

**From:** [smithyman](#)  
**To:** [Diane Stoddard](#)  
**Cc:** [Matt](#); [LaVerne](#)  
**Subject:** BTBC Expansion Facility Sales Tax Exemption  
**Date:** Thursday, June 14, 2012 10:06:37 AM  
**Attachments:** [image003.png](#)  
[Sales Tax Amount.pdf](#)  
[Nanopharm Bid Summary.pdf](#)

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Diane,

Thanks for returning my call this morning. Per our discussion, I am sending you this email which details the process we went through to obtain bids to finish out laboratory space at the BTBC Expansion Facility located at 4950 Research Parkway. Although we did not go through the formal purchasing procedure of the City of Lawrence, I believe we exercised the necessary due diligence to justify sales tax exemption which amounts to **\$18,557** in savings, as shown in the attachment "Sales Tax Amount." My goal is to provide information about the process so that the Management Committee feels comfortable bringing this before the City Commission.

This project involves finishing out 1,094 square feet of wet laboratory space and includes installing two fume hoods, lab bench top space, electrical outlets, and renovating the HVAC system in order to increase utility efficiency. Use of money from the "renovation fund" to complete this project has already been approved by Management Committee members in emails dated 5/16/12 and 5/18/12.

We solicited bids for the project from three different companies. The following is a summary of the three bids, which are attached to this email and labeled "Nanopharm Bid Summary."

1. **McCown Gordon Construction** – This company was the general contractor for the construction of Phase I of the BTBC Main Facility, and we have maintained a positive working relationship with them. McCown's bid came in at **\$376,947** (for Option A – Base as shown in the attachment).
2. **Siteworks** – This company is owned by Mike Campbell. Mike is the son of Sam Campbell, President of Critech (an Expansion Facility tenant), and has managed the building for several years. Mike's bid came in at \$135,000 excluding required HVAC renovation. Adjusted to include HVAC renovation, the bid equals **\$286,121**.
3. **Fritzel Construction** – This local company expressed interest in providing a bid in order to have a chance to bid on Phase II of the BTBC Main Facility. Fritzel's bid came in at \$183,912 excluding fume hoods and cabinetry, which we planned to purchase through the city in order to obtain sales tax exemption. Adjusted to include this amount, the final bid equals **\$226,135.40**. This was the lowest bid, and Fritzel Construction was awarded the contract.

In conclusion, though we did not go through the formal City of Lawrence purchasing procedures and make public a request for bids, we did practice due diligence in soliciting and selecting a bid. Ultimately, the contract was awarded to a local company that also provided the lowest bid. If you would like more information about the process, or to discuss the attachments or our process in

general, please do not hesitate to give me a call. Thanks for all your help on this.

Sincerely,

Michael Smithyman  
Director of Special Projects  
Bioscience & Technology Business Center  
2029 Becker Drive, Suite 100  
Lawrence, KS 66047  
(785) 832-2110  
Visit the BTBC website! <http://www.tbcku.com>



# Clarifications & Qualifications

ORTC – West Lawrence Lab – Lawrence, KS

December 3, 2010 | Order of Magnitude Budget

## Executive Summary

This Proposal is for tenant finish work, located at 4950 Research Parkway in Lawrence, KS. The project consists of the interior finishes necessary to convert an existing "Shell" space in to a wet lab with (3) bench-top fume hoods and (1) walk in fume hood including all necessary laboratory casework and associated MEP and miscellaneous finishes.

General liability insurance is included at a rate of .95% of the cost of the work. Builders Risk insurance is included at a rate of .35% of the cost of the work.

A 5% design contingency and a 5% construction contingency have been included in the budget. Our budget includes design fees

This Proposal is based upon plans generated by Gould Evans, dated November 30, 2010. Four different floor plans have been priced. Our Order of Magnitude price for each of the options is;

Option A – Base:	\$376,947
Option A – Expanded:	\$425,305
Option B – Base:	\$370,864
Option B – Expanded:	\$418,232

The above budgets include; 5% design contingency, 5% construction contingency, design fees and payment and performance bonds. Kansas remodel tax is included.

