

COTTONWOOD HEIGHTS

RESOLUTION No. 2023-23

A RESOLUTION APPROVING ENTRY INTO AN AMENDMENT TO AGREEMENTS WITH SIRQ, INC. FOR CONSTRUCTION MANAGER-GENERAL CONTRACTOR SERVICES (PUBLIC WORKS FACILITY PROJECT)

WHEREAS, pursuant to its Resolution 2022-40, the city council (the “*Council*”) of the city of Cottonwood Heights (the “*City*”) approved the City’s entry into an AIA Document A133-2019 and an AIA Document A201-2017 (collectively, as previously amended, the “*Agreements*”) with SIRQ, Inc. (“*Contractor*”) whereunder Contractor would provide construction manager-general contractor services in connection with City’s public works facility project as described in the Agreements; and

WHEREAS, the Agreements provide that at a mutually-agreeable time Contractor will prepare a Guaranteed Maximum Price proposal (“*GMP Proposal*”) for review by City and its architect and City’s acceptance as the Guaranteed Maximum Price (“*GMP*”) under the Agreements; and

WHEREAS, Contractor heretofore has submitted for City’s approval a GMP Proposal which City desires to accept as the GMP under the Agreements; and

WHEREAS, consequently, the parties have prepared an amendment agreement (the “*Second Amendment*”) whereunder the Agreements would be amended to establish the GMP thereunder; and

WHEREAS, the Council has reviewed the form of the Second Amendment, a photocopy of which is annexed hereto; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the City’s residents to approve the City’s entry into the Second Amendment as proposed;

NOW, THEREFORE, BE IT RESOLVED by the Cottonwood Heights city council that the attached Second Amendment is hereby approved, and that the City’s mayor and recorder are authorized and directed to execute and deliver the Second Amendment on behalf of the City.

This Resolution, assigned no. 2023-23, shall take effect immediately upon passage.

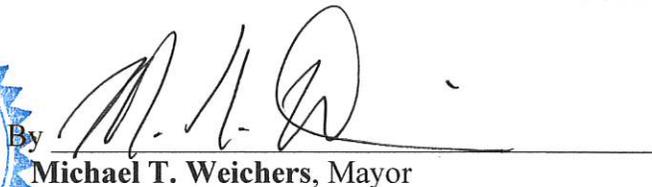
PASSED AND APPROVED effective 2 May 2023.

ATTEST:

COTTONWOOD HEIGHTS CITY COUNCIL

By: 
Paula Melgar, Recorder



By: 
Michael T. Weichers, Mayor

VOTING:

Michael T. Weichers	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
(<i>Vacant</i>)	Yea <input type="checkbox"/>	Nay <input checked="" type="checkbox"/>
J. Scott Bracken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Shawn E. Newell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Ellen Birrell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

DEPOSITED in the office of the City Recorder this 2nd day of May 2023.

RECORDED this 3 day of May 2023.

Second Amendment to AIA Documents (Cottonwood Heights Public Works Facility)

THIS SECOND AMENDMENT TO AIA DOCUMENTS (this “*Amendment*”) is made effective 2 May 2023 by **COTTONWOOD HEIGHTS**, a Utah municipality whose address is 2277 East Bengal Blvd., Cottonwood Heights, UT 84121 (“*Owner*”), and by **SIRQ, INC.**, a Utah corporation whose address is 3900 North Traverse Mountain Blvd., Ste. 202, Lehi, UT 84043 (“*Construction Manager*”). In this Agreement, Owner and Construction Manager are each a “*party*” and collectively are the “*parties*.”

RECITALS:

A. On or about 19 July 2022 the parties entered into an AIA Document A133-2019 and an AIA Document A201-2017 (collectively, as previously amended, the “*Agreement*”) whereunder Construction Manager agreed to provide construction manager-general contractor services in connection with Owner’s public works facility project (the “*Project*”) as described in the Agreement.

B. The Agreement provides that at a mutually-agreeable time Construction Manager will prepare a Guaranteed Maximum Price proposal (“*GMP Proposal*”) for review by Owner and its architect (“*Architect*”) and Owner’s acceptance as the Guaranteed Maximum Price (“*GMP*”) under the Agreement.

