation and to building
- Install 1.5" ball valve in box
- Remove waterline at building pad
- Remove existing water meter, valve and waterline near tank
- Install 1.5" ball valve in box near tank
- Install 1.5" Schedule 40 PVC waterline near tank
- Install 1" meter on 1.5" line near tank in #2-meter box – electrical is not included
- Tie new waterline to new 10,000-gal tank
- Install 10,000-gal tank including gravel rink and pea gravel

We have excluded:

- Propane tank
- Fire hydrant assembly, tank and pumps
- Site conduits for electrical or data except generator

Exclusions

- Permits
- 3rd party testing and inspections
- Building signage
- FF&E
- Welded metal signage feature on standoffs
- Any irrigation or landscaping
- Hammock chairs in the quarters

Drawing log:

Camp Colton Improvements Phase 1 - Drawing Log						
Sheet No.	Sheet Name	Date		Sheet No.	Sheet Name	Date
GI001	Title Sheet	5/31/2024		AE314	Wall Sections	5/31/2024
GI002	General Notes Legends Abbreviations	5/31/2024		AE400	Enlarged Plans	5/31/2024
GI003	ADA Requirements	5/31/2024		AE410	Interior Elevations - Restrooms	5/31/2024
GI004	ADA Requirements	5/31/2024		AE411	Interior Elevations - Nurse Office/RR	5/31/2024
GI006	Code Summary	5/31/2024		AE412	Interior Elevations - Kitchen	5/31/2024
GI007	Code Plan	5/31/2024		AE413	Interior Elevations - Entry/Gear Room	5/31/2024
C1	Civil Cover	5/30/2024		AE414	Interior Elevations - Great Hall	5/31/2024
C2	Notes	5/30/2024		AE415	Interior Elevations - Office/Corridor	5/31/2024
C3	Details	5/30/2024		AE416	Interior Elevations - Overnight Quarters	5/31/2024
C4	Roadway 0+00 to 3+50	5/30/2024		AE500	Plan Details	5/17/2024
C5	Roadway STA 3+50 to 8+00	5/30/2024		AE501	Plan Details	5/17/2024
C6	Roadway STA 8+00 to 11+00	5/30/2024		AE502	Section Details	5/17/2024
C7	Roadway STA 11+00 to 15+00	5/30/2024		AE503	Section Details	5/17/2024
C8	Roadway Tunnr Around Drive	5/30/2024		AE540	Details - Finishes	5/17/2024
C9	Grading Plan Parking Lot	5/30/2024		AE601	Door Schedule & Legend	5/31/2024
C10	Lodge Grading	5/30/2024		AE610	Window Types	5/31/2024
C11	Potable Water 10+00 to 14+00	5/30/2024		AE611	Door and Window Details	5/31/2024
C12	Roadway STA 11+00 to 15+00	5/30/2024		AE620	Finish Legend & Room Finish Schedules	5/31/2024
C13	Erosion Control Plan	5/30/2024		AE621	Plumbing Legend, Accessory Schedule and OP/CI	5/31/2024
C14	Erosion Control Notes	5/30/2024		A101	Ramada Plans	5/31/2024
WW1	Wastewater Cover	5/30/2024		A200	Ramada Elevations	5/31/2024
WW2	Wastewater Site Plan	5/30/2024		ME402	Mechanical Large Scale Plans and Isometrics	5/31/2024
WW3	Wastewater Profile	5/30/2024		MG001	Mechanical Legend and General Notes	5/31/2024
L1	Landscape Details	5/31/2024		ME101	Mechanical Floor Plans	5/31/2024
S001	Sturctural General Notes	5/31/2024		ME102	Mechanical Reflected Ceiling Plans	5/31/2024
S002	Sturctural General Notes	5/31/2024		ME301	Mechanical Sections	5/31/2024
S003	Legends & Abbreviations	5/31/2024		ME401	Mechanical Large Scale Plans and Isometrics	5/31/2024
S101	Footing & Foundation Plan	5/31/2024		ME501	Mechanical Details	5/31/2024
