



April 14, 2017

Exhibit A

William S. Hart Union High School District Hart High School – Two Story Relocatable Classroom

General Inclusions:

Scheme 1C Revised: 24,960 SF

- (2) 156x40 Two Story Relocatable Classroom Buildings with 22 Classrooms
- (1) staff restroom at 2nd floor
- (2) janitor rooms, one on each floor
- (2) electrical and low voltage rooms, one on each floor
- (1) workroom at 2nd floor
- (2) boy restrooms, one on each floor
- (2) girl restrooms, one on each floor
- (1) equipment room at 1st floor
- (2) switch back stairs with light weight concrete treads and landings
- (1) two stop elevator and machine room
- (2) skywalks with no roof cover

DSA approved steel rigid frame construction, 20 lb. roof load, 85 mph wind load, Type V non-rated construction with fire sprinkler system in lieu of 1 hr construction, 2013 CBC

Fire Sprinkler Design and Installation. Wet fire sprinkler system throughout – brought to one point of connection for each 156x40 two story building. Semi-recessed sprinkler heads in classrooms, fully recessed at exterior soffits.

(Design Only) Below Grade Concrete Foundation System for building, stairs and elevator as per PC, with one design adjustment per soils report increasing footing depth to 24". Design to include rodent barrier 2" concrete slurry in crawl space, 16"-18" crawl space, cast-in-place vent/access wells with metal grates and frames.

Featured Inclusions:

1. Structural system with steel rigid frame construction (moment resistant)
2. 5" thick light weight concrete subfloors over metal deck, 1st and 2nd floors
3. Conventional 7/8" thick stucco exterior with expansion joints and integral two color finish
4. 4-sided parapet with exposed down spouts at rear
5. Brick veneer architectural feature
6. 4' x 5' Clear aluminum frame fixed dual glazed tempered windows, tinting 50%, each classroom – All Weather Architectural Aluminum Series 3000
7. Hollow metal 3070 exterior doors with view window, 16g welded door frames
8. Mesh system balcony/stair handrails w/ hot dipped galvanized finish
9. **Sarnafil** 60 mil single ply roofing system – 10 year warranty
10. **Trane** roof top 14 SEER gas/electric HVAC systems, 120/208 3-phase with ducting above ceiling and programmable t-stat per classroom, provide EMS system connection
11. 6 each 21" tubular skylights w/damper in each second floor classroom: 66 total
12. Type V non-rated construction with fire sprinkler system in lieu of 1 hr
13. Exterior LED soffit lights at overhang & balcony, exterior lights on photo cell
14. LED lights with occupancy sensors in all rooms
15. Armstrong mineral board 2x4 ceiling tile, t-grid approximately 9'-0"
16. Restrooms to have Ceramic tile at floors and 4-1/4" x 4-1/4" at walls over cementitious backer
17. All classroom and workroom flooring shall be Tandus Centiva Applause III, 2x2 ER3 Carpet Tile w/4" rubber wall base w/ walk off mats
18. Interior classroom walls with vinyl tackboard finish, include full panel close-ups (AMS standard colors)

Additional Inclusions:

1. Coordination of two story building design/obtain DSA approval with District Architect
2. Coordination of two story elevator with District Architect
3. Coordination of points of connection with District Architect
4. Coordination of restrooms with District Architect
5. Coordination of low voltage with District Architect
6. Coordination of stairways with District Architect
7. 2% sloped 8 ft. cantilevered balcony and 8 ft overhang
8. Schlage L9077 Mortise door locks w/ Everest keying system –construction cores only – LCN 4041 door closers
9. Building roof load shall be 20 psf
10. Building design wind load - Exposure "C"
11. R-21 roof insulation, R-19 wall insulation - formaldehyde free fiberglass insulation
12. Wet fire sprinkler system throughout - brought to one point of connection including riser assembly, riser assembly connection to POC 6" above finished floor, start-up, and testing of system
13. Semi-recessed sprinkler heads in classrooms, fully recessed at exterior locations
14. Electrical Panels three phase to be stubbed through floor for under building connection by others, panel interconnection conduits by AMS (wire by others).
15. HVAC chase in each classroom at 2nd floor
16. HVAC condensate lines plumbed to exterior at rear of building
17. (1) each hose bibb and (1) convenience outlet on roof of each building
18. (8) standard duplex receptacles per classroom, (1) clock and receptacle per classroom
19. All low voltage conduits in wall stubbed to above ceiling (F/A, communication, etc.)
20. F/A conduit and low voltage conduit above restroom hard lid ceiling as per Architect design
21. (1) semi-recessed fire extinguisher cabinet per classroom
22. Student restrooms and Staff restroom with ceiling exhaust, mirror, grab bars, Bobrick recessed toilet paper dispenser at ADA student toilets and staff toilet
23. Restroom toilet fixtures by Kohler – all fixtures shall be wall hung low flow, manual flush valves, urinal to be Falcon waterless (plumb urinal for future)
24. All restrooms shall receive 5/8" gypsum hard lid ceiling
25. All restroom toilet partitions shall be floor mounted overhead braced solid phenolic color through by Accurate/Bobrick or equal
26. Insta-hot at staff restroom sink
27. Sloan Xlerator Electric hand dryer in each restroom
28. Student restrooms to have 24x24 ceiling access panels
29. Under building sanitary waste manifolds stubbed through stem wall 2 ft outside building
30. 20g tube steel downspouts
31. (1) Roof access/hatch and ladder in custodial room 2nd floor, and (1) roof access/hatch and ladder in workroom 2nd floor
32. (2) 4'x8' magnetic white marker boards per classroom
34. Delivery, Installation, Standard Craning and Rigging, Supervision
35. Add (1) ¾" conduit above each exterior door for future intrusion system, extend conduit to above ceiling
36. Taxes and General Liability-Workers Comp Insurance
37. Mitsubishi split system at 1st Floor IDF room and 2nd Floor IDF room (cooling only)
38. AMS to provide material only for foundation access/vent well – grates and frames only
39. AMS to provide material only for all relocatable building/elevator/stair foundation steel embeds
40. Low Voltage 12" wide X 4" wire cable trays above t-bar ceilings – approximately 560 LF

William S. Hart Union High School District Hart High School – Two Story Relocatable Classroom

Exclusions:

1. DSA plan fees, Architect fees
2. DSA inspection fees, lab testing as required
3. Concrete flatwork, asphalt flatwork, curbs, retaining walls, mow strips, foundations
4. utilities/connection – (water, power, sewer, low voltage, gas, etc.)
5. site prep and plans showing grades, benchmarks, setbacks, finish floor height, etc.
6. fire alarm system, devices, wire, controls
7. special handling due to inaccessible site condition
8. surveying or civil plans
9. signage
10. intrusion system or motion detectors
11. low voltage systems, devices, pathways, or connections to site including EMS
12. window coverings
13. projector and/or screen
14. master keying or district keying
15. finished drywall interiors except hard lid ceilings at restrooms
16. underground utilities to pad
17. smart boards/systems
18. master distribution panels or electrical main distribution panels, transformers, and wiring to electrical sub-panels
19. appliances, furniture, casework
20. waxing/sealing of floor covering
21. security screens, window awnings (other than what is proposed), shade structures
22. foundation pit excavation for building, stairs or elevator or repair of underground hazards
23. import soils and soils tests
24. **below grade concrete foundation system design beyond standard PC (except footing increased to 24" as per soils report)**
25. **below grade concrete foundation system for building, slurry, cast in place access/vent wells and foundations for elevator and stairs**
26. temporary and permanent power, water, and phone
27. fencing, job shack, portable toilets, site security, dumpster, storage bin
28. EMS systems
29. seamless gutters
30. wire mold, TV systems
31. side overhangs
32. landscaping
33. public address system or intercom system
34. rated exterior walls
35. downspout connections to underground system
36. air balance reports or testing
37. drinking fountain (interior or exterior)
38. dedicated phone lines
39. plaster paint
40. water chlorination
41. building exterior security lighting
42. SWPPP program, dust control, erosion control
43. custom handrail system other than galvanized mesh or picket systems
44. soap and paper dispensers – except toilet paper dispenser at ADA and staff toilets
45. completion of items on elevator check list provided to District and Architect
46. brick veneer beyond 1000 sf as budgeted
47. brick veneer, metal cladding, or other architectural enhancements more than 8 lbs per square foot
48. methane gas remediation
49. builders risk insurance
50. Folding wall partitions
51. Elevator pit foundation water proofing

Note: The omission of any items(s) not listed in the assumed scope and exclusions shall not be construed to be included in this budget