C. Construction Manager heretofore has submitted for Owner’s approval the GMP Proposal that is attached as an exhibit to this Amendment. Owner has reviewed that proposal and desires to accept it as the GMP under the Agreement.

D. The parties now desire to further amend the Agreement as provided in this Amendment.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, the mutual covenants and undertakings of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Defined Terms.** Unless otherwise defined in this Amendment, all capitalized “terms of art” in this Amendment shall have the same meanings and definitions as in the Agreement.

Section 2. **Acceptance of GMP Proposal.** Construction Manager hereby offers, and Owner hereby accepts, the attached GMP Proposal. Consequently, the parties agree that the guaranteed maximum price for the Work that is specified in the attached GMP Proposal shall be the GMP under the Agreement, subject to any future amendment to the GMP that is mutually agreed to by the parties in a subsequent, mutually signed, writing.

Section 3. **No Other Modifications.** Except as specifically modified in this Amendment, the terms of the Agreement shall remain unmodified and in full force and effect between the parties.

DATED effective the date first-above written.

CONSTRUCTION MANAGER:

SIRQ, INC., a Utah corporation

By: 

Name: Bret M. Vargason

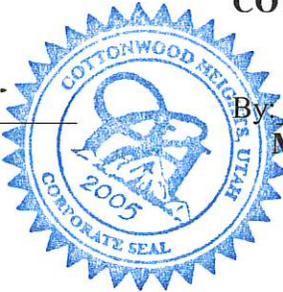
Its: Operations Manager

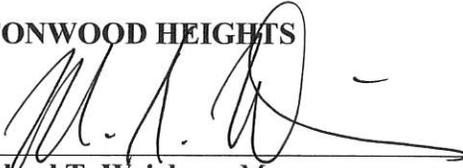
OWNER:

COTTONWOOD HEIGHTS

ATTEST:

