January 20, 2013

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| Josh Smith- TI Construct Co.60 South Market StreetSan Jose, CA 95113 | Via Email |
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| RE: | **App-Side Down****1 Tower Place – 10th, 11th, and 12th Floors** |
|  |  |
| Subject: | Electrical Proposal |

Dear Josh:

We are pleased to submit our electrical project for the App-Side Down project at 1 Tower Place, South San Francisco.

Our proposal is in accordance with the drawings and clarifications listed below:

**Drawings & Specifications**

Electrical Drawings Issued for Bid, Permit and Construction August 31, 2012

Architectural Drawings August 31, 2012

Mechanical Drawings September 5, 2012

Plumbing Drawings September 5, 2012

**Clarifications**

1. The following items are included in our Base Bid Budget:
2. All labor at straight time and time and a half rates based on the General Contractors Schedule.
3. All branch wiring included utilizing MC Cable as allowed by NEC.
4. Ring & string for non-rated walls for telecom outlets. Back box and 3/4” conduit stub to accessible ceiling at rated walls. Conduit is provided for tele/data furniture feeds routed in the Level 9 ceiling.
5. (2) Floor boxes for Power and data are included for the reception desk on Level 11. Coordination is required for specific requirements. No internal power or data connections are included.
6. Dual channel Wiremold is provided in the 10th Floor lab room.
7. Lighting as shown.
8. Wattstopper Complete Control Lighting Control System is provided. Occupancy Sensors will be provided in enclosed spaces. Daylighting is provided, as required by code.
9. Dimming via a wall box dimmer is provided in the following rooms:
	* + Video Conference 1040
		+ Large Conference 1052
		+ Video Conference 1127
		+ Conference Room 1251
		+ Video Conference 1257
		+ All Hands Room 1032
10. Lutron Grafik Eye is provided in the Board Room and Training Room.
11. UL924 relays are provided in the IDF, Server Room, Conference Room 1052, and the All Hands Room 1032 for override of emergency fixtures.
12. Temporary Power. (3) Spider boxes per floor. Task Lighting by others.
13. (4) 120V connections per floor for VAV boxes. Location to be coordinated with HVAC contractor.
14. Life Safety / Fire Alarm System- Notification Devices. See breakout pricing.
* 42 ADA Compliant Multi Candela Speaker Strobes
* 24 ADA Compliant Speakers only
* 51 ADA Compliant Multi Candela Strobes
* Open air cabling
1. Life Safety / Fire Alarm System- Initiation Devices, per revised Smoke Control Report. See breakout pricing.
* 280 Smoke Detectors
* 31 FSD Connections
* 30 UUKL Input Output Module
* 6 Addressable Control Relays

**Clarifications (Continued)**

* 2 Duct Detectors
* Firefighters Fan Control Panel
* Addressable loop controller
* Per code, smoke control initiating devices must be in conduit. All notification devices will remain open air cabling.
1. Server Room / IDF Rooms.
* (1) 150KVA UPS with 30 minutes of battery back-up
* New Eaton distribution equipment and feeders as indicated on the single line are provided.
* Power feed and associated safety switches to (2) 7.5 Ton AC Units and (2) 30 Ton CRAC Units.
* Power devices, as required on the TELEDATA drawings
* Emon Demon meters are provided for the new HVAC equipment
* An Emergency Power Off (EPO) system is provided in the Server Room.
* A ground bus bar and grounding to the nearest building steel is provided.
* Ladder Rack within the IDF and Server Room is to be furnished and installed by others.
1. AV System includes rough-in per the Electrical drawings.
* Single Gang back box and ¾” conduit is provided for the room scheduler. No power is provided (none shown).
* FSR PWB-100 wall boxes are provided at locations with TV Monitors. Multiple conduit runs are provided to floor boxes, ceiling, display, etc.
* Wiremold 6AT floor boxes are provided with power, data, and AV capability. Floor boxes are to be coordinated with conference room table selection
* 4G back box for AV equipment is provided.
* Rough-in for Touch Screen box is included. Touch Screen box is to be furnished by the AV Contractor.
1. Security rough-in stubbed to nearest accessible ceiling.
2. (10) Equipment Connections to 120V fractional horsepower Transfer Fans are provided in the Conference Rooms. Quantity to be confirmed with Mechanical Contractor.
3. Fire Sealing.

**Clarifications (Continued)**

2. The following items are not included in our Base Bid Budget:

1. Pre-action, Fike Panel control conduit, wiring, etc. 120V connections only.
2. All cutting, patching, painting, saw cutting
3. Work of other trades.
4. Telecommunications cabling, equipment, head end.
5. A/V device and cabling installation.
6. Sound masking cabling, equipment, head end.
7. Electrical Connections to Motorized shades.
8. Conduit, wire, and connections for HVAC / BMS controls.
9. Payment & Performance Bond.
10. Fire rated enclosures for down-lights/recessed fixtures where required.
11. Furniture whips – provided by furniture vendor.
12. Our proposal is based on the assumption that the General Contractor will require, and enforce, good housekeeping practices, at all times. Cupertino Electric will be responsible for its own cleanup.
13. Our proposal is based on the assumption that work will flow in a continuous, sequential, adjacent area by area manner, with adequate time allowed for electrical work in the construction schedule. Work stoppages, and work requested to be performed in a non-continuous or compressed manner, may result in a request for an upward adjustment of the contract value.
14. Requests for additions to the project scope will be labored in accordance with the current edition of the ***NECA Manual of Labor Units Level 1***. Materials will be priced in accordance with (then current) Trade service, end column price levels minus twenty percent.
15. The General Contractor is to develop, and maintain, a schedule coordinated with Cupertino Electric. Any change in the actual construction may result in a request for an upward adjustment of the contract value. Expeditious work authorization is required to meet the project schedule.
16. The clarifications as listed herein shall be incorporated into the contract.

**Electrical Proposal**

Base Bid for Electrical Work per plans, specifications, and clarifications, as detailed above; furnished and installed, and sales tax included.

 **Base Bid Electrical: $2,518,254**

Thank you for the opportunity to be of service to you. We appreciate your consideration of Cupertino Electric, Inc., San Francisco. Should you have any questions, or require additional information, please contact me at 415/970-3489 in our San Francisco office.

Sincerely,

Cupertino Electric, Inc., San Francisco

*Erin Rolita*

Erin Rolita

Chief Estimator