



Kevin Monson &lt;kmonson@aspengroupusa.com&gt;

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**Fwd: Updated budget pricing**

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**Mark Huber** <mhuber@aspengroupusa.com>  
To: Kevin Monson <kmonson@aspengroupusa.com>

Wed, May 10, 2023 at 2:38 PM

----- Forwarded message -----

From: **Steve Jones** <[Steve.Jones@flynncompanies.com](mailto:Steve.Jones@flynncompanies.com)>  
Date: Fri, May 5, 2023 at 12:41 PM  
Subject: Updated budget pricing  
To: [mhuber@aspengroupusa.com](mailto:mhuber@aspengroupusa.com) <[mhuber@aspengroupusa.com](mailto:mhuber@aspengroupusa.com)>  
Cc: Ed Hymas <[Ed.Hymas@flynncompanies.com](mailto:Ed.Hymas@flynncompanies.com)>, Matt Allen <[matt.allen@flynncompanies.com](mailto:matt.allen@flynncompanies.com)>

Good afternoon –

Please see attached revised budgets for Sommet Blanc. We've tried to update as best we could based on the current drawings, but there are a number of outstanding questions as you know. Hopefully things are spelled out well, but let us know if you have any questions or concerns.

I pulled out the SSMR for the time being, as we really don't recommend using a low slope SSMR in this area/elevation.

Have a great weekend!

Thanks,

Steve

**Steve Jones**  
Estimator  
Flynn BEC LP  
A member of the Flynn Group of Companies

**Total Building Envelope**

**T: 1.385.386.0914**  
**C: +1.801.510.7546**  
[Steve.Jones@flynncompanies.com](mailto:Steve.Jones@flynncompanies.com)  
<https://flynncompanies.com>

3510 W Directors Row  
Salt Lake City, Utah, 84104  
United States

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Mark Huber  
Senior Project Manager



P.O. Box 980022 | Park City, UT 84098  
801.891.1787  
[mhuber@aspengroupusa.com](mailto:mhuber@aspengroupusa.com)

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 **5.5.23 Updated Budgets - Sommet Blanc - Cladding Systems.pdf**  
206K



May 5, 2023

**BUDGET LETTER**

To

**Aspen Group USA**

Attention: Mr. Mark Huber

Project

**Sommet Blanc**

Sommet Blanc  
 9300 Marsac Ave. Park City, UT 84060

Flynn BEC is pleased to provide the following price for the labor and materials of the Metal Panel Scope of Work; in general accordance with references for pricing as follows:

- Architectural Drawings dated: Tower C Pricing Set 11/18/2022 – Cover page ISSUED FOR PRICING 03/16/2023
- Addendum:
- Tender Package #
- Specification Sections:
  - 07 42 13 – Formed Metal Wall Panels
  - 07 42 13.16 – Metal Plate Wall Panels
  - 07 42 43 – Composite Metal Wall Panels
  - 07 42 47 – High Performance GFRC Wall Panels

**OVERALL SCOPE BUDGET BASE BID PRICE: \$15,483,400.00**

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**Breakout prices (included in base bid):**

• BLDG A – 4mm FR Accumet Soffit .....	\$945,800.00
• BLDG B – 4mm FR Accumet Soffit.....	\$1,029,700.00
• BLDG C – 4mm FR Accumet Soffit .....	\$1,011,900.00
• BLDG A – 3mm Aluminum Plate Walls .....	\$1,354,000.00
• BLDG B – 3mm Aluminum Plate Walls.....	\$1,415,700.00
• BLDG C – 3mm Aluminum Plate Walls .....	\$1,196,800.00
• BLDG A – Metal Siding .....	\$56,100.00
• BLDG B – Metal Siding.....	\$76,400.00
• BLDG C – Metal Siding .....	\$124,700.00
• BLDG A – Oko Skin Fiber Cement .....	\$2,503,600.00
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• BLDG C – Oko Skin Fiber Cement .....	\$2,789,700.00
• BLDG A – Standing Seam Metal Roof .....	Not included/recommended
• BLDG B – Standing Seam Metal Roof .....	Not included/recommended
• BLDG C – Standing Seam Metal Roof .....	Not included/recommended



## FLYNN BEC LP

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T: 801-503-3000 W: [www.flynncompanies.com](http://www.flynncompanies.com)

### BASE BID

#### ALUMINUM COMPOSITE PANELS

Wall Assemblies/Locations: Soffits - Building A, B and C

Included:

