



## Uncle Ben's Electrical

Date: February 6, 2020

To: DPR Construction  
Attn: Estimator  
Subj: SoundWave Studios

DPR,

Thank you for the opportunity to provide a proposal for the electrical, fire alarm, and structured cabling of the above referenced project. Our base pricing covers the furnishing and installation of all normally anticipated materials and equipment as referenced in the Design Development drawings dated 7/20/19 and the documents listed below. This proposal is to be considered budgetary and is our best interpretation of the design criteria provided. This proposal is subject to the clarifications and exclusions listed below.

### **Reference Info**

Specification : Issued for plan check dated 9/21/19  
Document/ Drawing : IPC drawings dated 9/21/2019  
Addendum : None Provided

### **A. Pricing:**

#### **Base Bid**

1. Tenant Improvement	\$ 3,432,246
2. Sound/Foley area	\$ 241,000
3. Data Center	\$ 525,000
4. Restroom Cores	\$ 70,526
5. 1 <sup>st</sup> Floor Exterior Courtyard	\$ 11,320
6. 2nd Floor Exterior Courtyard	\$ 15,088
7. Feature Stairwell	\$ 4,820

Total Base Bid Pricing \$ 4,300,000

#### **Add Alternates**

**B. Scope Information:** Our proposal includes but is not limited to the following:

**General Information:**

1. Building's current condition being in warm shell state
2. Tenant Improvement to include branch power on walls in offices and floor boxes and poke thru's for open work areas. Conduit stubs to accessible ceilings for low voltage system, power connections to smoke fire dampers and VAV's, LED 2'x4' and 2'x2' drop in fixtures in T-bar ceilings, recessed downlight fixtures, dimming and lighting controls.
3. Important note: Per specification section 26 00 00-9, 2.01.1.1, "circuit breakers": all 480/277v breakers 600 amps and above are to be electronic trip, 100% rated. Switchboards are required for were this installation occurs. The single line and panels schedules indicates distribution panels.
4. Data center pricing is based on preliminary design of power for 20 racks with (3) 30A 220v outlets per rack, power to (2) HVAC CRAC units, general power, lighting, and grounding, and furnishing/install of two UPS units per single line diagram. Based on a non-raised floor. Racks are NOT included in pricing.
5. Bathroom build outs includes general branch power, recessed downlight fixtures, branch lighting and lighting controls.
6. 1<sup>st</sup> and 2<sup>nd</sup> floor exterior courtyards to include lighting fixture type "F40 and "F41". Quantities for the 1<sup>st</sup> floor "F41" from architectural drawings.
7. Emergency lighting to be accomplished by using an inverter as shown on the single line diagram
8. Furnish and install a complete fire alarm system. Based on using EST.
9. Structured cabling as open cabling installations. Sleeves provided at hard lid locations and in the first floor corridor sections to cable tray. Open office areas as j-hook type installation.
10. Install plaster rings and conduit stubs with pull strings to accessible ceiling for A/V. Per BugID drawings.
11. Install back boxes and conduit runs to cable tray for security system devices.
12. Homeruns from first device will be in EMT. All branch after the first device will be in MC cable.
13. Temp Power is included and consists of (4) spider boxes with 50A cords fed from existing distribution, 100' light stringers to provide adequate light levels for egress. Task lighting is by others.
14. Fire Stopping for electrical
15. Includes costs for BIM
16. The AC series drawings indicate in the plan symbols list an "Equitech panel/isolation transformer unit. The drawings do not indicate if this is required. Our proposal does not include this unit. Considered as supplied by others.
17. Lighting for the sound pod rooms, the sound control room, and the sound office areas include lighting as indicated on drawing sheets AC2 and AC3.
18. Conduits and back boxes for the speaker's in the sound control room, sound pods, and Foley room are included as shown on the BugID drawings dated 7/18/18. This includes the signal transport back box (for the MPS panel supplied and installed by AV contractor).
19. Production pipe grid supply and installation is not included in this proposal price (ref: BugID dwg RCP0303.3).
20. Power poles for system furniture is considered as provided and installed by systems furnishing contractor.
21. VFD's installed by others. Electrical terminations only.

**Clarifications:**

- ❖ Our proposal is valid for 30 days from the date of submission.
- ❖ Our pricing is based on construction time of 6 months, with electrical work to commence on or about 11/1/18, on a five day per week, 8 hours per day single shift schedule unless otherwise specified below:
- ❖ Our proposal includes commodity material (i.e. copper, steel) pricing as of today's market value. Escalation of these products beyond our control may result in additional compensation.
- ❖ We are a union contractor. We are bondable for the above bid amount and our bond rate is approximately (.63) %, however, the bond premium is not included in our base bid. Performance bond (if required) will be executed on a form acceptable to our surety. Not withstanding anything to the contrary, our bid is conditioned on mutually acceptable terms being negotiated. Further, we do not

agree to be bound by the terms of any document not furnished to us.

**C. Exclusion: The following items are excluded from our scope of work:**

1. Utility company service charges, fees and usage
2. Formed and/or finished concrete, including pole bases and housekeeping pads
3. Control wiring, conduit and devices for Mechanical or other systems regardless of voltage
4. Lighting fixture support/seismic wires
5. Seismic engineering/calculations as they apply to building structural
6. Fire rated enclosures (drywall) for lighting fixtures
7. Structural support for lighting fixtures over 50 lbs
8. Trash removal and dumpster charges
9. Painting, patching
10. Power connections to existing or new roof top mechanical units
11. Sawcut, breakout, removal, repair concrete, or building surfaces
12. Handling or removal of any hazardous materials
13. Handling, Storing and Installing equipment furnished by others
14. Generator and transfer switches
15. Liquidated damages for any delays not directly attributable to Uncle Ben's Electrical
16. Upgrading existing electrical systems to current code requirements unless specifically noted on documents
17. Racks in the data center.
18. Structured cabling system
19. Security Systems cabling and devices
20. AV Systems cabling and devices
21. Equitech power panel/transformer on AC3 drawing plan symbols legend
22. Temporary power and phone for trailers
23. Access Panels and installation
24. Access hatches (ref. BugID dwg. CON0102)
25. Plywood backboards
26. Performance Bond
27. Isolation type transformers

Please do not hesitate to call if you have any questions or you would like to discuss this proposal in more detail.

Sincerely,

*Steve Sparks*

Estimator,  
Uncle Ben's Electrical