By: 
Paula Melgar, Recorder



By: 
Michael T. Weichers, Mayor

Cottonwood Heights Public Works

Cottonwood Heights City



4/27/2023

21,054 SF

ALTERNATE #1

Description of work	Total	Bid Subcontractors	Cost/sf	Last Estimate	Variance	Total
General Conditions	\$ 453,643	SIRQ	\$ 21.55	\$ 345,440	\$ 108,203	\$ 22,000
SURVEY	\$ 18,050	RimRock	\$ 0.27	\$ 18,000	\$ 50	\$ -
CLEANING & TRASH	\$ 31,347	Simply Right	\$ 1.49	\$ 21,577	\$ 9,770	\$ -
CONCRETE	\$ 828,660	Cornerstone Concrete	\$ 39.36	\$ 943,093	\$ (114,433)	\$ -
POLISHED CONCRETE	\$ 30,000	Paul M. Wolff Co.	\$ 1.42	\$ 53,117	\$ (23,117)	\$ -
MASONRY	\$ 790,795	Allen's Masonry	\$ 37.56	\$ 569,937	\$ 220,858	\$ -
STEEL	\$ 657,464	JT Steel	\$ 31.23	\$ 890,595	\$ (233,131)	\$ 98,664
ROUGH CARPENTRY	\$ 35,542	Golder Acoustics	\$ 1.69	\$ 8,271	\$ 27,271	\$ -
ARCHITECTURAL WOODWORK	\$ 20,640	Great Basin Cabinetry	\$ 0.98	\$ 14,275	\$ 6,365	\$ -
DAMP-PROOFING	\$ 14,000	Western States Waterproofing	\$ 0.66	\$ -	\$ 14,000	\$ -
INSULATION	\$ 12,972	USI	\$ 0.62	\$ 98,480	\$ (85,508)	\$ -
AIR BARRIER	\$ 25,165	Western States Waterproofing	\$ 1.20	\$ 14,466	\$ 10,699	\$ -
SIDING	\$ -	See Roofing	\$ -	\$ -	\$ -	\$ -
ROOFING	\$ 466,078	All Weather	\$ 22.14	\$ 402,342	\$ 63,736	\$ 80,030
ROOF ACCESSORIES	\$ 16,357	Aladdin / TSC	\$ 0.78	\$ 7,800	\$ 8,557	\$ -
JOINT SEALANTS	\$ 10,824	Western States Waterproofing	\$ 0.51	\$ 8,062	\$ 2,762	\$ -
DOORS, FRAMES, HARDWARE	\$ 58,462	LKL	\$ 2.78	\$ 89,110	\$ (30,648)	\$ -
OVERHEAD DOORS	\$ 146,071	Wasatch / Alder	\$ 6.94	\$ 181,510	\$ (35,439)	\$ -
STOREFRONT	\$ 187,351	Flynn (Noorda)	\$ 8.90	\$ 168,490	\$ 18,861	\$ -
DRYWALL	\$ 178,922	Kenco	\$ 8.50	\$ 103,448	\$ 75,474	\$ -
TILE	\$ 38,740	Metro	\$ 1.84	\$ 34,149	\$ 4,591	\$ -
ACOUSTICAL CEILINGS	\$ 32,078	Golder	\$ 1.52	\$ 24,984	\$ 7,094	\$ -
FLOORING	\$ 21,173	Flooring Services	\$ 1.01	\$ 23,644	\$ (2,471)	\$ -
PAINTING	\$ 112,729	C-5 Paint	\$ 5.35	\$ 93,553	\$ 19,176	\$ 14,815
SIGNAGE	\$ 14,450	SIRQ	\$ 0.69	\$ 14,660	\$ (210)	\$ -
SPECIALTIES	\$ 42,670	TSC	\$ 2.03	\$ 32,005	\$ 10,665	\$ -
WINDOW COVERINGS	\$ 11,540	Savannah Shade co.	\$ 0.55	\$ 12,000	\$ (460)	\$ -
FIRE SPRINKLER	\$ 102,000	Quality Fire Protection	\$ 4.84	\$ 109,382	\$ (7,382)	\$ -
PLUMBING		Incl. See HVAC	\$ -	\$ -	\$ -	\$ -
HVAC	\$ 740,408	DB Mechanical	\$ 35.17	\$ 762,981	\$ (22,573)	\$ -
ELECTRICAL	\$ 657,939	Wasatch	\$ 31.25	\$ 844,448	\$ (186,509)	\$ -
EARTHWORK	\$ 744,789	Hadco	\$ 10.95	\$ 786,523	\$ (41,734)	\$ -
ASPHALT	\$ 177,279	Morgan	\$ 3.22	\$ 161,402	\$ 15,877	\$ -
FENCING	\$ 227,951	American / Harper / Buchanan	\$ 3.35	\$ 164,380	\$ 63,571	\$ -
LANDSCAPING	\$ 67,600	Sinc Constructors	\$ 0.99	\$ 122,451	\$ (54,851)	\$ -
Sub Total	\$ 6,973,688		\$ 331.23	\$ 7,124,575	\$ (150,887)	\$ 215,509
Contingency						
Inclement Weather Conditions	\$ 4,380		\$ 0.21	\$ 50,000	\$ (45,620)	\$ -
Design Contingency	\$ 52,336		\$ 2.49	\$ 142,915	\$ (90,579)	\$ -
Construction Contingency	\$ 418,684		\$ 19.89	\$ 441,236	\$ (22,552)	\$ -
Preconstruction Services	\$ 36,450		\$ 1.73	\$ 36,450	\$ -	\$ -
				\$ -	\$ -	\$ -
Indirects						
Building Permit	By Owner		\$ -			By Owner
General Liability	\$ 29,119		\$ 1.38	\$ 31,957	\$ (2,838)	\$ 838
Safety Allocation	\$ 1,879			\$ -	\$ 1,879	\$ 54
Warranty	\$ 1,353			\$ 14,031	\$ (12,678)	\$ 39
Builders Risk	\$ 10,630		\$ 0.50	\$ -	\$ 10,630	\$ 305
Payment & Performance Bond	\$ 64,509			\$ 157,353	\$ (92,844)	\$ 1,844
Fee						
Contractors Fee	\$ 325,000		\$ 15.44	\$ 325,000	\$ -	\$ 13,115
				\$ -	\$ -	\$ -
Grand Total:	\$ 7,918,027		\$ 376.08	\$ 8,323,517	\$ (405,490)	\$ 231,705

Owner Initials _____

SIRQ Initials BMV



PROJECT DATA

Project Address: 6579 S. 3000 E., Cottonwood Heights, UT
Site Acreage: 1.56 Acres
Building Square Foot: 21,054 SF

