

EXHIBIT A

SCOPE OF WORK SPECIFIC PROVISIONS

PROJECT: Golden West College – Executive Office

SCOPE OF WORK: The project consists of the renovation of a portion of the second floor of the (E) Student Services Building and converting this space to administrative offices plus conference room. The work will include selective demolition of interior walls, removal of (E) floor finishes, and ceiling finishes. The space will also include upgrades to mechanical, electrical, technology, fire alarm and fire sprinkler systems. Exterior scope includes upgrades to the existing parking lot.

DATE: 4/3/2025

This Contractor is responsible for performing ALL work shown and required by the complete set of drawings, specifications and bidding documents. The following clarifies certain inclusions and additional information on the scope of work of the Contractor for the above referenced Project, hereinafter referred to as “Contractor”. This list is not inclusive of all work required to complete the Project, is not limiting in any manner, and is being provided for additional clarification and direction. This exhibit is intended to work in conjunction with the Contract Documents by clarifying various specific inclusions and introducing some additional requirements. Contractor includes a complete turnkey installation for this scope of work, whether specifically detailed in the Drawings and Specifications or not and includes the intent of design if sufficient details are not provided. Should this Exhibit A conflict with other Contract Documents, the most stringent and expensive option shall take precedence and prevail, to the advantage of the Owner.

Contractor is responsible for performing all scopes of work required by the Project Documents, including all as shown, or which can be reasonably inferred by site conditions and the Contract Documents.

GENERAL REQUIREMENTS: The following General Requirements apply to all work included in this Contract:

The work to be performed pursuant to this Contract Agreement shall be in accordance with the “intent of design,” and as provided for in the Plans and the provisions of the Contract Documents for a fully complete and operational Project to the quality level conveyed by the Contract Documents. All work shown on the plans and specifications, and any work which is within the scope described in the Contract Documents **which is reasonably inferable from or is the logical extension of the Contract Documents for completion of the Project shall be considered as a part of the work**, and shall be executed by the Contractor, Sub-tier Contractors or Vendors in the same manner and with the same character of material as other portions of the work without an increase in the Contract sum. By executing this Contract Agreement, Contractor represents, warrants and agrees that (i) Contractor has extensive experience with projects of this nature, and (ii) that Contractor is generally familiar with and knowledgeable about the components that are properly and customarily included within such a project, including without limitation, manufacturers’ recommendations, building standards, and trade practices as to the types and quantities of components, items, systems, materials, and methods of construction to be included in the Project, to produce a finished product that will operate in the fashion it was intended.

- I. **INTENT OF DESIGN-** The work to be performed pursuant to this Contract Agreement shall be in accordance with the “intent of design,” defined below and as provided for in the Plans and the provisions of the Contract Documents (defined within Contract Exhibit “C”) for a fully complete and operational scope of work to the level of completeness normally found in this Contractor’s full scope of work in the industry and to the quality level conveyed by the Contract Documents. All work shown on the plans and specifications, and any work which is within the scope described in the Contract Documents **which is reasonably inferable from or is the logical extension of the Contract Documents for completion of the Project shall be considered as a part of the work**, and shall be executed by the Contractor, Sub-tier Contractors or Vendors in the same manner and with the same character of material as other portions of the work without an increase in the Contract sum. For the purposes of this Contract Agreement, the “intent of design” comprises the recognition that the Plans, and other documents comprising the Contract Documents, are acknowledged to be in development and will not be complete upon the date of execution of this Agreement, and, to the extent such incomplete Plans and other Contract Documents are silent or internally inconsistent as to various design and construction matters, Contractor, as a part of the Work, shall take all such actions and perform the Work in conformity with what is intended by the design and what would be naturally inferable from the Contract Documents by an experienced professional in the construction industry accustomed to projects similar to this scope of work, should they be complete and consistent and taken as a whole. Contractor agrees to exercise its best professional judgment to provide a complete construction solution in accordance with what is the normal and customary practice in the industry for similar projects. By executing this Contract Agreement, Contractor represents, warrants and agrees that (i) Contractor has extensive experience in the construction of projects of the nature of the Project, (ii) that Contractor shall perform all Work, make all observations and judgments and perform such other obligations of Contractor described in this Agreement in a manner consistent with the best and most reliable Contractors in the construction industry, employing high quality construction professionals and techniques, and (iii) that Contractor is generally familiar with and knowledgeable about the components that are properly and customarily included within such a project, including, without limitation manufacturers’ recommendations, building standards, and trade practices as to the types and quantities of components, items, systems, materials, and methods of construction to be included in the Project, to produce a project that will operate in the fashion it was intended. For example: If a sink is shown on the architectural plans but not shown on the plumbing plans this Contractor includes installation of a typical sink, water, waste and vent line to the sink for a complete system within the base bid price of the work