- System: Flynn's ACCUMET
  - Panel Thickness: 4mm FR
  - Colors/Finishes: Standard 3-coat Metallic
  - All related extrusions, stiffeners, clips, and accessories required. All based on Flynn Accumet ACM system details
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 6" Semi-Rigid Rockwool (Soffits – where required)
- Membrane: Excluded
- Trims/Flashings: .032" Aluminum break metal flashing to match ACM
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

Excluded:

- Supply of flats to other trades

Notes:

- Composite Panels can be a maximum of 60" x 194", any panels that exceed those dimensions must be reduced in size
- Panel joints were added as per estimator's discretion where panel joints are not shown on drawings and to eliminate oversizing of panels.
- If panel layouts are updated / revised then a re-price will be required
- Composite panels estimated with Fire Rated (FR) core.
- Please allow a minimum of 8-10 weeks for delivery of composite aluminum panels to site upon completion of final field measures

#### ALUMINUM PLATE PANELS

Wall Assemblies/Locations: Wall Panels at Elevations - Building A, B and C – MTL-01 (W12, W13, W14)

Included:

- System: Flynn's Axiom
  - Panel Thickness: 1/8" Aluminum
  - Colors/Finishes: Post-Painted Standard 3-coat Metallic Duranar XL
  - All related extrusions, stiffeners, clips, and accessories required. All based on Flynn Axiom system details
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
- Trims/Flashings: .032" Aluminum break metal flashing to match panel.



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- L-Shape flashing at windows, base, transitions to be break shape light gauge.

### Excluded:

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### Notes:

- Composite Panels can be a maximum of 58" x 142", any panels that exceed those dimensions must be reduced in size
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### FIBER CEMENT PANELS

Wall Assemblies/Locations: Elevations - Building A, B and C – CLD-01 (W10, W10R)

#### Included:

- BASIS OF DESIGN: Rieder - Oko Skin
  - Panel Thickness: ½" (13mm) – Standard sizes 5 13/16" x 70 7/8" (147mm x 1800mm)
  - Colors/Finishes: Standard stock – Smooth finish
  - Panel layout: Vertical orientation
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv. Subgirts
- Thermal Clips: ISO Clips
- Insulation: 4" Semi Rigid insulation
- Membrane: See Alternate
- Trims/Flashings: .040" Aluminum break metal flashing. Standard stock black.
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

#### Notes:

- Per the manufacturer, 2 layers of girts are required behind the skin panels to allow for vertical air flow (drawings currently show a single layer of horizontal furring only); both vertical and horizontal furring is required.
- Panels can be a maximum of **5 13/16" x 70 7/8" (147mm x 1800mm)**, any panels that exceed those dimensions must be reduced in size
- Panel joints were added as per estimator's discretion where panel joints are not shown on drawings and to eliminate oversizing of panels.

### METAL SIDING

Wall Assemblies/Locations: Penthouse siding - Building A, B and C (W15) including 3-4/ A4.3B.1, A4.4A.1, A4.4C.1

#### Included:

- BASIS OF DESIGN: AEP Span
  - Profile: 36" Wide Profile
  - Panel Thickness: 24 Gauge



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- Colors/Finishes: Standard stock solid
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
- Trims/Flashings: 24Ga break metal flashing to match panel.

### Notes:

- Any flashing around Caps will be light gauge metal (to match panel)

### GENERAL Exclusions

- Taxes.
- Any air/weather barrier
- Bonding Cost
- Permits / road closures.
- Testing.
- BIM modeling.
- Fire stopping.
- Louvers, grilles, grates, vent covers, or similar.
- Structural steel members or framing and all related components
- Any Drop-down framing, including but not limited to: 13,14 A8.02
- Exterior sheathing board.
- Parapet buildup and wood blocking.
- Caulking
- Metal panels integral to curtain/window wall frame.
- Extruded trim shapes (i.e. 12/A8.21)
- Metal panels within or behind louver system.
- Sign boxes and signage.
- Any and all interior panels.
- All gutter, cap ends, rainwater leader, and necessary framing or flashing.
- Any Caps at flat roof locations. Including but not limited to: 9,10,12, 13 A8.91
- Any panels at sun-shades. Including but not limited to: A8.40, A8.41
- Any Steel panels.
- W14 panels.
- CONC-02 panels.
- PNL-03 panels.
- MTL-02 panels.
- MTL-03 panels.
- SF-01 panels.
- Any standing seam metal roofing panels or systems/components.
- Non-related flashings and trims.

### General Qualifications

- Standard 2 year workmanship warranty to apply
- Aluminum Plate Panels allowed for at Standing Seam Metal Roof Fascia's. Any steel cantilevered panels excluded.