### Item 1.A – General Conditions

1. General conditions include, but not limited to, such items as:
  - a. Full time on site supervision.
  - b. Project management
  - c. Project Support
2. *Exclusions: temporary utilities*

### Item 1.B – Building Permit

1. Building Permits are included.

### Item 1.C – Final Cleanup

1. Final cleaning of work is limited to Broom Clean Only.

### Item 2.A – Demolition

1. Removal of existing acoustical ceilings as necessary for installation of overhead MEP systems
2. Removal of existing slab on grade as necessary for under-slab plumbing
3. Demolition of the East wall in the Option A & B "Base" plans is included.

### Item 3.B – Flatwork

1. Patching of floor slabs removed for under-slab plumbing is included
2. Patching of block-outs in the existing floor slab is included.

### Item 6.A – Rough Carpentry

1. Blocking as required for installation of lab casework is included
2. 100lf of miscellaneous blocking is included for installation of owner provided equipment that is wall mounted.

# Clarifications & Qualifications

LRTC - West Lawrence Lab. - Lawrence, KS

## Item 7.A - Roofing

1. Patching of existing roof as required for modifications to the existing exhaust fan are included.

## Item 7.C - Caulking & Sealants

1. Miscellaneous interior caulking included as required, i.e.; at countertops, cabinetry, door frames, etc.

## Item 9.A - Drywall & Acoustical Ceilings

1. Skimming of existing walls is included as required for a smooth finish
2. A new wall, sheet rocked to deck, is included for the East wall of the Option A & B "Base" plans
3. Interior walls as required for the Option A "Base" and "Expanded" plans are included.
4. New 2x4 acoustical ceilings, similar to existing, are included throughout the laboratory space, no new ceilings are included for the storage area.

## Item 9.B - Resinous Flooring

1. 3/16" - 1/4" troweled epoxy flooring with broadcast color is included, similar to what is currently in the storage room.
2. Epoxy cove base is included for all walls of the lab space
3. New rubber base is included for the storage room
4. *Exclusions: new flooring for the storage area*
5. *Exclusions: Floor leveling*

## Item 9.E Painting

1. Painting of all interior walls is included
2. Painting of all door frames is included
3. Painting of all hollow metal doors is included.
4. *Exclusions: Painting of the unoccupied side of the new East wall in the Options A & B "Base" plans.*

## Item 12.A - Lab Casework

1. Wood laboratory casework is included in accordance with the plans
2. Epoxy resin countertops are included in accordance with the plans
3. Deck mounted double faced electrical pedestals are included
4. Laboratory sinks are included, with HW/CW mixing faucets
5. *Exclusions: Above counter and/or wall mounted cabinets*

ALL FIXED CASWORK  
- NONE MOBILE

## Item 12.B - Fume Hoods

1. (3) bench mounted fume hoods are included with acid and flammable storage cabinets
2. (1) walk-in hood is included.

> LE EYE HOODS

## Item 15.A - Fire Protection

1. Modifications to the existing fire protection system are included.

## Item 15.B - Plumbing

1. Domestic water, waste and vent rough in and connections for (2) lab sinks are included.
2. Domestic water, waste and vent rough in and connections for (3) bench type hoods and (1) walk-in lab hood.
3. The domestic water, waste and vent will be connected to the existing building services located just outside of the lab space.
4. *Exclusions: Acid waste piping, lab gas piping and systems*

## Item 15.C - HVAC

1. Installation of (2) Phoenix supply air valves

## Clarifications & Qualifications

LRTC – West Lawrence Lab – Lawrence, KS

2. Installation of (4) Phoenix exhaust valves for the lab hood exhaust
3. Installation of (6) supply diffusers for air distribution
4. Modifications to the existing lab exhaust fan for conversion to VAV operation
5. Temperature controls as required to connect the new equipment to the existing building management system
6. Our proposal is based upon utilizing the existing duct reheat coils for space heating
7. Our proposal includes utilizing PVC coated duct in the lab space for exhaust to match existing
8. Our proposal includes utilizing galvanized ductwork in the lab space for supply air duct.