2. **SCOPE OF WORK-** Contractor includes all supervision & safety, materials, taxes, delivery & disposal costs, dismantling, erecting, offloading, transporting, equipment, hoisting, stocking and installation labor for full compliance and scope coverage of this Contractor’s work with all of the project schedule, Contract Documents, and all applicable codes, Authorities Having Jurisdiction, laws and industry standards. Contractor includes all items consistent with this scope of work that are indicated in the complete set of Contract Documents. Contractor’s scope of work is not limited to a particular set or part of the Contract Documents but rather the entire set of documents referenced in Exhibit “C”. Include labor for daily site cleanup (while performing operations). Contractor will coordinate closely with the Owner’s **Construction Manager on sequence of work. Contractor will furnish, deliver, store and transport all materials in scope of work.**

Comply with all City, County, State, Department of State Architect (DSA), California Occupational Safety and Health Administration (Cal/OSHA), South Coast Air Quality Management District (SCAQMD), Environmental Protection Agency (EPA), etc. Contractor is responsible to be familiar with the most up-to-date requirements for all the above listed agencies at the time of bid. Include any haul route permits, as required to complete work. Include preparation of all paperwork; haul route maps, applications, etc., as required by the local municipality. Obtain and comply

with all AQMD permits (if required). General Contractor to provide & assist Owner will filling out and submitting AQMD forms required for Emergency Generator operation.

3. SPECIFICATIONS- Contractor includes full compliance and scope coverage with ALL Specification Sections.
4. SCHEDULE OF SPECIFIED SUBMITTALS- The following submittals shall be delivered to the Owner no later than the below listed dates:

