



**Bid Proposal**

**DPR Construction, A General Partnership**

**GATTACA – Life Science R&D Facility**

ATTN: DPR Estimating

Please see the attached A2 bid form you requested earlier last week. I have done my best to fill out the document based on our conversations throughout this process. Feel free to reach out with any questions or concerns. It should be noted that the Inclusions and Exclusions section was modified to reflect our earlier pre-bid proposal.

Much appreciated, and we look forward to working with such a great team again!

Suzan Sharif

*Suzan Sharif*

Pre-Construction Manager  
Pinnacle Commercial Specialty Contracting  
3341 Charleston Rd.  
San Dimas, CA  
91773

**ATTACHMENT 2 – BID FORM**  
**COMMERCIAL TERMS AND SCOPE OF WORK**  
**TO THE SUBCONTRACT AGREEMENT BETWEEN**  
**DPR CONSTRUCTION**  
**AND**  
**Pinnacle – Commercial Specialty Contracting**

**BID SUBMITTED BY:** \_\_\_\_\_  
(enter company name)

**GATTACA**

**BID PACKAGE No:**

**BID DATE:**

**BID TIME: 2:00 PM**

**DPR Job TBD**

This Attachment is incorporated into the Agreement and further clarifies specific Sections of the above referenced Subcontract Agreement between the parties.

**A. COMMERCIAL TERMS:**

**1. SUBCONTRACTOR PRICE BREAKDOWN**

The following schedule of values further clarifies how the Subcontract Price was calculated and, if approved by the Owner, may also serve as the schedule of values breakdown required for processing payments in accordance with Section 4 of the Subcontract Agreement between the parties.

JOB NUMBER	PHASE CODE	DESCRIPTION	\$ AMOUNT
TBD	07-0310	Pinnacle Hyper1© Foam Overlay @ West Wing	\$ 49,900.00
TBD	07-0310	New Pinnacle H1© Foam Roof @ East Wing	\$ 89,500.00
<b>TOTAL</b>			<b>\$ 139,400.00</b>

See Subcontract Section 3.2 for Subcontract Price.

**2. ALTERNATES**

The Alternates listed below reflect scopes of work changes and the corresponding lump sum dollar amount adjustments that, at DPR's sole discretion, may be used to adjust the Subcontract Scope and Price. These dollar amounts include all overhead and profit markups allowed by the Subcontract.

ALTERNATE #	ALTERNATE DESCRIPTION	ADD/ DEDUCT	\$ AMOUNT
1	1.5 inch thickness add @ West Roof [R-30]	ADD	\$ 37,300.00
2	4.75 inch thickness add @ East Roof [R-30]	ADD	\$ 35,000.00

**Total of Subcontractor Proposed Alternates**

### 3. ALLOWANCES

The Allowances listed below reflect estimated dollar amounts for scopes of work that have yet to be fully defined. These amounts are included in Subcontract Price, and shall include all costs with markups as defined in the applicable terms of the Prime Contract. Charges against these allowances must be accompanied by estimate documentation pre-approved by DPR prior to the work being performed. Reconciliation of Allowance amounts to actual costs shall be accomplished by Change Order, and shall be in accordance to the applicable terms of the Prime Contract.

ALLOW #	ALLOWANCE DESCRIPTION	\$ AMOUNT
N/A		

### 4. LABOR RATES

Unless provisions of the Prime Contract provide for other methods of determining Subcontractor labor rates, the rates listed below will be used as the basis for determining reimbursable costs and for calculating the value of any labor changes to the Subcontract Price. These rates apply for the duration of the project and include all labor burdens, fringes, benefits, taxes, and insurance allowed by the Subcontract but shall not include markups for overhead and profit.

	CREW MIX	STRAIGHT TIME	OVER TIME (TIME + ½)	DOUBLE TIME
Foreman	%	\$ 77.39	\$ 116.09	\$ 154.78
Journeyman	%	\$ 74.43	\$ 111.65	\$ 148.86

### 5. UNIT PRICES:

The Unit Prices listed below include all labor, material, equipment, overhead, profit and any other costs required to perform the work described and shall be used to calculate the Subcontract Price adjustment for all changes in the work performed under a Unit Price compensation basis.

UNIT PRICE #	UNIT PRICE DESCRIPTION	\$/UNIT	UNIT
	N/A	\$	
		\$	
		\$	

### 6. CHANGE ORDER MARKUPS:

Subcontractors combined overhead and profit percentage markups used to calculate change order amounts shall be limited to the percentages allowed by the Prime Contract but, in no case shall they exceed the following rates:

DESCRIPTION	OVERHEAD & PROFIT	
	Additive	Deductive

Labor	15 %	15 %
Material	15 %	15 %
Equipment	15 %	15 %
First Tier Subcontractors	5 %	5 %

## 7. LOWER TIER SUBCONTRACTORS

The below listed lower tier subcontractors are approved for the indicated scopes of work under this Subcontract.

