

APPENDIX 1-C

Basis of Estimate Scope Clarification

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D&C Pricing has been developed based on the project scope using elements outlined in the contract documents; including all appendices. This document is intended to identify specific pricing exclusions and provide clarification for items not clearly defined elsewhere.

General Clarifications

1. Items not included in this estimate:
 - a. Fire sprinkler protection under the roof tent
 - b. Replacing existing roof and the façade of the Terminal to meet heat transfer, energy compliance and fire life safety
 - c. Parking garage structural modifications and reinforcing are not included except as required to accommodate the curbside baggage drop infill construction
 - d. Modifications to curb-side baggage drop towers
 - e. Electronic bird control systems
 - f. Snow melt systems at exterior paving and hardscape locations
 - g. FIDS and other displays at the exterior and outside the limits of the Project
 - h. Interior or exterior blast resistant measures and/or bomb blast protection retrofit to the facility
 - i. Temporary office provisions, moving and relocation of airport, airline, TSA, and tenant staff, furnishing, fixtures and equipment, and systems to temporary and permanent locations
 - j. Zoning, public works and system development fees
 - k. Permits for special events/celebrations
 - l. Rework of the existing superstructure to accommodate the baggage system entry points within the airline pods
 - m. Repair and/or replacement of existing tensile fabric roof mast column covers

- n. All interior finishes work (e.g. framing/drywall/flooring/ceilings/MEP/etc.) required at the CBP area on Level 5 due to the added escalator in the AOB Corridor
 - o. Repair or replacement of faux marble. (All existing faux marble at the elevator shaft walls to remain.)
 - p. Any new work or modifications to the existing pneumatic tube system
 - q. Window coverings
 - r. Emergency generators
 - s. Replacement of lighting fixtures within tent mast crows nests
2. Product and system warranties stated in the Technical Requirements, Divisions 2 through 33 are included except Division 14, Conveying Equipment. The maximum warranty provided for Conveying Equipment is one-year from the Functional Area Readiness Date or the Substantial Completion date for each phase of construction, whichever is earlier.
3. DEN to provide parking and buses (with a max wait time for any worker of 15 minutes at any given time during the 24-hr shift, excluding inclement weather) for all construction personnel at the beginning and end of each shift (7 days/week) to be transported within a total time of 30 minutes. Buses to run 24 hours/day and 7 days/week for the entire duration of the project at no cost to the Developer.
4. Design Constraints – Code
- a. Existing façade system is not affected by the scope of work. According with Chapter 5 of the IECC (International Energy Conservation Code) alterations to the façade do not need to comply with the requirements for new construction, provided the energy use of the building is not increased: existing ceiling, wall or floor cavities. Alterations to the existing façade system in order to comply with LEED requirements or 2015 IECC are not included.
 - b. Reinforcing of existing structural members that are not impacted by the Great Hall design is excluded. In accordance with the 2015 IBC, the structural design engineer has analyzed the new loads imposed by the

design on the existing structure and has determined that no individual member will experience an increase in load greater than 10% of original imposed loads.

- c. Replacement, modification and/or repair of the existing tent mast mounted exhaust fans are not included. (A new smoke model will be performed to determine that the current tent exhaust system is still valid and that no new tent mast fans are required.)
- d. Roof tie-ins to existing roofing and minimal replacement areas are included only where required due to the direct scope of the project. (Current design replacing portions of the existing Terminal roofs fall below code requirement for full roof replacement. Replacement of any existing roofing in its entirety and any associated modifications to the existing roof drains due to minimum area threshold codes is not included. The rooftop mechanical room expansions are assumed to be less than this minimum area threshold, so a complete replacement of the low membrane roof over the terminal is not included.)
- e. The existing roof and overflow drains are combined below the roof in a common riser. (The D&C scope anticipates that this methodology will be allowed and the separation of existing or new overflow drain risers and daylighting at the building façade will not be required.)
- f. The current energy code mandates energy recovery systems when a facility is determined to be occupied 24x7. The criteria under which the Terminal will be interpreted as a 24x7 facility relates to a prescribed level of usage which will be determined during Detailed Design with a formal interpretation by the Denver Building Department. Therefore, at this time, the estimate does not include the cost of Energy Recovery Systems.