i. Logistics Plan(s)	Due: (5) Working days from issuance of NTP
ii. OSHA and SCAQMD Notifications	Due: (5) Working days from issuance of NTP
iii. Safety Documentation	Due: (10) Working days from issuance of NTP
iv. Product Data Submittals	Due: (10) Working days from issuance of NTP
v. Samples & Shop Drawings	Due: (10) Working days from issuance of NTP
vi. Other Misc. Submittals	Due: (10) Working days from issuance of NTP
vii. Closeout Documents	Due: (3) months prior to Substantial Completion
viii. Warranty Letters & As-Builts	Due: (1) month prior to Substantial Completion
5. SCHEDULE- Reference Exhibit B for general schedule requirements and durations. Contractor understands that the Exhibit B Bid Schedule does NOT include all activities required to complete the Project and this Contractor is responsible for providing additional detail to define smaller duration work tasks that were omitted. Contractor to also reference Owner General Conditions for additional information and requirements.
6. CONTRACTOR PROPOSAL- Any language, take-offs, exclusions, qualifications, and similar provided or authored by the Contractor shall be excluded from the scope of this contract, unless specifically included in this Exhibit A. All Contractor bids, quotes, take-offs, etc. not included within this exhibit are considered null & void and shall have no bearing on this agreement
7. BUILDING OCCUPANCY DURING CONSTRUCTION / ACTIVE CAMPUS- The project is located on an existing operating College Campus. Main building to be occupied and operational during construction. Campus is active year-round. Contractor is responsible to ensure construction activities do not affect Campus ability to operate in its normal capacity. Contractor to sequence and schedule work & deliveries to permit uninterrupted and safe use of the campus by staff and students. Provide, install, maintain, and remove temporary protection (with a no scratch surface) on surfaces of walls, floors, stairs, etc. that, in the determination of the Owner, will be subject to damage during Contractor's work. Contractor is not allowed to use student, staff or public spaces on campus.
8. DEMOLITION/HIGH NOISE ACTIVITIES- Demolition and high-noise activities such as framing, anchoring, etc. shall be limited to the hours designated by the Owner. No Exceptions.
9. SOUND BARRIER WALL- Contractor shall furnish, install, and maintain a temporary sound barrier wall as indicated in Exhibit D – Site Logistics. The barrier shall provide a continuous separation between occupied areas and the construction work area and shall be constructed to effectively minimize and/or mitigate the transmission of noise and dust into occupied spaces. Contractor shall ensure that all required code-compliant egress paths are maintained at all times, including adequate clearance for pedestrian access. Contractor shall install the temporary barrier in a manner that does not damage existing finishes. Upon removal, Contractor shall repair and restore any affected areas such that all finishes are returned to their original condition to the satisfaction of the Owner.

10. SALVAGED/PROTECTED MATERIALS- All materials scheduled to be salvaged shall be carefully removed, packaged (via forklift, flatbed or similar), and relocated by this Contractor and formally turned over to a location on the Golden West campus that is coordinated with the Owner. All materials shall be documented with a Transmittal signed by the Owner to prove receipt. Contractor to include salvaging all materials noted on the Contract Documents, and specifically include salvage and turnover of the following additional items, whether or not indicated on the Drawings:

- A. Doors
- B. Door Hardware and locksets
- C. Light Fixtures
- D. Exit Sign Fixtures
- E. Signage
- F. Fire Alarm Devices

Contractor to coordinate and allow access to the Owner's M+O staff to remove additional equipment/items, not noted above, including low voltage / technology systems.

11. SITE ACCESSIBILITY- Contractor acknowledges that access to the project is limited to using designated and approved campus entrance drives and that public access to these roads must be maintained at all times. Contractor is required to schedule all deliveries to/from the site with the Owner at least 48 hours in advance to assure that disruptions to public access are minimized. Contractor shall ensure access to all buildings is not impeded by its operations and shall protect in place accessible ingress/egress routes at all times. Contractor shall be responsible to make appropriate accommodations in accordance with the requirements of authorities having jurisdiction in the event its work operations impact building accessibility. Contractor is responsible to ensure that its scope of work does not impede the basic operation and function of the College and roads outside of the work limits during course of construction.

12. DESIGNATED OFFICE- Existing Classroom 2450 has been designated as a limited-use office for the Contractor, IOR, and the District Construction Manager. Refer to Exhibit D – Site Logistics. The Contractor shall protect this space at all times and restore it to its original condition upon completion of use.

Contractor to provide the following as follows:

- A. A conference table to have folding tables and chairs sufficient for 12 seats, 3' x 6' marker board, fire extinguisher, trash can, minimum of (1) 65" TV monitor. This shall serve for OAC meeting purposes.
- B. Provide (2) office desks (CM and IOR). Shall be new or like new, a minimum 60" x 30" plus return and at least two drawers and be of sturdy commercial grade.
- C. Provide (2) desk chairs (CM and IOR). Chairs shall be rolling, adjustable "executive" type with mid-back and arms.
- D. Provide install, removal, and maintenance rental and supplies of (1) scanner / copier / printer combo capable of printing 11"x17" in color or black and white at a copy speed of at least 45 pages per minute. Include delivery, installation, connection to the internet, and rental. Supplies (paper, toner, etc.) shall be included for duration of construction for Construction Manager & IOR use. This printer to be located in this designate office. Include IT provisions to connect printer via wireless Wi-Fi or a hard wired LAN connection.