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- All premium time to be extra to noted price as required.
- Agreement is subject to contractual terms.
- Final pricing can/will change if/when more information becomes available for this project
- All metal panels shown in window schedules to be by others.
- Coordination required between louvres and metal panels.
- Access to neighbouring existing buildings may be required. Any costs associated are to be covered by the GC.
- Schedule to be mutually agreed upon prior to award of contract.
- Costs accumulated due to any interference with our scope of work from other trades, resulting in extended rental periods or additional mobilizations, are to be covered by others.
- We figure to use onsite tower crane for hoisting of materials at no additional cost.
- Budget is based on 40 hour work weeks without 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.
- 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. Sufficient areas and suitable access must be ready for installation prior to mobilization.
- Proposal excludes any special or custom written material or installer warranties included in Specifications, beyond Flynn's (2) year Workmanship Warranty and/or the Manufacturer's explicit system and/or finish warranties as listed above.
- Proposal is contingent upon a mutually agreed upon Project Schedule and Subcontract Agreement.
- Flynn is not liable for any delay or failure to provide services, materials or labour caused in whole or in part by transportation delays, strikes, boycotts, labour disputes, civil disobedience, disease outbreak or pandemics, quarantines, government actions, declared emergencies, inclement weather, accidents, riots, war, acts of God, or other causes beyond the Flynn's control. A reasonable extension of time will be granted to Flynn in the event of a delay caused by any such *force majeure*. Either party may terminate the agreement if such delay continues for a period of three (3) months, with payment by client to Flynn for all materials fabricated or work provided up until the time of termination. Flynn shall be entitled to increase the price herein in the event of unforeseen delay or escalation in the price of materials or products.

### General Terms and Conditions

1. Flynn is not liable for any delay or failure to provide services, materials or labour caused in whole or in part by transportation delays, strikes, boycotts, labour disputes, civil disobedience, disease outbreak or pandemics, quarantines, government actions, declared emergencies, inclement weather, accidents, riots, war, acts of God, or other causes beyond the Flynn's control. A reasonable extension of time will be granted to Flynn in the event of a delay caused by any such force majeure. Either party may terminate the agreement if such delay continues for a period of three (3) months, with payment by client to Flynn for all materials fabricated or work provided up until the time of termination. Flynn shall be entitled to increase the price herein in the event of unforeseen delay or escalation in the price of materials or products. All pricing is based upon the quantities provided. Should there be any discrepancies between the drawings, future specification or instructions provided; this proposal will be subject to revision.
2. Subject to approvals by Flynn credit department
3. Based on standard Flynn "Quotation Contract General Conditions". A copy will be made available upon request.
4. PLEASE NOTE, DUE TO THE ONGOING GLOBAL VOLATILITY OF THE ARCHITECTURAL METALS MARKET THIS QUOTATION IS VALID FOR A PERIOD OF 15 DAYS. AFTER 15 DAYS, PRICES MUST BE REVIEWED. NEW PRICING MAY APPLY

Thank you for the opportunity to provide a budget proposal for this project. We look forward for the opportunity to work with your team.



May 5, 2023

**BUDGET LETTER**

To

**Aspen Group USA**  
  
 Attention: Mr. Mark Huber

Project

**Sommet Blanc**  
  
 Sommet Blanc  
 9300 Marsac Ave. Park City, UT 84060

Flynn BEC is pleased to provide the following price for the labor and materials of the Metal Panel Scope of Work; in general accordance with references for pricing as follows:

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**Breakout prices (included in base bid):**

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• BLDG A – 3mm Aluminum Plate Walls .....	\$1,354,000.00
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• BLDG A – Standing Seam Metal Roof .....	Not included/recommended
• BLDG B – Standing Seam Metal Roof .....	Not included/recommended
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  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 6" Semi-Rigid Rockwool (Soffits – where required)
- Membrane: Excluded
- Trims/Flashings: .032" Aluminum break metal flashing to match ACM
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

Excluded:

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Notes:

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  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
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  - Colors/Finishes: Standard stock – Smooth finish
  - Panel layout: Vertical orientation
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv. Subgirts
- Thermal Clips: ISO Clips
- Insulation: 4" Semi Rigid insulation
- Membrane: See Alternate
- Trims/Flashings: .040" Aluminum break metal flashing. Standard stock black.
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

#### Notes:

- Per the manufacturer, 2 layers of girts are required behind the skin panels to allow for vertical air flow (drawings currently show a single layer of horizontal furring only); both vertical and horizontal furring is required.
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- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
- Trims/Flashings: 24Ga break metal flashing to match panel.

