



ATTACHMENT E - CLARIFICATIONS

Nova Classical Academy Building Improvements and Expansion Project

Rochon's proposal is based on the DD Documents dated 5/7/25, including addendums 1-5 provided by Bloom Hay Dobbs.

Below are the bid clarifications, assumptions, and allowances incorporated in the proposed value of \$10,583,424.00

1. This Proposal Clarification shall become an exhibit to a Contract Agreement for the work.
2. Contract to be for materials and labor AIA 133 – 2019.
3. Contract Agreement and permits shall be completed allowing for a field start by approximately April 15th, 2026, permit and weather dependent.
4. No architectural or engineering costs are included other than those specifically stated herein.
5. Bonds and a Building permit Allowance is included.
6. Escrows, and sureties' costs are excluded.
7. Standard General Liability insurance coverage and builders' risk are included in our General Conditions.
8. Geotechnical and Structural required testing and inspections are excluded and to be paid by owner
9. SAC/WAC charges, utility connections, development fees and franchise utility company relocation/connections charges are excluded and to be paid by owner.
10. Winter condition costs are excluded in this proposal.
11. Soil corrections are excluded, passive vapor mitigation system is included
12. Contract value incorporates the special provisions assigned to the project by the City of St. Paul and includes sub selections to meet/exceed the 5% MBE 10% SBE and 10% WBE participation goals.
13. Contract value incorporates the Prevailing Wage Decision as determined by the city of St. Paul

Clarifications by Scope of Work:

- Allowances:
 - Owners Allowance \$100,000
 - 5% Owner contingency - \$529,171
 - Building Permit: \$75,000
 - Street Closures \$115,000 per VE attachment G
 - HM Door and Frame \$110,000 per VE attachment G
 - Low Voltage: \$55,000
 - Street Patching: \$50,000
 - Fencing and Vegetative Screening: \$40,000 per VE attachment G
- Earthwork and Utilities:
 - Erosion control.
 - Site demolition.

- Selective Demo/Structural Demo
 - Mass excavation for building foundation. Footing excavation, backfill, and compaction.
 - Vapor Barrier for mitigation system.
 - Site utilities.
- Paving:
 - Included per DD set of drawings dated 5/7/25.
 - Bituminous Street Patching Allowance \$50,000.
- Landscaping and Irrigation:
 - Included per DD set of drawings dated 5/7/25.
 - Landscaping, irrigation and plantings
- Fencing and Vegetative Screening
 - See Attachment G - VE items list for deduct/changes – Decorative Fence VE
- Concrete:
 - Included per DD set of drawings dated 5/7/25
 - See Attachment G - VE items list for deduct/changes - Precast foundation in lieu of poured wall foundation.
 - Excludes winter conditions.
- Precast Concrete Wall Panels and Precast Plank
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Beams in lieu of hollow core between 1st and 2nd floor
 - See Attachment G - VE items list for deduct/changes – “Grey” color for storm shelter Precast color.
- Structural Steel/Metals:
 - Included per permit set of drawings dated 5/7/25
- Rough/Finish Carpentry
 - Included per DD set of drawings dated 5/7/25
 - Includes installation of doors and hardware, and all bathroom accessories.
 - Solid surface excluded.
- Architectural Casework
 - Included per DD set of drawings dated 5/7/25
- Waterproofing
 - Included per DD set of drawings dated 5/7/25
 - Elevator Pit and Below Grade foundation are included.
- Air Barrier
 - Per permit set of drawings dated 5/7/25.
 - Fluid Applied Air Barrier and Sheet Applied
- Thermal Insulation
 - Per permit set of drawings dated 5/7/25.
- Metal Panels – Fiber Cement Siding
 - Per permit set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Siding and Metal Panel changes
- Roofing

- Per permit set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Delete all the solar tubes
 - Includes 60MIL fully adhered EPDM roof system, and 24-gauge prefinished sheet metal coping cap around the perimeter of the roof.
 - Includes specified roof warranty.
 - Included Roof Hatch as noted.
- Sealants:
 - Per permit set of drawings dated 5/7/25.
 - Exterior
 - Louvers in Precast
 - Hollow metal door frame perimeters.
 - Exterior slab expansion joints
 - Skyway Expansion Joints
 - Interior
 - Vanities and Countertops
 - Interior hollow metal door frame perimeters
- HM Doors/Frames & Wood Doors:
 - Per permit set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Savings reduce allowance amount
 - Door and Hardware Allowance: \$110,000
- Interior Overhead Doors
 - Per permit set of drawings dated 5/7/25.
 - ICC-500 rated interior coiling doors
- Aluminum Entrances & Storefronts / Glazing / Curtain Wall:
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes:
 - Delete Bird Glass
 - Tubular daylighting devices
 - Hardware per specifications dated 5/7/25.
- Gypsum Assemblies:
 - Included per DD set of drawings dated 5/7/25
 - Includes cold formed metal framing with engineered shop drawings.
 - Interior metal stud framing.
- Ceramic Tile:
 - Included per DD set of drawings dated 5/7/25.
 - Bathroom tile material allowance of \$5/sf
- Flooring:
 - Included per DD set of drawings dated 5/7/25.
 - Flooring:
 - Resilient Athletic Floor (Drop Zone)
 - Carpet Tile material allowance of \$24/sf
 - Resilient Tile
 - Rubber Tile floor and stair treads

- Acoustic Ceiling Systems
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Replace Tectum panels with Cardinal 2x2 wood fiber panels
- Paint:
 - Included per DD set of drawings dated 5/7/25
 - Includes painting all finished walls and gyp board ceilings.
- Accessories:
 - Included per DD set of drawings dated 5/7/25
 - Restroom accessories and fire extinguishers
 - Toilet partitions HDPE
- Signage:
 - Included per DD set of drawings dated 5/7/25.
 - Includes interior code related signage.
 - Nova Classical signage as shown.
- Gym Equipment – Curtain, Volleyball, Basketball:
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes –
 - In-floor volleyball vs overhead systems
 - Scoreboard – not included see alternate #5
- Elevator:
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes – Use Schindler lower bid.
- Fire Suppression:
 - Included per DD set of drawings dated 5/7/25.
- Plumbing
 - Included per DD set of drawings dated 5/7/25.
 - See Attachment G - VE items list for deduct/changes:
 - PVC in lieu of cast for storm piping
 - Hydronic piping press vs soldered
- HVAC
 - Included per DD set of drawings dated 5/7/25.
 - Metal Blade Louvers
 - See Attachment G - VE items list for deduct/changes:
 - RTU VE Options
- Electrical
 - Included per DD set of drawings dated 5/7/25
 - Low Voltage Allowance of \$55,000