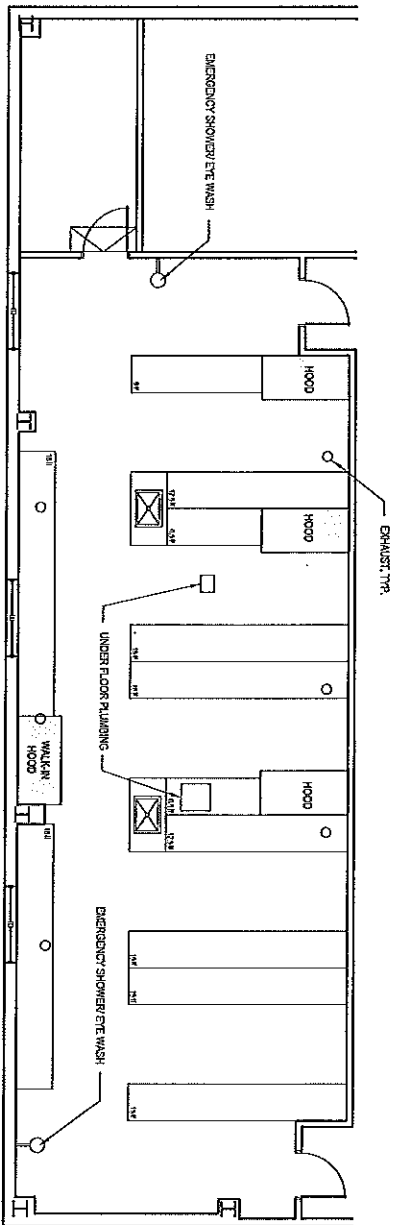
### Item 16.A - Electrical

1. Electrical service to lab hoods from the existing panel
2. New exit signs
3. Re-installation of existing 2x4 light fixtures
4. A \$2,500 allowance is included for modifications to the existing fire alarm system
5. Control wiring for Phoenix valves and hoods

### General Items

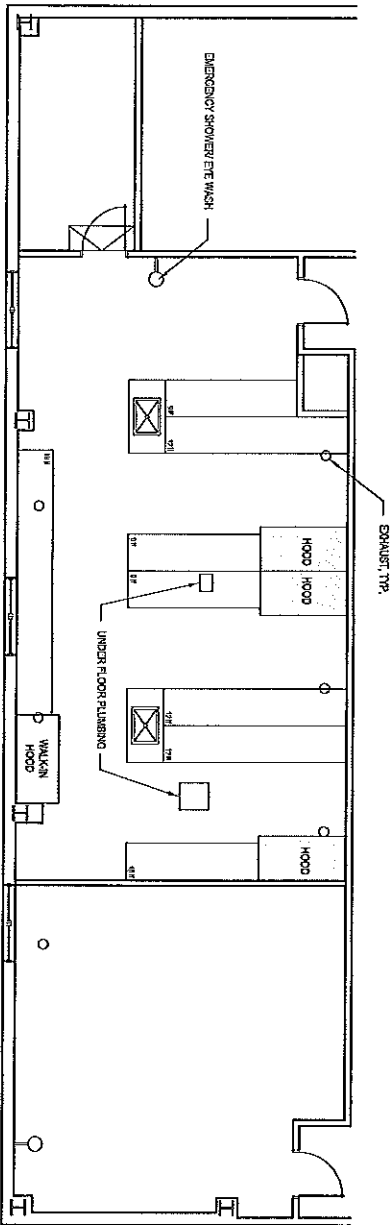
1. Items not included:
  - a. Temporary utility fees
  - b. Flooring in the storage area
  - c. Painting of unoccupied spaces
  - d. Floor Leveling
  - e. Above counter and/or wall mounted cabinets and shelving
  - f. Window coverings
  - g. Acid Waste piping
  - h. Lab gas piping and/or systems
  - i. Security and/or access control
  - j. All testing & special inspections.

