

**FLYNN BEC LP**

2160 W 1700 S, Salt Lake City, UT 84104

T: 801-503-3000 F: 888-899-1389 V : www.flynncompanies.com

July 19, 2023

**BUDGET SCOPE LETTER**

To:

Project:

**IKON USA**

PO Box 980022

Park City, UT 84098

Attention: Mr. Mark Huber and Kevin Monson

**Sommet Blanc**

Sommet Blanc

9300 Marsac Ave. Park City, UT 84060

This proposal includes pricing associated with the following Project Specifications, drawings and addenda:

- OLSON KUNDIG – Issued for Construction Set Drawings and Specifications dated 11/18/22 – Cover page issued for pricing 3/16/23
- Section 075556 - Fluid-Applied Membrane Roofing
- Addenda Acknowledged: None

**SCOPE OF WORK**

- **075556 – FLUID-APPLIED MEMBRANE ROOFING:**
  - 1) Provide complete product data and installation detail submittal for approval prior to start of work.
  - 2) Furnish and install 215 mil fully-reinforced Hot Fluid-Applied Waterproofing
  - 3) Furnish and install 1-layer 90 mil protection membrane
  - 4) Furnish and install fully reinforced PMMA at the sheet metal girts under the standing seam roofs
  - 5) Perform an initial Electronic Field Vector Mapping (EFVM) integrity scan
  - 6) Furnish and install 1-layer drainage mat / loose laid
  - 7) Furnish and install 6" total thickness (R30) Extruded Polystyrene insulation / loose laid (where indicated on the plans)
  - 8) Proposal includes Manufacturer's (20) year warranty, and Installer's (2) year warranty.

**Building A:** \$1,105,500 (based on 23,800 sf)**Building B:** \$1,405,000 (based on 30,300 sf)**Building C:** \$985,000 (based on 21,200 sf)**Connector Roofs:** \$325,000 (based on 6,800 sf)**ALTERNATE PRICING OPTIONS**

- 1) Pipe penetration not shown, Add: \$225 each.
- 2) Price Protection on materials through 6/1/2024, Add Allowance: \$160,000

**QUALIFICATIONS & EXCLUSIONS**

- 1) Pricing provided herein is based on the information provided, and explicitly excludes inferred, implied, or "intended" items, or any items not shown on the drawings and specifically qualified here-in. Pricing is valid for (14) days.
- 2) Budget proposal is based on 40-hour work weeks with no overtime. All overtime is at a time and one-half rate except for Holidays, Sundays, work weeks over 60 hours or over 10 hours per day. In these cases, the rate is double time. Sufficient areas and suitable equipment access must be ready for installation prior to mobilization.
- 3) Excludes: All lift equipment and access to install waterproofing / roofing, hoisting of materials to roof, protection of installed/finished roofing / waterproofing, flashing/sealing of other trade's penetrations after installation of roofing systems; waste disposal, installation over buried components on the substrates surface; warranty coverage of overburden removal / replacement, full time / third party inspections, correction of slope, water ponding / flood testing, furnish / install of any sheet metal at roofing / waterproofing scope, flood testing at drains, wall air/vapor barriers or WRB other than listed, expansion joints or expansion joint covers, splash blocks, fall protection systems, wood blocking or wood work, saw cutting, temporary roofing / waterproofing, heating/drying, snow/ice removal, any/all special testing, any interior work, flashing/sealing of other trade's systems, supply / install of paver / pedestal assemblies, supply / install of vegetated roof assemblies, supply / install filter fabrics / moisture retention mats, PMMA or liquid flashings at building wall interface with hot rubber (no details provided), bellman / rigger, weather protection or tenting, full-time or third party inspections, design responsibility, surface preparation, geofoam or foam fill insulation, Insulation at L1
- 4) Quotation includes fluid-applied flashings at 76 (each) penetrations on Building A, 97 (each) penetrations at building B, 68 (each) penetrations at Building C, and 12 (each) at the Connector Roofs.
- 5) Budget quotation is based on just-in-time deliveries. Laydown area / location / logistics plan to be mutually agreed upon prior to material order / procurement.
- 6) Budget quotation is based on use of GC provided tower crane for all loading and offloading of waterproofing materials during normal business hours for the duration of our work.

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- 7) See the attached color take off plans for scope of work locations.
- 8) Flynn will not be called upon to perform work in adverse weather conditions where safety, quality, or Manufacturer's requirements prohibit such installation, nor will Flynn be held responsible for schedule impacts resulting from such delays.
- 9) Budget proposal is contingent upon a mutually agreed upon Schedule and Subcontract Agreement. Bond and Sales Tax are excluded.

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**ADDITIONAL SCOPE ALTERNATES**

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1. Deduct Fluid-Applied Roofing under Standing Seam Sheet Metal Roofing per Assembly R2/A0.10, Deduct: (\$925,000)
2. Furnish and install Fluid-Applied Roofing with 13#/sf double washed standard color river rock in lieu of assembly R2/A0.01, Deduct: (\$295,000) – this includes the deletion of the PMMA at the sheet metal girts
3. Furnish and install PVC Décor rib profile roofing assembly in lieu of Assembly R2, Deduct: (\$175,000)
4. Furnish and install Polyiso insulation crickets at R2 assembly in lieu of concrete topping slab crickets, Add: \$25,000
5. Furnish and install split slab Fluid-Applied Roofing (Assembly F20 / A0.10) at areas shown on A2.1A.03, Add: \$175,000 (based on 6,700 sf)
6. Furnish and install split slab Fluid-Applied Roofing (Assembly F20 / A0.10) at areas shown on A2.1B.03, Add: \$127,500 (based on 5,100 sf)
7. Furnish and install Foil Faced SAM at building wall interface and coping locations (5 & 13 / A8.91), Add: \$165,000
8. Furnish and install reinforced PMMA flashings at building wall interface and coping locations (5 & 13 / A8.91), Add: \$315,000
9. Furnish and install UV stable cap sheet protection layer in lieu of 90 mil protection layer, Add: \$425,000
10. Furnish and install temporary hot rubber (90 mils + 6 mil polyethylene film) at main roof and upper roof areas, add: \$395,000

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**SUBCONTRACTOR ALTERNATES**

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| 1. Furnish and install pedestal set pavers, Add:  | TBD |
| 2. Furnish and install vegetated roof system set in trays (excludes multilayered assemblies as specified), Add: | TBD |