### Notes:

- Any flashing around Caps will be light gauge metal (to match panel)

### GENERAL Exclusions

- Taxes.
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May 5, 2023

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**Aspen Group USA**

Attention: Mr. Mark Huber

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**Sommet Blanc**

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 9300 Marsac Ave. Park City, UT 84060

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• BLDG A – Standing Seam Metal Roof .....	Not included/recommended
• BLDG B – Standing Seam Metal Roof .....	Not included/recommended
• BLDG C – Standing Seam Metal Roof .....	Not included/recommended



## FLYNN BEC LP

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### BASE BID

#### ALUMINUM COMPOSITE PANELS

Wall Assemblies/Locations: Soffits - Building A, B and C

Included:

- System: Flynn's ACCUMET
  - Panel Thickness: 4mm FR
  - Colors/Finishes: Standard 3-coat Metallic
  - All related extrusions, stiffeners, clips, and accessories required. All based on Flynn Accumet ACM system details
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 6" Semi-Rigid Rockwool (Soffits – where required)
- Membrane: Excluded
- Trims/Flashings: .032" Aluminum break metal flashing to match ACM
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

Excluded:

- Supply of flats to other trades

Notes:

- Composite Panels can be a maximum of 60" x 194", any panels that exceed those dimensions must be reduced in size
- Panel joints were added as per estimator's discretion where panel joints are not shown on drawings and to eliminate oversizing of panels.
- If panel layouts are updated / revised then a re-price will be required
- Composite panels estimated with Fire Rated (FR) core.
- Please allow a minimum of 8-10 weeks for delivery of composite aluminum panels to site upon completion of final field measures

#### ALUMINUM PLATE PANELS

Wall Assemblies/Locations: Wall Panels at Elevations - Building A, B and C – MTL-01 (W12, W13, W14)

Included:

- System: Flynn's Axiom
  - Panel Thickness: 1/8" Aluminum
  - Colors/Finishes: Post-Painted Standard 3-coat Metallic Duranar XL
  - All related extrusions, stiffeners, clips, and accessories required. All based on Flynn Axiom system details
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
- Trims/Flashings: .032" Aluminum break metal flashing to match panel.



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- L-Shape flashing at windows, base, transitions to be break shape light gauge.

### Excluded:

- Supply of flats to other trades

### Notes:

- Composite Panels can be a maximum of 58" x 142", any panels that exceed those dimensions must be reduced in size
- Panel joints were added as per estimator's discretion where panel joints are not shown on drawings and to eliminate oversizing of panels.
- If panel layouts are updated / revised then a re-price will be required
- Composite panels estimated with Fire Rated (FR) core.
- Please allow a minimum of 8-10 weeks for delivery of composite aluminum panels to site upon completion of final field measures

### FIBER CEMENT PANELS

Wall Assemblies/Locations: Elevations - Building A, B and C – CLD-01 (W10, W10R)

#### Included:

- BASIS OF DESIGN: Rieder - Oko Skin
  - Panel Thickness: ½" (13mm) – Standard sizes 5 13/16" x 70 7/8" (147mm x 1800mm)
  - Colors/Finishes: Standard stock – Smooth finish
  - Panel layout: Vertical orientation
  - Panel size/layout: Panel joints added at estimator's discretion to better suit fabrication limits.
- Framing: 18Ga Galv. Subgirts
- Thermal Clips: ISO Clips
- Insulation: 4" Semi Rigid insulation
- Membrane: See Alternate
- Trims/Flashings: .040" Aluminum break metal flashing. Standard stock black.
  - L-Shape flashing at windows, base, transitions to be break shape light gauge.

#### Notes:

- Per the manufacturer, 2 layers of girts are required behind the skin panels to allow for vertical air flow (drawings currently show a single layer of horizontal furring only); both vertical and horizontal furring is required.
- Panels can be a maximum of **5 13/16" x 70 7/8" (147mm x 1800mm)**, any panels that exceed those dimensions must be reduced in size
- Panel joints were added as per estimator's discretion where panel joints are not shown on drawings and to eliminate oversizing of panels.

### METAL SIDING

Wall Assemblies/Locations: Penthouse siding - Building A, B and C (W15) including 3-4/ A4.3B.1, A4.4A.1, A4.4C.1

#### Included:

- BASIS OF DESIGN: AEP Span
  - Profile: 36" Wide Profile
  - Panel Thickness: 24 Gauge



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- Colors/Finishes: Standard stock solid
- Framing: 18Ga Galv subgirts
- Thermal Clips: ISO Clips
- Insulation:
  - 4" Semi-Rigid Rockwool (Walls – where required)
- Membrane: Excluded
- Trims/Flashings: 24Ga break metal flashing to match panel.