Assumptions and Clarifications to Technical Requirements
(Divisions 1 through 33)

Division 01 – GENERAL REQUIREMENTS

1. Enclosed Developer concession tenant spaces will be constructed as white box shells, the extent of work is limited to:
 - a. Perimeter demising walls
 - b. Unfinished concrete floors
 - c. Exposed ceiling structure
 - d. Service stubs just inside the tenant space for HVAC supply & return ductwork, hydronic chilled and heating water, and domestic cold water, empty electrical conduit back to the nearest tenant distribution panel
 - e. Strip fluorescent stumble lighting will provide code minimum lighting
 - f. Fire sprinklers with brass upright heads
 - g. All other tenant improvements and design are the responsibility of the tenant including rough-in for future under-floor drains, electrical floor poke-throughs, mezzanine structures, and entry doors / mall-front walls
2. For purposes of this estimate, painted drywall interior partitions included on a 13'-0 grid pattern at all ATO and DEN offices throughout the Terminal (18'-0 grid pattern at Offices in the AOB Corridor), as these spaces do not show any walls or programming, and will be designed during the detailed design phase

Division 05 – METALS

1. All new stairs included as concrete filled, metal pan stairs. Back-of-house egress stairs are provided with no finishes.
2. Clerestory cables that currently terminate at a beam above level 6 will be extended and attached to the level 6 slab. The cables will extend down to the slab in the same location that they currently exist.

Division 07 – THERMAL AND MOISTURE PROTECTION

1. Occupiable or landscaped roofs are not included
2. Onsite field water testing of the existing envelope systems is not included

Division 08 – OPENINGS

1. Glazed movable partitions at TSA (W-13) to be anodized aluminum framed systems with a structural finished cornice top, and 6mm laminated glass
2. All existing clerestory glazing to remain. No repair to existing or new clerestory glazing is included.
3. Pricing does not include skylights

Division 09 – FINISHES

1. All drywall within occupied spaces to be Level 4 finish (to ceiling or 12' aff), all drywall in unoccupied or mechanical spaces to be Level 1 finish. Level 5 finish is not included.
2. The walls enclosing and within the TSA security screening area of MOD 1 are clarified as follows:
 - a. Walls enclosing TSA areas (visible from Landside areas) to be painted, gypsum board walls with Armortex ½" O.F. 300 Fiberglass Level 3 (or similar) bullet resistant panels at 8'-0 tall. A 2'-0 tall, NON-bullet resistant, aluminum framed, glass transom will be installed on top of the 8'-0 gyp board walls for a 10'-0 tall total height wall system.

Division 10 – SPECIALTIES

1. Signage on Pena Blvd is not included
2. Signage at Concourses and HTC is not included

Division 11 – EQUIPMENT

1. Goods Delivery scanning equipment includes (2 ea) Rapiscan Model 632XR (or similar) x-ray systems with (1) 200 KVA generator flat panel 19" display, and (1 ea) Rapiscan Model METOR 6M (or similar) walk-through metal detector with standard features.

Division 14 – CONVEYING EQUIPMENT

1. Conveyor belts do not include any stainless steel housing as they will not be in public view
2. Refinish of cabs and entrance repairs at the existing freight and service elevators are not included
3. Refinish of cabs and entrance repairs at the existing passenger elevators along gridlines E9 and W9 are not included
4. Refinish of cabs and entrance repairs at the existing passenger elevators serving the AGTS arrival platform are not included

Division 20 – MECHANICAL

1. Central plant upgrades are not included. The proposal assumes that central plant capacities will be sufficient to support the service loads necessary for the anticipated program.

Division 26 – ELECTRICAL

1. Electrical and communications raceways will be installed within the topping slab for floor outlets and connections in the open areas of Level 5 between Grids W2 and E2, and at the ticketing kiosks on Level 6, as allowed by the structural engineer. No other in-floor raceways are provided.

Division 32 – EXTERIOR IMPROVEMENTS

1. Existing radiant heating units at the Bag Drop Towers soffits are to remain
2. Removal or replacement of existing paving and striping are not included
3. Exterior benches are not included

Allowances Assumptions

Ticketing Equipment & Kiosks

1. Operated Bag Drop Positions – (80) Materna Drop.Go (A) units (or similar)
2. Self-Service Bag Drops – (96) Materna Air.Go (B) units (or similar)
3. Ticketing Kiosks – (224) Materna Pax.Go (B) kiosks (or similar)
4. Installation, start-up and commissioning of each unit included by equipment vendor
5. Indirect costs
6. Overhead and profit

Curbside Canopies

1. Painted structural framing with exposed metal deck roof
2. Structural reinforcing of the existing Level 6 parking structure to accommodate loads imposed by new canopies
3. Signage and wayfinding
4. Dry-pipe fire protection systems
5. Electrical power, lighting, public address system, low voltage systems
6. Indirect costs
7. Overhead and profit

FF&E

1. Reference the FF&E schedule included in the Basis of Design, Scope of Work
2. Delivery and installation
3. Indirect costs
4. Overhead and profit