COMPANY NAME	CONTACT	PHONE	SCOPE OF WORK
N/A			

## 8. KEY PERSONNEL

The list of Key Personnel who are assigned to this project pursuant to Subcontract Section 13.1 is provided below.

PERSONNEL	ROLE	ON SITE %
Lindsey Thrush	Project Manager	As Needed
Jim Donnelly	Superintendent	50%

## 9. MINORITY BUSINESS ENTERPRISE:

The following subcontract work will be performed by Minority Business Enterprises.

SCOPE OF WORK	COMPANY NAME (Include lower tier subs and suppliers)	CLASSIFICATION (i.e., MBE, WBE, DVBE)	CERTIFYING AGENCY NAME	% of TOTAL SUBK AMOUNT
N/A				%

**- End of Section A, Commercial Terms -**

## **B. SPECIFIC SCOPE REQUIREMENTS:**

The Subcontractor's Work is to include, but not be limited to providing all labor, supervision, installation, layout, engineering, hoisting, unloading, parking, shop drawings, submittals, mockups, benchmarks, fabrication, materials, equipment, services, supplies, tools, facilities, transportation, storage, protection, handling, licenses, inspections, taxes (federal, state, county, local, etc.), overhead, profit, insurance, etc. as required to timely complete the **Foam Roofing** in accordance with the Agreement and as more specifically defined in the Specification Sections listed below and as clarified thereafter. Enumeration of the Specification Sections herein is for the convenience of DPR and the Subcontractor and does not limit Subcontractor's responsibility to provide all of the **Fireproofing** required by the Contract Documents except as clarified in paragraphs B.2 through B.8 below.

### 1. SPECIFICATION SECTIONS:

N/A	Pinnacle Hyper1 © Foam Roofing
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## 2. INCLUSIONS:

- a. The scope of work consists of a complete polyurethane spray foam roofing system as required by applicable specifications and roofing standards. A general description is as follows:
    - i. Existing Roof [West Wing]: Subcontractor to provide a foam roofing system that is compatible with the existing roof membrane, or demolish any areas that are not compatible. The approximate area of existing roof is 18,400 SF, plus parapets. The foam roofing system applied to the existing roof will be 1 inch thick to achieve a R-19 value [including existing building insulation already in place].
    - ii. New Roof [East Wing]: Subcontractor to provide a foam roofing system over new slab on metal deck. The approximate area of new roof is 17,300 SF, plus parapets. The foam roofing system applied to the new roof will be 3 inches thick to achieve a R-19 value.
  - b. Subcontractor to clean and prepare [New and Existing] deck surface as necessary for the proper application of spray foam roofing system.
  - c. Subcontractor to install 4 inch clear adhesive tape over 3 inch flutes in metal deck [at new B-Deck Roof].
  - d. Subcontractor to mask and protect adjacent finishes as necessary to protect from overspray.
  - e. Subcontractor to prime roof deck with SWD 2000 sealer at the rate of ½ gallons per 100 SF, as necessary.
  - f. Subcontractor to install SWD 'Quick-Shield' 125 [2.5-3.0 #] density polyurethane foam to the roof surfaces per the thicknesses noted above in Section 2.a.i. and 2.a.ii.
  - g. Subcontractor to install foam up walls and taper to top inside edge and top outside edge as needed.
  - h. Subcontractor to install SWD 1929-F 'Quick-Shield' elastomeric base coating at the rate of 1 gallon per 100 SF in a contrasting color to top coat.
  - i. Subcontractor to install SWD 1929-F 'Quick-Shield' white color elastomeric top coating at the rate of 1 ½ gallons per 100 SF [SWD 'Quick-Shield' coating is Energy Star, CRRC California Title 24 Compliant with a solar reflectance of 82% and emittance of 91%].
  - j. Subcontractor to broadcast #9 granules into wet finish coat at a rate of 30# per 100 SF.
  - k. Subcontractor to clean and detail premises to remove any job related debris.
  - l. Subcontractor to provide a 10-year 'No Leak' renewable warranty.
  - m. Subcontractor to coordinate their scope of work with all adjacent trades, including, but not limited to:
    - i. Equipment Pads
    - ii. MEP System Penetrations
    - iii. Structural Steel Penetrations
    - iv. Metal Panel System
    - v. Flashings
    - vi. Curtain Wall System
    - vii. Skylights
    - viii. Roof Hatches
  - n. Subcontractor to participate in coordination meetings with the trades mentioned above in Section 2.m.i.-viii., including the project Architect and Waterproofing Consultant.
3. Alternate Item No. 1 – 1.5 inch thickness add to the Existing Roof for combination rating total of R-30.
  4. Alternate Item No. 2 – 4.75 inch thickness add to the New Roof for a combination rating of R-30.
- ## 5. EXCLUSIONS
- a. Fall protection safe-point attachments.
  - b. Warranty to begin at completion of installation.