END OF QUALIFICATIONS & CLARIFICATIONS



TOTAL SF: 1,547  
 BENCH LF: 158  
 6' HOODS: 4

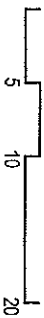
EXPANDED



TOTAL SF: 1,048  
 BENCH LF: 96  
 6' HOODS: 4

BASE

OPTION A  
 GOULD EVANS 11.30.2010





# BTBC EXPANSION FACILITY - LAWERNCE, KANSAS

Cost Estimate for Construction Services  
 Construction Documents dated April 16, 2011 and prepared by:  
 Gene Fritzel Construction Co., Inc. and Hoss & Brown Engineers  
 April 23, 2012

csi division	notes	estimated cost	estimate by div.
<b>division 01 -- general requirements</b>			<b>\$7,050</b>
01 1000 building permits	n.i.c.	-	
01 1500 architecture & engineering fees	n.i.c.	-	
01 2500 special inspections	n.i.c.	-	
01 3000 supervision		3,480	
01 4000 general labor		1,400	
01 5000 equipment, dumpster and fencing		750	
01 6000 utility hook-up	n.i.c.	-	
01 7000 utility use	n.i.c.	-	
01 7329 concrete cutting and patching		1,120	
01 8000 final clean		300	
01 9000 builders risk insurance	n.i.c.	-	
01 9500 performance and payment bond	n.i.c.	-	
<b>division 02 -- existing conditions</b>	<b>not used</b>		
<b>division 03 -- concrete</b>	<b>not used</b>		
<b>division 04 -- masonry</b>	<b>not used</b>		
<b>division 05 -- metals</b>	<b>not used</b>		
<b>division 06 -- wood, plastics, and composites</b>			<b>\$224</b>
06 1100 lumber and supplies		224	
<b>division 07 -- thermal and moisture protection</b>	<b>not used</b>		
<b>division 08 -- openings</b>	<b>not used</b>		
<b>division 09 -- finishes</b>			<b>\$13,517</b>
09 2116 gypsum board assemblies		3,317	
09 6723 resinous flooring		8,550	
09 9000 painting and coatings		1,650	
<b>division 10 -- specialties</b>			<b>\$0</b>
10 2800 laboratory accessories	n.i.c.	-	
<b>division 11 -- equipment</b>			<b>\$0</b>
11 5313 fume hoods	n.i.c.	-	
<b>division 12 -- furnishings</b>			<b>\$500</b>
12 0505 window treatment	allowance	500	
12 3553 laboratory casework	n.i.c.	-	
<b>division 13 -- special construction</b>	<b>not used</b>		
<b>division 14 -- conveying equipment</b>	<b>not used</b>		
<b>division 21 -- fire suppression</b>			<b>\$690</b>
21 0500 common work results for fire suppression		690	
<b>division 22 -- plumbing</b>			<b>\$0</b>
22 0500 common work results for plumbing	see 23 05000		
<b>division 23 -- heating, ventilating, and air-conditioning</b>			<b>\$151,521</b>

csi division		notes	estimated cost	estimate by div.
23 0500	common work results for hvac		151,521	
<b>division 26 -- electrical</b>				<b>\$0</b>
26 0500	common work results for electrical	see 23 05000		
<b>division 27 -- communications</b>				
<b>division 28 -- electronic safety and security</b>				
<b>division 31 -- earthwork</b>				
<b>division 32 -- exterior improvements</b>				
<b>division 33 -- utilities</b>				
<b>construction cost</b>			<b>173,502</b>	<b>\$173,502</b>
<b>margin @ 6%</b>				<b>\$10,410</b>
<b>total cost</b>				<b>\$183,912</b>

**Alternates:**

1. Provide and install Granitex Flooring (Aliphatic Urethane) and Base in lieu of Epoxy Resin. Deduct (\$1,380)

**General Notes:**

1. Casework, hoods, refrigerators, freezers, chemical cabinets, curtain area, etc. to be provided by Owner and/or Tenant. G.C./Subcontractors responsible for necessary hook-up.
2. Third party inspection have not been included.
3. Sales Tax is not included, the Owner will provide a Project Exemption Certificate.
4. Cost associated with Building Permits from the City of Lawrence is not included.





