



**SpawGlass Contractors**  
2209 N Padre Island Dr. Unit Y  
Corpus Christi, TX 78408  
Ph: 361-356-1927

**Christus Spohn Hospital – Memorial Second Floor ICU  
Maintenance & Aesthetic Upgrades**

**ASSUMPTIONS AND CLARIFICATIONS**

**GENERAL CLARIFICATIONS**

This Proposal is based on reasonable assumptions and incorporates only certain costs and expenses that we expect will be incurred in the prosecution of the Work. We have not included the additional staff or costs that would be necessary to manage or avoid all contingencies, potential problems and issues that could arise.

We have listed below the Assumptions and Clarifications that we have considered, to identify what is and what is not included in the Proposal. Where actual events or work on the project differ from the Assumptions and Clarifications listed below, an adjustment to the Proposal will be required for the resulting additional costs and expenses.

These Assumptions and Clarifications are specifically used to establish the basis of the Proposal and as such, notwithstanding anything elsewhere to the contrary, are intended to clarify and take precedence over details or items shown or stated elsewhere in the Contract Documents, in the event there is a discrepancy between or among any of them.

1. This Proposal only includes work that is specifically discussed in our meeting or which is reasonably inferable from such information as being required to complete the work specifically required by SpawGlass, all subject to these Assumptions and Clarifications.
2. This Proposal does not require SpawGlass to assume responsibility for unforeseen deficiencies, including those resulting from a failure to discover deficiencies prior to the establishment of the Proposal. SpawGlass' obligation shall be to report deficiencies that it discovers, and this Proposal does not incorporate costs arising from the failure to have discovered deficiencies or incomplete information in the design documents.
3. SpawGlass excludes design responsibility for all components of the Project as specifically outlined in this document.
4. The services to be provided by SpawGlass shall not impose upon SpawGlass any obligation to assume or to perform the professional responsibilities, duties, service and activities for scope of work that is not specifically outlined in this document or for scope items which the Owner has

contracted with its own Architect or other Consultants, nor shall they impose upon SpawGlass any liability with respect thereto.

5. The order of precedence of the documents in the event there is a conflict between documents is:
  - a. Future change orders.
  - b. Agreement between Owner and Contractor including these Assumptions & Clarifications.
  - c. Additional Correspondence.
6. The Proposal is based on subcontractor Proposals and are valid for 30 calendar days from the date of this Proposal. Upon execution of the Proposal and the Notice to Proceed (NTP), SpawGlass will proceed with contracting with the subcontractors and make every attempt to hold the subcontractors to their pricing. If the length of time that has elapsed between the Proposal and the NTP exceeds 30 days, SpawGlass reserves the right to re-evaluate the cost and schedule aspects on the Proposal.
7. The Proposal includes no costs to cover a delay to the above schedule, where caused by reasons beyond SpawGlass' control, including work by any and all of the Owner's subcontractors, receipt of required design information or Owner decisions (including those involving changes or purchasing selections) on which SpawGlass' schedule is dependent.
8. Any separate subcontractors or vendors of the Owner shall not interfere with the operations of SpawGlass and shall comply with SpawGlass' project schedule so that no interruption or stoppage of work occurs or out of sequence work is required by SpawGlass.
9. The Owner agrees that should it take partial use or occupancy of the Work it will not interfere with and/or cause delays and disruptions to SpawGlass' construction activities.
10. Liquidated damages for this project will be \$100 per day.
11. Utility consumption costs for water and electricity used during construction will be paid for directly by the Owner and are not included in the Proposal.
12. The Base Bid Proposal is based on the building and site being abated of all hazardous and contaminated materials by others, including asbestos containing materials, mold, lead based paint or any other materials requiring special handling in accordance with OSHA safety requirements. All hazardous and contaminated materials testing, monitoring and abatement shall be contracted and paid for directly by the Owner and completed prior to the commencement of our Work in the area where we are commencing work. Should any such hazardous or contaminated materials be encountered, SpawGlass will cease work in (or continue work only at a safe separation, removed from) the suspected area, notify the Owner to have the material abated and return to work in the area once abatement has been certified to a harmless level. The Owner acknowledges that SpawGlass does not maintain expertise in hazardous material identification or abatement (including mold, or any materials considered to be unsafe or hazardous), and the Owner is not retaining SpawGlass to address, remove, remediate or abate these materials
13. We have assumed that SpawGlass will not be responsible for any pre-existing condition or issue that was caused prior to SpawGlass performing any Work in the field, or for any issue not caused by SpawGlass, regardless of timing that is not specifically included in the Proposal.
14. We have not included any costs in this Proposal for structural rework, repair, additional bracing or support of existing and adjacent structures. Should additional work to reinforce, repair or rebuild existing or adjacent structures be required after start of work, the cost of such work shall be an addition to the Proposal.
15. The Proposal is based on providing (and including the cost for) Subcontractor Bonds for selected trades involved in the construction of this project whose subcontract value is greater than \$100,000, and other trades at the discretion of SpawGlass, in accordance with SpawGlass policy.
16. Proposal assumes that the existing structure is structurally sound and that it will support the swing stage and scaffolding needed to perform the work.
17. This Proposal is based on no limitations to work hours or work days.