GENERAL CLARIFICATIONS

1. There are currently significant market volatilities in play. In the event that material resources, shipping resources, or manufacturing resources become compromised on a market scale, outside of the control of the Contractor, the Owner and Contractor agree to make reasonable adjustments to the contract time and cost.
2. The obligations of the Sureties and Principals under the Bond or Bonds to which this Work is associated are subject to the following limitations and conditions, to wit: that, it is a condition precedent to their liability hereunder that the contractual obligation (the contract or subcontract, as the case may be, being referred to in this Rider as the "Contract") between the Principal and the Oblige under this Bond includes (or shall be considered amended to include) a Force Majeure exclusion holding that the Principal and its Sureties shall not be held liable under this Bond or under the Contract for any impacts, delays, defaults, or damages related to Principal's work arising from, or related to epidemics, pandemics, medical emergencies, supply line interruptions, or natural disasters impacting the work required by the Contract, regardless of where such events occur, acts of God, terrorism, war, acts of government or administrative suspension, limitation, or shut-down, or the direct or indirect consequences or aftermath of any of the foregoing, and the Contract further provides that the Principal shall be entitled to an extension of the Contract Time and an equitable adjustment of the Contract Price, as a result of any of the exclusions heretofore cited. In the event the provisions for force majeure, time extensions, or equitable adjustment for time and money are more favorable to Principal in the Contract, than in this Rider, the more favorable shall apply.
3. COVID 19: On March 13, 2020, the White House issued Proclamation on Declaring a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak (the "National Emergency"). The parties agree and understand that any potential impacts associated with the effects of the National Emergency, including but not limited to supply chain disruptions, manufacturing shutdowns and associated delays, material shortages and workforce shortages, and impacts to availability of required inspections are not

yet known and, therefore, have not yet been included or addressed in this GMP. The parties agree that any cost or schedule impacts arising from the National Emergency shall be cause for an equitable adjustment to the contract time and the contract price. The Contractor will notify the Owner of any such specific impacts contemporaneously as they are identified. If Contractor is delayed at any time in the commencement or progress of the Work by any cause beyond the control of Contractor, Contractor shall be entitled to an equitable extension of the Contract Time. Examples of causes beyond the control of Contractor include, but are not limited to, the following: (a) acts or omissions of Owner, Design Professional, or Others; (b) changes in the Work or the sequencing of the Work ordered by Owner, or arising from decisions of Owner that impact the time of performance of the Work; (c) encountering Hazardous Materials, or concealed or unknown conditions; (d) delay authorized by Owner pending dispute resolution or suspension by Owner under §11.1; (e) transportation delays not reasonably foreseeable; (f) labor disputes not involving Contractor; (g) general labor disputes impacting the Project but not specifically related to the Worksite; (h) fire; (i) Terrorism; (j) epidemics; (k) adverse governmental actions; (l) unavoidable accidents or circumstances; (m) adverse weather conditions not reasonably anticipated.

4. SIRQ has included costs for Builders Risk. If Cottonwood Heights City has a policy in place to carry this internally, SIRQ will credit costs for this insurance.
5. We have excluded all 3rd party testing. This is to be provided by the owner.
6. We have excluded any geotechnical services or exploration in this pricing.
7. We have included costs for payment and performance bond for SIRQ on the GMP.
8. Due to the volatility in the supply chain, the Contractor will be making efforts to procure and/or secure materials before they are required. The purpose of this is to mitigate material delays, and to avoid unforeseen cost increases where possible. The Owner shall not withhold payment for equipment and materials that are procured, and/or secured, in advance of their respective installation timeframes. This clause authorizes the Contractor to take such initiatives. The Owner recognizes that this effort is a risk management strategy to benefit the overall project.
9. We have excluded any time lapsed photography for the project progress or equipment for the same.
10. The Contractor Contingency is to be used at the discretion of the Contractor to protect the Contractor's risk for the scope of work outlined in the Construction Documents, and included within the GMP. It is not to be used for added scope,

Owner Change Orders, latent conditions, delays beyond the Contractor's control, or other unforeseen items. The Owner shall hold a separate Project Contingency for such items. Any unspent Contractor Contingency shall be returned to the Owner at the completion of the project by way of a deductive change order to the Contract.