13. CONSTRUCTION PARKING- All construction parking shall be located in designated trade parking area set aside by the Owner. Construction parking will not be provided at campus parking lots. Costs associated

with parking & parking violations are the responsibility of the Contractor. Parking tickets will not be voided or omitted and are sent to authorities immediately.

14. TESTING AND INSPECTIONS- It is the responsibility of this Contractor to coordinate and schedule all required testing and inspections for this scope of work. Owner shall be notified of all inspections and tests and the costs associated with inspection/testing will be by others, with exception of re-inspections and/or premium time costs by this Contractor. **Note: all testing of onsite and/or offsite/import soils shall be provided by this contractor.**
15. DISCREPANCIES- Contractor shall notify the Owner in writing of all inconsistencies in the Contract Documents. This includes conflicts with applicable codes and regulations, and it is this Contractor's responsibility to install all work in compliance with all codes. Where discrepancies are discovered in the Contract Documents, the more stringent shall apply to the advantage of Owner and the more costly solution shall be anticipated at bid time.
16. SITE REVIEW AND INVESTIGATION- Contractor has reviewed the site and includes all demolition work within the limits of the Project, whether specifically shown on the Contract Documents or not. Upon award of contract, Contractor to walk and document the site with the Owner to establish existing conditions (i.e. damaged curbs, raveling, etc.) prior to commencing work. Contractor will remedy any damage resulting from Contractor's work.
17. SITE WATER SERVICE- Contractor may set up a temporary water service onsite if properly coordinated with the Owner, however, Contractor is responsible for all materials (adapters, hoses, meters, etc.), labor and any associated consumption or other costs. If this is insufficient for Contractor's operations, this Contractor shall arrange and pay for all other necessary water services including use of a fire hydrant if required.
18. SITE POWER SERVICE- Contractor may utilize existing power feeds to the construction site to set up a temporary construction power service if properly coordinated and approved by the Owner. However, Contractor is responsible for all materials (equipment, wire, etc.), labor and any related costs to implement, consume, and maintain the service. If this is insufficient for Contractor's operations, this Contractor shall arrange and pay for all other necessary power services including use of a generator.
19. INTERNET SERVICE- Provide, pay for & maintain internet service and monthly service for Contractor's entire operation, the CM and IOR. If an agreement is made with the District to provide internet service, all costs associated with coordinating and bringing IT service from the campus to the General Contractor and CM/IOR trailers are the responsibility of the Contractor.
20. UTILITY LOCATING- Review site, review all available as-builts, contact Dig Alert, C-Below, or similar utility locating service prior to starting any work. This includes requesting and obtaining all information from campus M+O and existing building as-builts. This Contractor will be responsible for all repairs and consequential damage caused by striking underground utilities where reasonable diligence has not been followed.
21. NOTIFICATION REQUIREMENTS- Contractor is responsible to verify existing finished grades as shown on the contract documents. Failure to notify the Owner of any discrepancies prior to start of work will indicate Contractor concurs that site conditions match the contract documents.
22. TRAFFIC CONTROL- Provide flagman, street closures, sidewalk closures, permits, traffic control, etc. as required by the specifications, job conditions and governing agencies in order to safely and efficiently conduct all traffic into and out of the construction site and throughout the campus.