18. The Proposal assumes that the Owner will qualify for Tax Exempt status and therefore does not include Remodel Tax. The Owner will be required to provide SpawGlass with the State of Texas Resale Certificate.
19. The Proposal does not include moving Owner items such as furniture, fixtures and equipment.
20. This proposal is contingent upon a lack of impact due to the COVID-19 pandemic ("COVID Impact"), including quarantine, travel restrictions, labor or material shortages, acts of government, or similar consequences. SpawGlass will use its best efforts to maintain the price and schedule set forth in the Proposal, but reserves the right to modify the Proposal in the event of a COVID Impact prior to the Parties reaching a final contract.

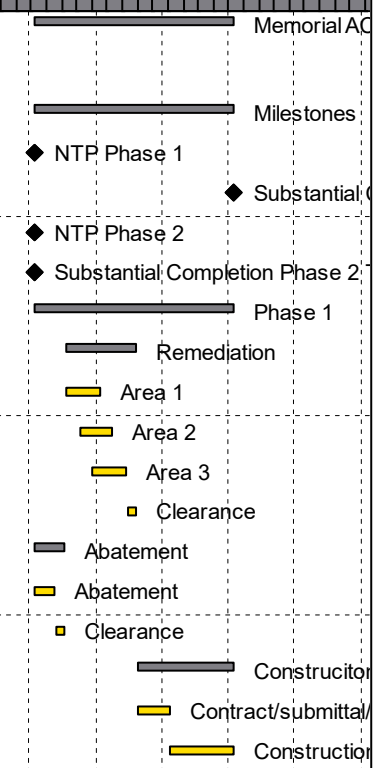
### **SPECIFIC QUALIFICATIONS**

1. Proposal is based on the Narrative and drawings dated 4.16.2020
2. Estimate includes Builders Risk Insurance. It is assumed owner is responsible for the deductible for the benefit of the Owner.
3. Construction materials engineer testing services are to be provided by the owner and are excluded.
4. Testing and balancing of HVAC system is included.
5. Commissioning is by Owner and not included in this estimate.
6. All temporary utility usage fees are to be the responsibility of the Owner.
7. To the extent practical, Contractor will endeavor to maintain a paperless workflow for administration of the project.
8. Owner is responsible to remove and replace all FF&E.
9. The project is assumed to be free of all hazardous materials and substances. Should hazardous materials or substances be encountered or suspected, it will be the responsibility of the Owner to provide appropriate testing and/or remediation.
10. Building permit cost is excluded.
11. A payment and performance bond is not required and excluded.
12. The General Conditions included in this estimate is based upon 2 months for ICU areas from notice to proceed through substantial completion. Additional time will be needed for alternates.
13. This estimate includes working in each area simultaneously.
14. Contractor is not responsible for the costs associated with the encountering of unmarked, unforeseen or unknown utilities.
15. Scope assumptions have been inferred from as-built documents and owners Architect no Architect has been engaged by SpawGlass for this project.
16. We exclude any design or physical responsibility for ADA, TDLR or TDH compliances.
17. Owner to remove and reinstall all FF&E from walls for painting.
18. Estimate includes coating existing millwork to repair damage for "Like" and matching style of most recent millwork installed in the ICU areas.
19. There is no allowance for countertops in the estimate
20. Estimate excludes replacement of existing sinks and fixtures.
21. Estimate includes removal and replacement of a strip and cove base of existing flooring where flooring is cracked.
22. This proposal does not include any modifications or repairs to any system not outlined in the Narrative including but not limited to:
  - Nurse Call
  - Data/Comm
  - Fire Alarm
  - Intercom
  - Telemetry

- Med Gas Monitoring Systems
  - Generator Remote Panels
23. Estimate includes replacement of all egg crate lenses with clear lens diffusers in ICU areas.
  24. We exclude replacement of any other type of light fixtures.
  25. Removal of existing ceiling tile, painting the grid and replacement ceiling tiles are included.
  26. All painted walls and ceilings in areas noted on Exhibit Drawings will be patched and repainted.
  27. We exclude all work to the doors in the ICU areas.
  28. All appropriate repairs will be made to prepare walls to receive paint.
  29. This Base Bid proposal excludes any mold or mildew remediation.
  30. We exclude all work to metal shelving and or cabinets throughout.
  31. Owner to supply all calculations for negative pressure requirements for all areas.
  32. Fireproofing of new penetrations has been included. We have not included repair or installation of fireproofing for existing penetrations.
  33. HVAC modifications and makeup air are included to make the ICU rooms narrative as described in the Narrative and drawings dated 4.16.2020.
  34. We exclude cutting any and all doors
  35. Plumbing repairs include cast iron sanitary servicing the ICU areas only other areas will be capped off or isolated. We have not included repairs for the potable water system.
  36. All utility shutdowns will be performed by Owner to be coordinated with GC.
  37. We exclude any code compliant modifications to existing.
  38. This proposal does not include repair replacement of existing damaged conditions unless specifically listed.
  39. NTP will be accepted after our procurement of materials.