S102	Wall Framing Plan	5/31/2024		ME502	Mechanical Details	5/31/2024
S103	Roof Framing Plan	5/31/2024		ME503	Mechanical Details	5/31/2024
S104	Snow Drift Plan	5/31/2024		ME504	Mechanical Details	5/31/2024
S105	Framing Plans for Ramada	5/31/2024		ME505	Mechanical Details	5/31/2024
S501	Concrete Schedules	5/31/2024		ME506	Mechanical Schedules	5/31/2024
S502	Typical Footing & Foundation Details	5/31/2024		ME507	Mechanical Details	5/31/2024
S511	Roof Framing Details	5/31/2024		ME508	Mechanical Details	5/31/2024
S512	Roof Framing Details	5/31/2024		ME509	Mechanical Details	5/31/2024
S601	Reinforcing Schedules	5/31/2024		ME510	Mechanical Details	5/31/2024
S602	Reinforcing Schedules	5/31/2024		ME511	Mechanical Details	5/31/2024
S603	Floor Framing Details	5/31/2024		ME512	Mechanical Details	5/31/2024
S611	Masonry Schedules	5/31/2024		ME601	Mechanical Details	5/31/2024
S612	Masonry Schedules & Details	5/31/2024		PG001	Plumbing Legend and General Notes	5/31/2024
S621	Wood Bearing Wall Construction	5/31/2024		PE101	Plumbing Floor Plan	5/31/2024
S622	Wood Shear Wall Schedules Traditional Holdown Systems	5/31/2024		PE401	Plumbing Large Scale Plans and Isometrics	5/31/2024
S623	Wood Shear Wall Schedules and Details	5/31/2024		PE402	Plumbing Large Scale Plans and Isometrics	5/31/2024
AE101	Level 01 - Annotated Floor Plan	5/31/2024		PE403	Plumbing Large Scale Plans and Isometrics	5/31/2024
AE102	Level 01 - Callout Plan	5/31/2024		PE501	Plumbing Details	5/31/2024
AE010	Assemblies - Walls	5/31/2024		PE601	Plumbing Schedules	5/31/2024
AE011	Assemblies - Roof, Floor, Ceiling	5/31/2024		EG001	General Notes and Symbols Lists	5/31/2024
AE012	UL Assemblies and Fire Rates Details	5/31/2024		EG002	Symbols Lists	5/31/2024
AE013	UL Assemblies and Fire Rated Details	5/31/2024		ES101	Site Plan - Electrical	5/31/2024
AE111	Level 01 - Dimension Floor Plan	5/31/2024		ES102	Site Photometrics	5/31/2024
AE121	Level 01 - Finish Floor Plan	5/31/2024		EL101	Level 1 - Lighting	5/31/2024
AE131	Level 01 - Reflected Ceiling Plan	5/31/2024		EL501	Lighint Details - Typical	5/31/2024
AE141	Level 01 - Roof Plan	5/31/2024		EL601	Light Fixture Schedule	5/31/2024
AE151	Level 01 - FF&E Reference Plan	5/31/2024		EL602	Lighting Controls	5/31/2024
AE201	Overall Building Elevations	5/31/2024		EP101	Level 1 - Power	5/31/2024
AE202	Overall Building Elevations	5/31/2024		EP501	Power Detail	5/31/2024
AE203	Building Elevations	5/31/2024		EP701	One Line Diagram - power	5/31/2024
AE301	Building Sections	5/31/2024		EY101	Level 1 - Systems	5/31/2024
AE302	Building Sections	5/31/2024		EY701	Systems Details and Fire River Diagram Voice Alarm System	5/31/2024
AE310	Wall Sections	5/31/2024		PV0.0	PV System Cover Sheet	5/31/2024
AE311	Wall Sections	5/31/2024		PV0.1	PV System Site Plan	5/31/2024
AE312	Wall Sections	5/31/2024		PV1.0	PV System Power Plan	5/31/2024
AE313	Wall Sections	5/31/2024		PV2.0	PV System Roof Plan	5/31/2024
				PV6.0	PV System One Line Diagram	5/31/2024
Includes Addendum #1: Dated 06/06/2024						
Includes Addendum #2: Dated 06/10/2024						