

**CLIENT NAME**

**ADDRESS**

**PH & FAX**

**TO:**  
**ATTN:**  
**JOB:** HILTON, CITY, STATE

**PLANS DATED: Not Dated**  
**ADDENDA: None**

**PRELIMINARY PROPOSAL**

**Page 1 of 3**

**October 29, 2007**

**Base Bid:** Labor and Materials for Gypsum Wallboard (GWB), Light Gauge Framing and Trusses, Insulation at Our Work, Acoustic Ceilings and Sheathing, per CSI sections below.

**For the Lump Sum Price of...( \$1 MM PLUS)**

**CLARIFICATIONS**

**A. Section 05410--Cold Formed Metal Framing (CFMF):**

1. CFMF subject to wind loads is in sizes shown on architectural plans, and based on 18 gauge studs and single top and bottom runner track. Studs are 16" OC and have 1-5/8" flanges. Track has 1-1/4" legs. Exterior framing attached to structure with two 1-1/2" PAF's @ 16" OC.
2. We include 5/8" Densglass sheathing at our exterior framing. No sealing, taping or weather barriers.
3. We exclude all red-iron, bolts, embeds, miscellaneous metals and flashings.
4. Per CFMF paragraph D.3 on sheet S-0.00, we exclude engineering.
  - a. To provide six sealed copies of engineered shop drawings for our work, but excluding additional labor or material that may be required by our engineer, **add \$5,774.00.**

**B. Section 05440--Pre-Engineered, Pre-Fabricated Cold Formed Steel Trusses:**

1. We include CF trusses and CFMF associated with trusses. Truss anchors and bracing per our design (not per S-4.02). We exclude metal decking.
  - a. To provide 1-1/2", 20 gauge, type B decking at our trusses, **add \$35,592.00.**
2. We exclude external diagonal bracing behind trusses similar to 01/A-5.04. Bracing is shown on A-1.07, but not shown on S-1.07A and B.
  - a. To provide diagonal bracing behind trusses, similar to 01/A-5.04, **add \$37,801.00.**

**C. Section 07210 Insulation at our work only:**

1. We include R-19 unfaced blanket insulation friction fit in stud cavities at wall type W2.
2. We include R-30 unfaced blanket insulation laid on GWB ceiling at lobby, where shown at 01/A-5.03. No other roof or ceiling insulation.
3. We include 1-1/2" SAFB at wall type W1 at exterior CMU walls. Furring at W1 is 1-1/2" 25 gauge hat channels. Will quote styrofoam in lieu of SAFB if requested.
4. We exclude all other insulation and vapor barriers. (Sound insulation below in section 09530.)

**D. Section 09250--Non-Load Bearing Interior Framing:**

1. We exclude vertical deflection system at top of walls. Head-of-wall detail at fire-rated walls will comply with HW-S-0032. Will quote vertical deflection system if requested and clarified. (Deflection on hollow core should be insignificant after topping slab is poured).
2. Interior wall lateral deflection criteria is L/240 at 5 PSF (conflict with light gauge metal note D.2 on S-0.00, interior walls are non-load-bearing). All interior non-load bearing framing is 25 gauge. We include 20 gauge where required to meet SSMA limiting height tables for L/240 deflection @ 5 PSF (typical deflection criteria for GWB). We exclude bridging (not required to meet SSMA).
  - a. To provide double 20 gauge (30 mil) studs at door jambs in metal stud walls, **add \$5,190.00.**
  - b. Or to provide double 18 gauge (43 mil) studs at door jambs in metal stud walls, **add \$9,266.00.**
3. We exclude all metal or wood blocking and backing. Will quote if requested.
4. Interior framing shall be by methods of our choice complying with ASTM C754.

**E. Section 09250—Gypsum Wallboard (GWB):**

1. We include Level 4 finish at exposed GWB. We include knockdown texture at ceilings where noted on reflected ceiling plans. We exclude primer. Concealed GWB is fire-taped where required.
  - a. To provide knockdown texture at guestroom walls, **add \$14,039.00.**
  - b. Will quote texture at other locations if requested.
2. We install your welded hollow metal door frames in metal stud walls only. No knockdown frames. Frames are received, inventoried, stored and stocked by others. No insulation or grout in door frames. No access panels (need count).
3. We include sound caulk where indicated at wall types on A7.01. No caulk or fire caulk at MEP penetrations or for other trades. No caulk at GWB at wall type W4. No 5-sided boxes or sealants at electric outlets (see General Note 11 on A-0.07). No exposed caulking. We exclude stenciling.
  - a. To provide stenciling at top of rated metal stud walls (not at furred CMU walls), **add \$10,243.00.**
  - b. Unit price for Hilti putty pads at outlets, **add \$10.00 each.** (Will quote 5-sided GWB if requested.)
  - c. To provide poly-butyl sealant under runner track, per paragraph 3.02.B.9, **add \$14,195.00.**
4. We include moisture resistant GWB at bath and kitchen walls, and type X GWB elsewhere.
  - a. To provide cement backer board at tub and shower walls, to tile height shown, including 20 gauge studs behind cement board (manufacturer's requirement), **add \$12,473.00.**
5. GWB is installed horizontally at all walls.
6. We exclude red-iron. We exclude bull-nose or aluminum trim.