### Notes:

- Any flashing around Caps will be light gauge metal (to match panel)

### GENERAL Exclusions

- Taxes.
- Any air/weather barrier
- Bonding Cost
- Permits / road closures.
- Testing.
- BIM modeling.
- Fire stopping.
- Louvers, grilles, grates, vent covers, or similar.
- Structural steel members or framing and all related components
- Any Drop-down framing, including but not limited to: 13,14 A8.02
- Exterior sheathing board.
- Parapet buildup and wood blocking.
- Caulking
- Metal panels integral to curtain/window wall frame.
- Extruded trim shapes (i.e. 12/A8.21)
- Metal panels within or behind louver system.
- Sign boxes and signage.
- Any and all interior panels.
- All gutter, cap ends, rainwater leader, and necessary framing or flashing.
- Any Caps at flat roof locations. Including but not limited to: 9,10,12, 13 A8.91
- Any panels at sun-shades. Including but not limited to: A8.40, A8.41
- Any Steel panels.
- W14 panels.
- CONC-02 panels.
- PNL-03 panels.
- MTL-02 panels.
- MTL-03 panels.
- SF-01 panels.
- Any standing seam metal roofing panels or systems/components.
- Non-related flashings and trims.

### General Qualifications

- Standard 2 year workmanship warranty to apply
- Aluminum Plate Panels allowed for at Standing Seam Metal Roof Fascia's. Any steel cantilevered panels excluded.



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- All premium time to be extra to noted price as required.
- Agreement is subject to contractual terms.
- Final pricing can/will change if/when more information becomes available for this project
- All metal panels shown in window schedules to be by others.
- Coordination required between louvres and metal panels.
- Access to neighbouring existing buildings may be required. Any costs associated are to be covered by the GC.
- Schedule to be mutually agreed upon prior to award of contract.
- Costs accumulated due to any interference with our scope of work from other trades, resulting in extended rental periods or additional mobilizations, are to be covered by others.
- We figure to use onsite tower crane for hoisting of materials at no additional cost.
- Budget is based on 40 hour work weeks without 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.
- 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. Sufficient areas and suitable access must be ready for installation prior to mobilization.
- Proposal excludes any special or custom written material or installer warranties included in Specifications, beyond Flynn's (2) year Workmanship Warranty and/or the Manufacturer's explicit system and/or finish warranties as listed above.
- Proposal is contingent upon a mutually agreed upon Project Schedule and Subcontract Agreement.
- Flynn is not liable for any delay or failure to provide services, materials or labour caused in whole or in part by transportation delays, strikes, boycotts, labour disputes, civil disobedience, disease outbreak or pandemics, quarantines, government actions, declared emergencies, inclement weather, accidents, riots, war, acts of God, or other causes beyond the Flynn's control. A reasonable extension of time will be granted to Flynn in the event of a delay caused by any such *force majeure*. Either party may terminate the agreement if such delay continues for a period of three (3) months, with payment by client to Flynn for all materials fabricated or work provided up until the time of termination. Flynn shall be entitled to increase the price herein in the event of unforeseen delay or escalation in the price of materials or products.

### General Terms and Conditions

1. Flynn is not liable for any delay or failure to provide services, materials or labour caused in whole or in part by transportation delays, strikes, boycotts, labour disputes, civil disobedience, disease outbreak or pandemics, quarantines, government actions, declared emergencies, inclement weather, accidents, riots, war, acts of God, or other causes beyond the Flynn's control. A reasonable extension of time will be granted to Flynn in the event of a delay caused by any such force majeure. Either party may terminate the agreement if such delay continues for a period of three (3) months, with payment by client to Flynn for all materials fabricated or work provided up until the time of termination. Flynn shall be entitled to increase the price herein in the event of unforeseen delay or escalation in the price of materials or products. All pricing is based upon the quantities provided. Should there be any discrepancies between the drawings, future specification or instructions provided; this proposal will be subject to revision.
2. Subject to approvals by Flynn credit department
3. Based on standard Flynn "Quotation Contract General Conditions". A copy will be made available upon request.
4. PLEASE NOTE, DUE TO THE ONGOING GLOBAL VOLATILITY OF THE ARCHITECTURAL METALS MARKET THIS QUOTATION IS VALID FOR A PERIOD OF 15 DAYS. AFTER 15 DAYS, PRICES MUST BE REVIEWED. NEW PRICING MAY APPLY

Thank you for the opportunity to provide a budget proposal for this project. We look forward for the opportunity to work with your team.