END OF DOCUMENT

Activity ID	Activity Name	Resource IDs	Orig Dur	Rem Dur	Start	Finish	M	A	M	J	J	A	S	O	N	D
							0	1	2	1	1	0	1	2	0	1
<b>Memorial ACS Covid-19 Unit</b>			93	93	03-Aug-20	03-Nov-20										
Planning Proposal Phase			0	0												
Milestones			93	93	03-Aug-20	03-Nov-20										
A1080	NTP Phase 1		0	0	03-Aug-20*											
A1085	Substantial Completion Phase 1		0	0		03-Nov-20										
A1090	NTP Phase 2		0	0	03-Aug-20*											
A1110	Substantial Completion Phase 2 TBD		0	0		03-Aug-20										
Phase 1			93	93	03-Aug-20	03-Nov-20										
Remediation			33	33	18-Aug-20	19-Sep-20										
A1000	Area 1		16	16	18-Aug-20	02-Sep-20										
A1010	Area 2		16	16	24-Aug-20	08-Sep-20										
A1020	Area 3		16	16	30-Aug-20	14-Sep-20										
A1030	Clearance		5	5	15-Sep-20	19-Sep-20										
Abatement			15	15	03-Aug-20	17-Aug-20										
A1040	Abatement		10	10	03-Aug-20	12-Aug-20										
A1050	Clearance		5	5	13-Aug-20	17-Aug-20										
Construciton			45	45	20-Sep-20	03-Nov-20										
A1060	Contract/submittal/procurement period		15	15	20-Sep-20	04-Oct-20										
A1070	Construction and Build Back		30	30	05-Oct-20	03-Nov-20										
Phase 2 Scope & Duration TBD			0	0												
Remediation			0	0												
Abatement			0	0												
Construction			0	0												





## Schedule of Values

**Project #:**  
**Name:** Nueces County-Christus Spohn Memorial ICU  
**Location:** Corpus Christi  
**Gross Area (SF):** 19,491  
**Bid Date:** April 13, 2020

Division 01:	General Requirements	325,594
Division 02:	Existing Conditions	41,287
Division 03:	Concrete	-
Division 04:	Masonry	-
Division 05:	Metals	-
Division 06:	Wood, Plastics, & Composites	14,091
Division 07:	Thermal & Moisture Protection	21,841
Division 08:	Openings	-
Division 09:	Finishes	485,257
Division 10:	Specialties	13,880
Division 11:	Equipment	-
Division 12:	Furnishings	-
Division 13:	Special Construction	-
Division 14:	Conveying Equipment	35,228
Division 21:	Fire Suppression	12,682
Division 22:	Plumbing	133,866
Division 23:	Heating, Ventilation, & Air Conditioning	935,737
Division 25:	Integrated Automation	-
Division 26:	Electrical	577,279
Division 27:	Communications	34,523
Division 28:	Electronic Safety & Security	42,273
Division 31:	Earthwork	-
Division 32:	Exterior Improvements	-
Division 33:	Utilities	-
Division 34:	Transportation	-
<b>Base Bid Final Price:</b>		<b>\$ 2,673,539</b>
		<b>\$/SF: \$ 137.17</b>



## Recap of Alternates

**Project #:**  
**Name:** Nueces County-Christus Spohn Memorial ICU  
**Location:** Corpus Christi  
**Bid Date:** April 13, 2020  
**Lead Estimator:** Samuel Saldaña

A01	Mold remediation and put back (Requires 33 additional days to project schedule)	\$	614,012
A02	Asbestos removal (Requires 15 additional days to project schedule)	\$	438,804
A03	Lead abatement	\$	21,600
A04	Additional Support Services – Morgue Dinning Lockers Showers	\$	-
A05	Provide power to OA Unit	\$	(285,168)
A06	Paint 2X2 Existing Ceiling Grid	\$	29,096
A07	Provide 38 Negative Air Machines (Not available)	\$	487,954
A08		0 \$	-
A09		0 \$	-
A10		0 \$	-
A11		0 \$	-
A12		0 \$	-
A13		0 \$	-
A14		0 \$	-
A15		\$	-
<b>Total for All Alternates:</b>			<b>\$ 1,306,299</b>