



Turner & Knight Electric has reviewed the plans, specifications and drawings and is pleased to offer the following budget estimate.

Job Name: Sommet Blanc
Job Site Address: 9300 Marsac Ave. Park City, Ut 84060
Bid Date: 07/20/23
Proposal for: ICON USA
E-Plans Dated: 11/18/22 (Pricing Set)
Addendum: None

Building A – Included one-line equipment for A&B – • includes DAS and Two-Way Communications	\$7,448,635
Building B – Includes site lighting and pool area for A&B and standby generator – • includes DAS and Two-way Communication	\$6,665,855
Building C – (finalizing review on drawings)	\$4,867,061
Generator Break-out + tax – Pricing included in building B	(464,234.00)
Delegated Engineering for Seismic for fixture - Budget	
Budget hole scopes below	
RMP Site work – Primary power (vaults, conduits, installation). Excavation for this portion is not figured.	By others
TBD – Missing Specifications Lighting fixtures, not included in A,B or C: See counts below	\$775,441
Snow Melt/ Heat trace - Budget	\$390,000
Arc Flash and Coordination Study - Budget	\$50,000
Security & Card Access	TBD
Project Total Cost	

- Please see the attached scope of work for inclusions and exclusions
- This proposal is based on drawings dated:
- Addendum acknowledged: No addendum(s)

We appreciate the opportunity to participate in the design assist project and hope it meets your requirements. If you have any questions or need additional clarification, please contact us

This proposal is based upon Turner Electric & Knight Electric Standard Terms and conditions or unless otherwise indicated below:

Contact information: Zach Jones: Zach.knightelectric@yahoo.com
Jay Knight: jay.knightelectric@yahoo.com
Jeff Turner: 801.301.5334, email – jeff@turnerelectric.net
Office: 801.298.9772

Project Includes:

Pricing is based upon drawings given with assumptions based upon design build meeting and plan review and NFPA 70 standard for installation. Note at the time of pricing as per Utah Code NEC 2017 is in effect for permitted project prior to July 2023.

- RMP Site utility Loop work:
 - *By others*
- Furnish and install Power Distribution equipment for building A, B & C as per design build changes to the one-line drawings and panel schedules and drawings intent.
 - RMP transformer vaults size specification(s) not included in bid documents pricing for vaults is not included. Typically figure \$11-13K for installation
 - RMP utility plan not provided, pricing for utility HV feeders not provided in this scope.
- Site communications: Provide feeder conduits whereas shown on the drawings that provide routing to Telcom room locations for building A, B & C. Provide and install pull conduits to unit locations as shown on the drawings. Note that min 12x12" J-boxes with accessible covers in each common hallway leading to unit(s)
 - Site communications utility feeder not provided in this scope. Locations and specifications not provided in documents.
- Provide and install a 600kW standby Emergency back-up generator with ATS's and feeders. Fuel tank is a sub base, 660 gallon, UL 142 compliant install. Generator will have a Remote Radiator and Charge Air Cooler. Provide and install an Annunciator -panel mount with enclosure.
- Note: Cummins takes exception to the bid alternate regarding the DPF system as described in the gen specs. The information provided illudes to a complete tier 4 compliant SCR aftertreatment system, which is much more complex than a passive DPF exhaust. Physical space would be the main concern. See Clarifications
 - Installation of house keeping pad not included for generator.
 - Note that pricing for exhaust and HVAC equipment is not included for emergency power generator room.
 - Fuel lines for the Remote fuel tanks not included in this pricing
- Provide power to fire pump (FP) directly to utility transformer and connection to ATS and emergency back-up generator.
- Branch/feeder power and connections for M&P equipment provided as per drawings. Note:
 - Equipment schedules do not specify equipment disconnects as a result are open items.
 - Also, partial HVAC equipment (split and condensing units) and specifications not shown on E sheets and locations not specified or shown; these items are not estimated in this scope
- Power to pool equipment panel provided.
 - As per note #3 on sheet E2.2B.02 power to pool equipment not provided. Pool grounding and equipment control wiring not included at this time
- Raceways for feeders and branch wiring: Underground conduit to be in PVC. Exposed conduit will be run in EMT or rigid (where subject to damage). Concealed wiring will be in EMT or MC (cable). Residential units will have MC feeders and MC wiring for branch power and lighting. MC feeder(s) will be installed in a horizontal cable tray exposed in parking structure.
- Pricing and installation for lighting fixtures in each building as per fixture schedule as also the site lighting fixtures.
 - Pricing for decorative fixtures, LD05, LD10-LD22 not included in this scope. See below for quantities
- Site lighting branch control circuitry not shown or specified on drawings. Approx. 20 control switch legs included in this scope.
- Lighting Control system to for common areas to be Lutron Athena control system with Ketra fixtures in specified areas as per design build meetings. Occupancy stand-alone sensors for closets, utility rooms and backrooms as per design.
- Lighting Control system for residential units will be Lutron Radio RA3 base design with upgrade option to Lutron Homeworks. Note pricing for RA3 is the basis of design.
- Fire Alarm: Provide the installation of fire alarm devices, fire alarm circuitry and coordination with equipment manufacturer certified provider and installers. PCS is our selected supplier as of this proposal date.
- Fire caulking is included in our scope of work for electrical conduits.
- Ice melt/Roof melt/Heat trace circuitry – heat trace panel(s) and panel feeders are included in our scope of work. Note: circuitry, specifications and Location place holder shown for roof ice melt shown on drawings. Also, power circuitry to heat trace for Hydronic piping as shown in parking areas is included in our scope of