11. We have not included any utility connection fees within this pricing.
12. All Utility service agreements, and utility connection and impact fees are to be provided by the Owner. The Owner will ensure that such procurement is provided in a timely manner as to not impede the construction schedule.
13. All permitting costs are by Owner.
14. We have included several allowances, which are outlined below. The term "allowance" is used when conditions are unknown. The final design of these items can go below or above this designated allowance. These allowances need to be seen as a place holder and target for design. As such, it is the obligation of the Architect and Owner to evaluate the allowance provided, and if it meets the intent of the work to be performed. It is at the discretion of the Owner how closely to adhere to the costs. Once design is complete, SIRQ will provide firm pricing and relay these costs to the owner and architect for review.
15. We have included sales tax on materials being installed on the project.
16. It is assumed that the Owner will aid SIRQ in negotiations with external entities such as Rocky Mountain Power, Dominion Energy, etc., to maintain budgeted work and schedule.
17. There are no details or callout for a monument sign for the project. We have included an allowance of \$10,000 for a monument sign.

ALLOWANCES

18. \$810 : Transformer pad / slab
19. \$10,000 : Project Monument sign
20. \$12,870 : Siding above offices (Elevations show masonry)
21. \$11,050 : Glazed wall at Training Room
22. \$4,200 : Code and room required signage
23. \$27,510 : Metal lockers
24. \$3,060 : Shades at Training Room glazed wall

CONCRETE

25. There were no specifications for polished concrete. As such, we have included the following for floor type F-4 Polished Concrete: Class B Grind to small aggregate appearance (Salt & Pepper); 4-step grind and polish from 50 to 400 resins; Level 2 polish, Satin finish, 1 coat Eucosil Densifier and 2 coats Ultraguard.
26. There were no specifications for Sealed Concrete. As such, we have included the following for Floor type F-3 Scrub & Sealed Concrete Floors: Mechanically scrub and rinse floor; 1 coat of weatherproof siloxane sealer.
27. We have not included any joint filler within the apparatus bays, as nothing is currently shown in the drawings.
28. Transformer pad details were not provided in the plans. We have included an allowance of \$810 for a flat slab transformer pad (no vault). We have figured this as a 9' x 9' pad.

MASONRY

29. No mockups of CMU or stone walls have been planned or included in this pricing.
30. We have included insulated block as per the specification. Lead times are significant on this type of block. We are checking with alternate manufacturers as to potential costs savings and shorter lead times. We will keep Owner / Architect apprised of our findings and how they fit with schedule and budget.

METALS

31. We have not included AISC Certifications on steel fabrication or installation.
32. Steel pricing is currently volatile and can only be held for 15 days. At the time of contract, steel pricing per ton will need to be evaluated and adjusted accordingly.
33. No mockups have been included or planned for structural or miscellaneous steel components, including handrails.

WOOD

34. Sheathing at metal stud shear walls is only figured on one side of the wall assembly.
35. No FSC certifications for lumber have been included in this pricing.

36. We have included ½" fire rated plywood at MSW shear walls as shown on S603. The 7/16" fire rated OSB is currently unavailable.

THERMAL & MOISTURE

37. Specifications and plans are not clear regarding R value at the roof assembly. We have included 2 layers of 3" rigid insulation providing an R-30 rating as per details shown on AE152.
38. No foundation insulation is included in this pricing.
39. No insulation is included under metal roofing. Roof legend calls out for this item, however the details do not show them as a part of the system.
40. We have carried an allowance of \$12,870 above the offices for siding. The elevations show masonry, however the structural plan shows that this is a framed wall at this location.
41. We have included coverboard and membrane roofing over the south awning. Currently plans do not call out specifics for this roof section.
42. We have not included any spray applied fireproofing to any exposed structural steel members.
43. We have included a mechanically fastened roof system. If a fully adhered system is required, please add \$31,000 to the estimate.
44. We have included a 20 year, 90 mph warranty for the roofing system.
45. We have not included any fire caulking at top or bottom of wall assemblies in this pricing. None was shown in the details.

OPENINGS

46. Addendum #2 clarifies that the door hardware is being provided by the owner. The list of door hardware was not provided in the plans or specifications. As such, we cannot provide a price to install said hardware. All door hardware is assumed to be installed by the owner.
47. No door hardware information was given at the time of bid so we have included either a cylindrical lock prep or face holes for a rim panic device. Other options are available upon request. These hardware selections must be provided to SIRQ and the door manufacturer in a timely manner to be able to prep doors accordingly.
48. No doors or other means of access have been shown to the generator enclosure. We have not included any costs for this.