**F. Section 09510--Acoustic Ceilings:**

1. We include acoustic ceilings, based on the following:
  - a. At rooms 014, 043, 046, 049 and 051: Armstrong 2x4 Clean Room VL # 870, white, suspended on 15/16" exposed, intermediate duty white 2x4 aluminum grid.
  - b. At rooms 023, 024, 029 and 042: Armstrong 2x2 Fine-Fissured white tegular # 1732, suspended on 15/16" exposed, intermediate duty, white Prelude 2x2 grid.
  - c. At all other rooms showed as acoustic ceilings on A-3.01: Armstrong 2x4 square edge Cortega # 769, suspended on 15/16" exposed, intermediate duty, white Prelude 2x4 grid.

**G. Section 09530--Acoustic Insulation:**

1. All sound rated walls have 3-1/2" unfaced fiberglass sound blanket insulation, friction fit in stud cavities, as specified (conflict with A-7.01, which shows 1-1/2" SAFB).

**H. Clarifications to Drawings:**

1. All walls surrounding guest unit PTAC's are type W6A (conflict with 01/A-2.08).
2. All walls not labeled otherwise are type W6.
3. CMU walls and hollow core slabs are exposed (no work) in rooms 005, 006, 007 and 225-625.
4. No work in stairwells.
  - a. To provide GWB over furring at walls and at 6<sup>th</sup> floor ceiling, with SAFB insulation at exterior walls, **add \$23,648.00.**
5. GWB at rated CMU walls and at all non-rated walls terminates under GWB ceilings and 6" above acoustic ceilings. GWB does not contribute to the fire rating of CMU walls.
6. We include fire-rated walls only where shown on Life Safety Plans A-0.07 – A-0.12, and we exclude fire protection requirements that are not detailed on A-7.01 (see index sheet).
7. Wall types W3 and W5 (where W5 is fire-rated), are UL # U419, not U451 and U432 respectively.
8. We exclude GWB fire protection of steel beams and columns (e.g., 10/S-4.00).
9. No work at shower curbs (no framing, tile backer, etc.). Will quote if clarified.
10. Chases at rooms 044, 045 and 058 are wall type W6A, not W1.0 (conflict A-2.01 versus A-0.07).
11. Hats at wall type W4 are 7/8" thick. Hats at wall types W1 and W4 attached to CMU with PAF's.
12. No knee-wall at Bar 053, no work at kitchen hood. Roof parapets at first floor roofs are CMU by others.
13. We include Densglass at Drive Through ceiling (not shown), and we include framing and sheathing to wrap Drive Through beams (not shown).
14. All roof parapet heights are 5'-0 1/2" above roof deck, per 01/A5.04 (conflict at side elevation 01/A-4.03).
15. Except where noted on this proposal, we have relied on the accuracy and completeness of drawings. We exclude additional requirements of General Notes 3, 11 and 17 on drawing INDEX sheet, and we exclude additional requirements of referenced standards and codes.

**I. General Clarifications:**

1. We exclude work of specification sections not noted above.
  - a. To provide FRP paneling with PVC trim at kitchen walls (rooms 049, 049A and 051, not behind coolers) to ceiling height, **add \$6,987.00.**
2. We exclude permits, testing, inspections, fees, bonds and umbrella policies.
3. We exclude shop drawings, coordination and layout drawings, except where noted otherwise above.
4. We include work for one six-story building only, no other work at site.
5. No punch-out before permanent lighting.
6. No mold resistant construction. We exclude mold protection, mold warranties and mold liability.
7. Adequate power, water, on-site parking, on-site dumpster, trash chutes, buck-hoists, crane and operator for hoisting materials, fall-protection barricades/cables, climate control and temporary lighting by others.
8. This is a preliminary proposal, based on 50% drawings. Plans are not dated and subject to verification.
9. This proposal is subject to mutually acceptable subcontract terms and construction schedule.
10. Metal is priced for delivery to jobsite no later than 3/31/08. All other materials are priced for delivery to jobsite no later than 6/30/08. Our proposal is subject to escalation after construction schedule is determined.
11. This proposal is void after thirty days, or when our material quotes expire, whichever comes sooner.

Respectfully Submitted,

**For questions about bid, call Gary's cell # 352-425-8225.**

Gary Mazzilli  
Estimator