23. INCLEMENT WEATHER/RAIN PROTECTION- Contractor includes all provisions as required to protect its work and maintain schedule in inclement weather conditions. Contractor includes all measures required to protect operations from precipitation following every rain event. All costs for protection of materials stored onsite during a weather event will be the responsibility of this Contractor. All costs for protection, scheduling, and replacing unprotected damaged materials will be the responsibility of this General Contractor.
24. SITE CLEAN-UP- Contractor is responsible for managing and cleaning up all dust, dirt and debris generated by its operations. Provide daily clean-up of the Project site and adjacent streets, sidewalks, and site walkways during work operations, including the complete path of travel between the jobsite and the public right-of-way.
25. PROTECTION OF EXISTING FINISHES- Contractor shall provide necessary protection of existing finishes/equipment in order to prevent any damage as a result of its operations. Contractor will be responsible for collateral damage to areas or finishes not scheduled for demolition as a result of its operations.
26. SITE PROTECTION- Protect all existing hardscape, landscape, trees, utilities etc. not scheduled to be removed or replaced. Any landscape or hardscape damaged during the course of construction must be repaired to its original, before construction condition, at no additional cost to the District.
27. PAYMENT AND PERFORMANCE BONDS- Obtain and pay for Performance and Payment bonds to cover all work included in the base Contract. The cost of these bonds is included in the base contract amount and will not be reimbursed.
28. SITE LOGISTICS PLAN- Contractor to draft and submit a site logistics plan for the Project that includes placement of construction fence and gates, contractor parking, dumpsters, sanitary facilities, signage, material laydown area (as required), temporary bins/office (as required), etc. Plan to be coordinated and approved by the campus prior to installation of any fencing, otherwise fencing is subject to adjustments at this Contractors cost.
29. TEMPORARY CONSTRUCTION FENCE- Furnish, install and maintain temporary construction fencing around the construction site areas and material laydown area throughout the duration of the Project. Fence to be minimum 6' tall, chain link fabric (rolled or panel) with top rail). All work for the Project must be separated from the public at all times via temporary fencing and Contractor shall include all maintenance and fence relocations as may be required by this Contractor's means and methods to keep construction work separated from the public at no additional cost to the Owner. Contractor may store equipment and materials onsite if approved by the Owner in advance, and at its own risk.
30. MATERIAL STORAGE- A limited laydown area has been designated, see Exhibit D - Site Logistics. Final configuration to be coordinated and approved by the District. The Contractor has included the costs for off-site storage of project materials should insufficient area be available at the job site. Contractor shall cover costs for material storage as required for early material procurement to ensure schedule is maintain, this specially holds for material that has been affected by global, regional and local supply chain issues.
31. SWPPP- Furnish, implement and maintain the Storm Water Pollution Prevention as required for full code compliance. Contractor to supply, install, maintain and remove (at end of Project) all required erosion control and BMP's, including catch basin protection, gravel bags, and any required inspections and testing prior to the start of any demolition activities, and throughout the duration of the Project. This Contractor is responsible for full compliance with SWPPP/erosion control requirements at all times and will be responsible for any fees or fines resulting from inadequate implementation or maintenance.