- c. Proposal bid includes single mobilization per wing (2 total), additional mobilizations for roofing will result in additional compensation to the subcontractor.
- d. Bid does not include any additional funds for penetrations of MEPFC utilities not shown on the contract documents referred to herein.
- e. It should be noted that the Pinnacle Hyper1® product, although it is extremely versatile and resilient, is not compatible with certain installation procedures and chemicals. Should any of these be used on the Hyper1® roofing membrane or insulation, damage will occur that Pinnacle will not be responsible for replacing.
- f. Repair fees for trade damage.
- g. Prevailing wages.
- h. Debris boxes.
- i. Performance Bond.
- j. Mold Insurance.

**NO OTHER EXCLUSIONS, CLARIFICATIONS OR QUALIFICATIONS PROPOSED BY SUBCONTRACTOR ARE PART OF THIS AGREEMENT IF NOT EXPRESSLY ENUMERATED HEREIN.**

**- End of Section B, Specific Scope Requirements -**

**APPROVED AND ACCEPTED BY:**

**CONTRACTOR:**

DPR Construction

By: \_\_\_\_\_

Name: {Contracts.FromSignedBy}

Title: {Contracts.FromSignedByTitle}

**SUBCONTRACTOR:**

Pinnacle Commercial Specialty Contracting

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## **C. ACKNOWLEDGEMENTS & ACCEPTANCE:**

The following documents have been reviewed and are incorporated in the following Base Bid. Please indicate agreement by initialing Yes or No for each item below.

**3.1 DOCUMENTS:** We have reviewed and acknowledge all documents listed in Attachments 1 & 1A and have included all costs associated with their impact to our proposal. YES ☐ NO ☐

**3.2 COMMERCIAL TERMS:** We have reviewed Attachment 2–Section A and have provided all requested proposal information. YES ☐ NO ☐

**Attachment 2-Section A has been completed and attached to this Bid Form.** YES ☐ NO ☐

**3.3 SCOPE:** We have reviewed Attachment 2 – Section B and have included all costs associated with the defined scope of work. YES ☐ NO ☐

**3.4 SUPPLEMENTAL CONDITIONS:** We have reviewed Attachment 3 and have included all costs associated with special requirements of the project. YES ☐ NO ☐

**3.5 SCHEDULE:** Our start dates, milestones, durations and completion dates will meet the requirements as outlined in the DPR Project Schedule referenced in Attachment 4. Any and all overtime, double time, swing shifts, etc. is included as required to meet this schedule. YES ☐ NO ☐

**3.6 INSURANCE:** Our insurance coverage meets the requirements listed in Attachment A. *(If the response is "No", list coverage deficiencies and the* YES ☐ NO ☐

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YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

Exhibit #	<u>2</u>	Dated:	<u>N/A</u>	Exhibit #	<u>        </u>	Dated:	<u>        </u>
Exhibit #	<u>3</u>	Dated:	<u>N/A</u>	Exhibit #	<u>        </u>	Dated:	<u>        </u>

Addenda # \_\_\_\_\_ Dated: \_\_\_\_\_ Addenda # \_\_\_\_\_ Dated: \_\_\_\_\_  
Addenda # \_\_\_\_\_ Dated: \_\_\_\_\_ Addenda # \_\_\_\_\_ Dated: \_\_\_\_\_

Amendment # \_\_\_\_\_ Dated: \_\_\_\_\_ Amendment # \_\_\_\_\_ Dated: \_\_\_\_\_  
Amendment # \_\_\_\_\_ Dated: \_\_\_\_\_ Amendment # \_\_\_\_\_ Dated: \_\_\_\_\_

We acknowledge that the above bid is valid for sixty (60) days and if accepted we will enter into a contract with DPR Construction using the San Diego Regional Subcontract without revision or exception upon notice of award and prior to commencing work on the project.

YES ☐ NO ☐

YES ☐ NO ☐

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Title:**

**Company:**

**State Contractor's License No.:**

Contractor's License Classification: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**- End of Section C Acknowledgements -**

(See Section A for Commercial Terms &  
Section B for Scope of Work)

**- End of Attachment 2 – (BID FORM)**