49. No STC ratings were shown at walls. As such, STC ratings for doors was difficult to determine, and no doors are included with STC ratings.
50. We have excluded overhead door motors with opening speed of 24" / second. We have included motors with a 12" / second rating.
51. We have excluded a 5 year warranty on the overhead doors, this is not available through the manufacturer.
52. The glazed wall between the open office and the training room is not shown on the window schedule. We have assumed this system is 7' high. We have also carried an allowance of \$11,050 for this area.
53. We have included operable windows at all offices.

FINISHES

54. All exposed painted gypsum walls to have a level 4 finish.
55. There are conflicting Specifications for exterior Paint Applications: We have included the Spec Section 07 1900 (Prosoco Sure-clean) for CMU walls.
56. We have not included high performance or intumescent painting or coatings of interior structural steel members.
57. We have not included any moisture testing for concrete slabs prior to installation of flooring.

SPECIALTIES

58. There is no specification for the metal lockers. We have included an allowance of \$27,510 which will provide for a 24" x 24" two tier industrial grade locker.
59. We have included 1 clean agent fire extinguisher.
60. No signage page was included in the contract documents. We have included an allowance of \$4,200 for code required signage.

WINDOW COVERINGS / FABRICS

61. Window coverings were not shown at the glazing between the Open Office and training Rooms. We have included an allowance of \$3,060 for manual shades at this area.
62. Hunter Douglas shades are included in base bid. To use Soleffect shades, there is a savings of \$1,100.
63. Shade heights are based off of the door and window frame types and schedules.

64. Programming of motorized shades is included with controls listed in proposal. Integrated programming of 3rd party controls is not included.

FIRE SPRINKLER

65. Fire sprinkler is priced as design-build wet system.
66. Fire sprinkler system conforms to NFPA-13 standards.
67. All areas in the apparatus bay or existing storage structure must be kept 40 degrees or higher to protect the wet system.
68. No specifications for fire sprinkler were provided. As such all designed components are by the Fire Sprinkler contractor. If changes in materials are desired, SIRQ reserves the right for a re-evaluation of pricing.
69. We have not included any painting of fire sprinkler pipe.
70. Outside monitoring and detection of fire sprinkler system is not included.
71. We have assumed that PSI / flow for the fire sprinkler system is adequate, and that no fire pumps will be needed.
72. Specialty fire sprinkler heads are not included, i.e. window washing heads, attic heads, institutional heads, ESFR heads, dry barrel heads, etc.
73. Dry/Pre-action system is not included in this proposal.

MECHANICAL

74. We have not included any post installation duct cleaning. Duct will be cleaned at fabrication, and maintained clean and covered throughout installation.
75. We have not included any fire smoke dampers in this pricing. There are none shown.
76. We have included access panels as shown in the drawings.
77. We assume the mechanical engineer has coordinated with the latest architectural drawings and has included all equipment, fixtures, and associated piping and ductwork pertaining to our scope of work on the mechanical and plumbing sheets.
78. We have not included any mechanical / plumbing permits or connection fees in this pricing.
79. We have not included any painting of gas, water, or waste piping.

ELECTRICAL

80. Pricing is based on using aluminum conductors for wire sizes over #1.

81. Pricing is based on using a lighting and controls package from Build 26. It provided an overall savings on electrical pricing and is currently incorporated into the overall costs.
82. All low voltage work with the exception of fire alarm is provided by others.
83. All DAS is excluded from this pricing.
84. All lightning protection systems and components are excluded.
85. We have not included any electric vehicle car chargers in this pricing.
86. Currently electrical gear has significant lead times. SIRQ will keep the owner apprised of lead time and their effect on the project schedule.

