

## EXHIBIT F

### NATURAL BRIDGES APARTMENTS SPECIAL CONDITIONS

November 17, 2022

#### 1.0 Change Orders

##### 1.01 Overhead and profit

1.01.1 15% for contractor performing the work

1.01.2 5% for contractor on work performed by a subcontractor.

1.01.3 On proposals covering both increases and decreases in the Contract Sum, overhead and profit shall be allowed on the net increase. When the net difference is a deduction, no percentage for overhead and profit shall be added or deducted.

##### 1.02 Overhead is defined as including the following:

1.02.1 Estimating and estimate preparation

1.02.2 Supervision

1.02.3 Project management

1.02.4 Home office expenses

1.02.5 Scheduling

1.02.6 Temporary on-site office expenses

1.02.7 Cell phones

1.02.8 Procurement and use of vehicles and fuel used coincidentally in Work otherwise included in the Contract Documents

1.02.9 Small tools under \$500

1.02.10 Warranty

1.03 Cost breakdown. Provide detailed breakdown of cost proposals indicating hours x labor rate, material unit cost x quantity and tool or equipment rental. Provide backup as requested.

1.03.1 Labor will be the actual cost for each craft or type of workers at the time the extra work is done, plus employer payments of payroll taxes and insurance, health and welfare, pension, vacation, apprenticeship funds, and other direct costs resulting from Federal, State, or local laws, as well as assessments or benefits required by lawful collective bargaining agreements.

1.03.2 Materials shall be at invoice or lowest current price at which such materials are locally available plus sales tax, freight and delivery.

1.03.3 Equipment rental. No payment will be made for the use of tools which have a replacement value of \$500 or less.

2.0 RFI and submittal review. Allow 7 calendar days for review and response.

3.0 Tree removal. Contractor shall remove trees prior to bird nesting survey requirements starting on March 01, 2023.

4.0 Contractor shall install two construction video cameras facing the site and subscribe to a video management and hosting service to provide instantaneous and time-lapse video feeds. Contractor shall provide access to the service to the owner team.

6.0 Warranty and O&M:

6.01 Contractor to warranty all work for a period of one-year. All warranties start on the date of Substantial Completion.

6.01.1 Roofing to be warranted for 20-years

6.01.2 Provide manufacturer's warranties for equipment in addition to contractor warranty.

6.02 Provide copies of warranty and O&M information in two (2) binders and an electronic copy on a thumb drive.

7.0 Work Restrictions:

7.01 Toadal Fitness. The immediate neighbor to West, Toadal Fitness, is open 7 days a week and has ongoing activities in their parking lot that will be impacted by work activities. Contractor to be respectful and courteous and mitigate impacts wherever possible. This includes no playing of loud music, not watching people exercising and sweeping their parking lot if construction activities leave excessive dust, dirt or debris in the parking lot.