32. TEMPORARY SANITARY FACILITIES- Refer to Exhibit D – Site Logistics. A designated restroom facility has been designated for use of Construction personnel. Contractor shall use only the restrooms designated and approved by the District and shall not use any other facilities. Contractor shall provide cleaning services for the designated restroom twice per week during construction. Contractor shall furnish all restroom consumables for its workforce, including but not limited to toilet paper and related supplies.
33. WASTE MANAGEMENT- Contractor is responsible for preparing and submitting all recycling conformance reports as required by the College, the State of California, authorities having jurisdiction and Specifications. Provide and implement a Waste Management Plan, submitted to the Owner, and haul waste materials to appropriate sites to recycle and/or salvage 65% of non-hazardous construction and demolition debris (unless more stringent locally). This Contractor shall provide waste tickets from haul-off to the Owner on a WEEKLY basis and a final report shall be provided with this Contractor's closeout documents indicating the overall diversion rate was met throughout the Project. This Contractor is also responsible for providing and hauling all dumpsters and trash cans as required to maintain a clean and safe site throughout the execution of the Project.
34. TEMPORARY FIRE & SAFETY- Contractor is responsible for providing all fire and safety materials as required by OSHA and building code, including fire extinguishers and first aid materials. Contractor to include any temporary barriers and signage as required to keep an appropriate separation between all construction activities and the public to maintain the safety of the public (especially campus students/staff) and the construction team.
35. ADA COMPLIANCE- It is the Contractor's responsibility to check, verify and construct their scope of work complying to all ADA building codes and regulations. Contractor has reviewed all dimensions, assemblies, and clearances noted on the Construction Documents as it relates to ADA accessibility. Any and all discrepancies shall be coordinated, corrected, and called out on the Shop Drawings by this Contractor. All scope of work, equipment and work including installation shall fully comply with current ADA codes (even if contrary to the Contract Documents and submittals by the Design Team). All installation associated with this Scope of Work shall be completed according to all Codes and Authorities Having Jurisdiction. This Contractor shall request specific written direction from the Construction Manager before proceeding with any work that is non-compliant.
36. SEALANTS/CAULKING- Furnish and install all caulking and sealants as may be required by the Contract Documents and jobsite conditions, including expansion joints in concrete paving, conduit/sleeve penetrations, fire safing, etc.
37. ROUGH CLEAN/FINAL CLEAN- Contractor to provide rough and final cleaning of the building work area, the site and all areas affected by this Contractor's operations. These activities are to be coordinated with the Owner and occur at an approved day/time to not disrupt campus operations.
38. POWDER PUFF/PUNCHLIST- Contractor includes provisions to perform a final "powder puff" (this is separate from the above outlined rough and final cleans) clean following completion of punch list. This includes vacuum/sweep floors and dust/wipe down horizontal surfaces prior to owner occupancy.
39. DUST CONTROL / STREET SWEEPER- Contractor to perform all required dust control for the entire site at all times.
40. PAVING REPAIRS- Contractor to grind, sack and patch all existing concrete sidewalk edges surrounding the site that get damaged by the construction of the Project. Contractor is responsible to document as-

built conditions surrounding the site and shall repair all concrete cracking, gouges, breaks, raveling, etc. unless it can be shown that the damage existed prior to the start of the Project.

41. MISCELLANEOUS CONCRETE REQUIREMENTS- Contractor includes conveying and pumping of all concrete as required by accessibility and jobsite conditions and provide traffic control for pumps/trucks and associated flagman. Contractor is responsible for providing removable “roll-off” bins for use in cleanup and wash-out of its concrete conveying equipment, and remove all debris, formwork, surplus materials and concrete from the site immediately.
42. CAP & SAFE-OFF- Contractor to cut, cap and make all existing utilities safe for demolition within the limits of the Project. Coordinate all required utility interruptions with the Owner at least 72 hours in advance of any shutdowns and submit a Method of Procedure (MOP). It is understood that the operations of a functioning campus shall not be interrupted. **Any utility shutdowns that affect campus operations shall be performed during “off-hours”**. Off-hours are defined between 11pm and 6am. Contractor has included the costs for this off-hours work. All off-hour work shall be coordinated with the District Facilities Department via the Construction Manager.
43. BUILDING INFORMATION MODELING (BIM)- Use of BIM is not mandated under this Contract; however, it is strongly recommended as a coordination tool. Notwithstanding the foregoing, the Contractor shall be solely responsible for the complete coordination of all Work, including all overhead and above-ceiling systems (e.g., structural, mechanical, electrical, plumbing, fire protection, and low voltage), whether performed through BIM or by other means.