EARTHWORK & UTILITIES

87. We have not included any pricing for dewatering of utility lines, including underground wet and dry utilities.
88. We have not included work to connect existing gas line stubs on the west side of the property. This work to be performed by Dominion Energy and contracted directly by the Owner.
89. We have excluded permits, fees, utility impact fees, etc. for earthwork activities.
90. All compaction testing is assumed to be completed by the owner.
91. All excavation to be performed by standard excavation equipment. Any pockets of bedrock or otherwise difficult soils encountered will be evaluated on a case by case basis.
92. We have included reusing native soils as trench backfill, building backfill and borrow under surface improvements. If native soils are deemed to be inadequate or not approved by governing entities, additional pricing for imported backfill may be required.
93. We have excluded the water meter. The owner is to provide any / all metering devices.
94. Any soils or demolished materials exported from the site become the ownership of SIRQ and / or its subcontractors.
95. Any PVC, HDPE or ADS pipe pricing is good for 7 days from submission of bid. These items will be priced at current market rate.

SITE IMPROVEMENTS

96. Asphalt pricing is based upon asphalt being placed in 2023. If asphalt is placed in 2024, pricing will need to be adjusted to 2024 rates.
97. All asphalt testing is assumed to be completed by the owner.

98. All concrete testing is assumed to be completed by the owner.
99. We have currently included replacement of asphalt only where shown on the plans or where utility work is taking place. Overall evaluation of existing asphalt and possible areas of required replacement have not been made or included in this pricing.
100. It is assumed that Owner is responsible for moving all existing materials and components not related to the construction of the new facility, included but not limited to: connexes, concrete barriers, electrical equipment, vehicle parts, etc.
101. After the 90 day landscape maintenance period, it will be the responsibility of the owner to care for any plantings, seeding & landscaping installed.
102. SIRQ is not responsible for drainage issues caused by slopes 1% or less.
103. SIRQ has included costs to remove and dispose of the existing Owner trailer at the end of the project. SIRQ will provide adequate time for the Owner to retrieve and remove any supplies, furniture, etc., from the trailer at the end of project. SIRQ and / or its subcontractors will retain whole ownership of the trailer at the conclusion of the project.
104. No mockups of precast concrete walls have been planned or included in this pricing.
105. No details or elevations for precast walls were provided in the contract documents. SIRQ reserves the right to adjust pricing based on changes to costs included. We have assumed a 6' high precast wall, tricolor stain and standard pattern from Olympus Precast.
106. Sheet CS100 shows precast concrete walls along the east side of the project, as well as from the NE corner of the building heading south to the retaining wall at the UDOT property. Sheet AS101 also shows a small section along the south of the property line adjacent to the existing UDOT retaining wall. We did not include this section in the base bid as there is currently a retaining wall in this area. If it is required, please add \$5,760 to the estimate.



Attachment "A"
Billable Wage Schedule

<u>Category</u>	2023 Rates	
	<u>Monthly Rate</u>	<u>Hourly Rate</u>
Project Engineer	\$ 10,185	\$ 58.76
Project Manager	\$ 15,050	\$ 86.83
Assistant Project Manager	\$ 11,445	\$ 66.03
Senior Project Manager	\$ 18,000	\$ 103.85
Project Executive	\$ 25,000	\$ 144.23
Senior Superintendent	\$ 18,000	\$ 103.85
Superintendent	\$ 15,050	\$ 86.83
Assistant Superintendent	\$ 11,445	\$ 66.03
Temp Labor		\$55

SIRQ Construction

Attachment "B" Billable Equipment Rate Schedule

Rates established June 2023 - Subject to change annually

Item	Rate	Unit
Jobsite Office Trailer	\$ 1,150.00	Month
Superintendent Vehicle	\$ 1,550.00	Month
Project Manager Vehicle	\$ 1,550.00	Month
Hardhats	\$ 25.00	Each
Safety Vests	\$ 25.00	Each
Cable Ramps	\$ 45.00	Month / Each
36" Box Fans	\$ 465.00	Month / Each
48" Barrel Fans	\$ 1,500.00	Month / Each
Torpedo Heaters	\$ 720.00	Month / Each
Gas Hoses	\$ 45.00	Month / Each
Fire Extinguishers	\$ 15.00	Month / Each
Fire Extinguisher Stands	\$ 15.00	Month / Each
60" Gang Box	\$ 225.00	Month / Each
Job Trailer Package	\$ 3,000.00	Month / Each
Candlestick Cones	\$ 32.00	Month / Each

The Owner and Construction Manager may elect to add additional equipment as needed during the course of construction as mutually agreeable by both parties.