work. See note #5 on sheet E2.2A.02 for example.

- Hydronic heat trace equipment is assumed to be supplied by plumbing and not in our scope

Excludes

- See item above in blue
 - Payment and performance bonds
 - Temporary power/ lighting
 - Removal of spoils from Site
 - Painting and Patching
 - Voice, data, sound wiring and or equipment.
 - Arch Flash/coordination study
 - Electrical permits
 - Clash detection, delegate engineering for seismic currently not included in our pricing.
 - Concrete for duct bank not included. – See trench for Emergency underground feeders on one line for reference.
 - Note: equipment schedules are incomplete
- as per the approved safety disconnects and or starters. Note also the VFD for mechanical/plumbing equipment provided by others and not in our scope. Connections are included.
- HVAC control wiring for common and residential areas is not in our scope.
 - House pads for electrical equipment not included.
 - Automatic door openers, stanchion posts and or wiring not included in this scope of work.
 - Roof melt/heat trace equipment and installation. – See budget pricing
 - Lightning protection system

Clarifications:

- ❖ ID drawings and specifications not complete
- ❖ Budget number and assumptions made for the missing Mechanical equipment specs and locations of mechanical equipment. Assumptions also made for the disconnects not shown on the drawings.
- ❖ Material Escalation Clause: Bid is good for 60 days. If, during the performance of this contract, the price of commodities, lighting and/ or gear packages significantly increase, through no fault of Turner/Knight Electric, the price of commodities, lighting and/ or gear packages shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increase. As used, herein, a significant price increase shall mean an increase in price exceeding 5%. Turner/Knight Electric shall not be liable for any additional costs or damages associated with such delays(s)
- ❖ Submittals, warranties, as builds and O&Ms will be digitized copies.

Lead times

- ❖ Electrical distribution gear lead time – Currently 56 weeks for the longer lead items.
- ❖ Genset lead times – 52-56 weeks at the time of approval.
- ❖ Fixtures: Non-decorative fixtures – Typically 6-10 weeks. Decorative fixtures: TBD
- ❖ Note: Cummins takes exception to the bid alternate regarding the DPF system as described in the gen specs. The information provided illudes to a complete tier 4 compliant SCR aftertreatment system, which is much more complex than a passive DPF exhaust. Physical space would be the main concern.

- ❖ **Material Escalation Clause:** Bid good for 30 days. Currently Turner Knight Electric does not have a clear escalation clause or pricing escalation included in our proposal for project pricing. If, during the performance of this contract, the price of commodities, lighting and/ or gear packages significantly increase, through no fault of Turner Knight Electric, the price of commodities, lighting and/ or gear packages shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increase. As used, herein, a significant price increase shall mean any increase in price exceeding 5%.
- ❖ **Price as Noted and terms are: Net 30 Days.** A finance charge of 2% per month (annual percentage of 24%) applies to unpaid balances, unless otherwise agreed upon.

APPROVED AND ACCEPTED BY:

X

Jeff Turner
President

X

Name
Title

Missing Fixture Counts

LD05	122	Stairwell Sconce, Bldg AB
LD10	1	Lobby Chand.
LD11	36	Bldg C, Staircase Sconce
LD11-1	8	BATH SCONCE
LD12	10	Public Bathroom Vanity
LD13	3	Reception Sconce
LD14	3	Art Light
LD15	5	Bar Pendant
LD16	5	Pool Table Pendant
LD17	17	Column Sconce
LD18	33	Small Bowling Pendant
LD19	4	Large Bowling Pendant
LD20	3	Game Lounge Sconce