The Contractor shall perform such coordination in accordance with industry standards of care to prevent conflicts, interferences, and rework, and shall be responsible for all costs, delays, and impacts arising from inadequate coordination, regardless of whether BIM is utilized.
44. MEPF FUNCTIONALITY- Include all provisions to maintain utilities, mechanical, electrical, plumbing, fire alarm and fire protection services to occupied buildings or other buildings on campus that are outside the limits of work. These services are to remain fully functional throughout the entire course of the project. This specifically includes but is not limited to performing work out of sequence, installing temporary piping/systems, temporarily cutting/capping piping to assist in other demo operations, etc.
45. COMPANY ADVERTISEMENT- No company signs shall be placed on the project site without expressed written consent from the District. District will however be allowed to place project signs and banners on Contractor’s site fencing.
46. START-UP / COMMISSIONING- Contractor includes provisions for start-up & testing all equipment and systems after installation. Contractor will be required to participate and comply with Owner’s Commissioning Agent certification process. Once systems have been tested and verified, General Contractor shall train end-user on the operation and maintenance of said equipment and systems.
47. PRINTED DSA APPROVED SET - Contractor to furnish IOR one (1) complete printed DSA Approved Drawing Set & Addendums on full size (Arch E) paper bound with screw post. Contractor to furnish Construction Manager one (1) complete printed DSA Approved Drawing Set & Addendum on half size (Arch C) paper bound with screw post. Contractor to furnish IOR one (1) printed DSA Approved Specifications Manual on letter size paper, bound together. All future addendum to be provided for CM and IOR, prints must be full size sheets to match original set.

ALLOWANCES

1. PAINT TOUCH-UP - Contractor includes an allowance of **\$10,000** to provide labor and materials for paint touch-up due to trade damage beyond Contractor's control or base contract touch-up paint. This allowance may be utilized only upon the express written direction of the Owner. Field tickets must be signed by Construction Manager on a daily basis to account for the time and materials used. This Article is separate and exclusive from all other work defined in this scope. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unused funds will be returned to the Owner at the completion of the Contract.
2. MISC. FINISH ACCESSORIES - Contractor includes an allowance of **\$20,000** for any unexpected unknowns beyond Contractor's scope of work to be used as directed by Construction Manager for delays beyond Contractor's control. This allowance may be utilized only upon the express written direction of the Owner. Field tickets must be signed by Construction Manager on a daily basis to account for the time and materials used. This Article is separate and exclusive from all other work defined in this scope. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unused funds will be returned to the Owner at the completion of the Contract.
3. EXPEDITED FABRICATION/SHIPPING PREMIUMS ALLOWANCE - Contractor includes an allowance of **\$10,000** shop fabrication overtime, expedited shipping fees, etc. as directed by Construction Manager for delays beyond Contractor's control. This allowance may be utilized only upon the express written direction of the Owner. Field tickets must be signed by Construction Manager on a daily basis to account for the time and materials used. This Article is separate and exclusive from all other work defined in this scope. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unused funds will be returned to the Owner at the completion of the Contract.
4. FRAMING / DSA FIELD ADDITIONS - Contractor includes an allowance of **\$20,000** to provide additional framing / structural modifications as a result of DSA changes, or otherwise as directed by Construction Manager. This allowance may be utilized only upon the express written direction of the Owner. Field tickets must be signed by Construction Manager on a daily basis to account for the time and materials used. This Article is separate and exclusive from all other work defined in this scope. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unused funds will be returned to the Owner at the completion of the Contract.
5. ADDITIONAL TECHNOLOGY / LOW VOLTAGE / AV / FF&E COORDINATION - Contractor includes an allowance of **\$30,000** to provide additional telecom / audio visual work, above and beyond contract obligations as a result of final design evolution, coordination with Owner's furnishings and Owner furnished equipment, or otherwise as directed by Construction Manager. This allowance may be utilized only upon the express written direction of the Owner. Field tickets must be signed by Construction Manager on a daily basis to account for the time and materials used. This Article is separate and exclusive from all other work defined in this scope. This Allowance value will be added to the Contractors bid and INCLUDED in the base bid amount, and unused funds will be returned to the Owner at the completion of the Contract.

EXCLUSIONS: The following items are specifically excluded from the scope of this Contract.

1. NONE. Contractor to furnish, install and complete all work shown on the Contract Documents.