**Fisher Scientific**

Part of Thermo Fisher Scientific

To: MIKE SMITHYMAN

Date: 05/23/2012

Message: MIKE

I APOLOGIZE I GOT THE FINAL QUOTE TODAY, HERE IS YOUR QUOTE

TAKE CARE

RICH

# Sales Quotation



Quote Nbr	Creation Date	Due Date	Page
2144-8943-54	05/23/2012		1 of 4
Payment Terms		Delivery Terms	
NET 30 DAYS		DEST	
Valid To		Prepared By	
06/22/2012		GRABBE, RICHARD A.	
Customer Reference		Sales Representative	
QUOTE FOR MIKE 3/9/12		RICHARD GRABBE	
To place an order	Ph: 800-766-7000	Fx: 800-926-1166	
Submitted To:		Customer Account: <b>029818-002</b>	
MIKE SMITHYMAN MSMITHYMAN@LRTC.BIZ  784-832-		CITY OF LAWRENCE 4950 RESEARCH PKWY LAWRENCE KS 66047-3944 ATTN: MIKE SMITHYMAN	

FISHER SCIENTIFIC COMPANY LLC  
4500 TURNBERRY DRIVE  
HANOVER PARK IL 60133-5491

**PLEASE REFER TO THE QUOTE NUMBER ON ALL CORRESPONDENCE**

THANK YOU FOR YOUR INTEREST IN FISHER SCIENTIFIC COMPANY LLC

FOR COMPLETE TERMS AND CONDITIONS VISIT OUR WEBSITE AT

[www.fishersci.com/salesterms](http://www.fishersci.com/salesterms)

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
1	2	EA	NON-CATALOG	984050020983 5'PROT XSTRM HOOD Vendor Catalog # 984050020983 List Price: 11,465.00	6,824.40	13,648.80
2	2	EA	NON-CATALOG	9849700 SPILLSTOPPR WORKSURFAC Vendor Catalog # 9849700/33731 List Price: 1,440.00	857.14	1,714.28
3	2	EA	NC0304929	9902100 36" SOLVENT CAB Vendor Catalog # 9902100/30489 Hazardous Material Original Catalog Number 9902100/30489 List Price: 2,005.00 CDC: 999	1,193.45	2,386.90
4	2	EA	NON-CATALOG	9901300 24" ACID CAB Vendor Catalog # 9901300/33731 List Price: 1,385.00	824.40	1,648.80
5	2	EA	NC0304931	3591100 VENT KIT ACID CAB Vendor Catalog # 3591100/30489 Hazardous Material Original Catalog Number 3591100/30489 List Price: 243.00 CDC: 999	144.64	289.28
6	2	EA	NC0304932	9852110 3 SIDED CEILING ENCLO Vendor Catalog # 9852110/30489 Hazardous Material	579.46	1,158.92

# Sales Quotation



Part of Thermo Fisher Scientific

Quote Nbr	Customer Reference	Page
2144-8943-54	QUOTE FOR MIKE 3/9/12	2 of 4

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
				Original Catalog Number 9852110/30489 List Price: 885.00 CDC: 999		
7	2	EA	NON-CATALOG	FH250H3600C TABLES 1" BLK EPOX Vendor Catalog # 250H3600C/BILL List Price: 550.00	458.78	917.56
8	2	EA	NON-CATALOG	118S5920 58" END SINK CABT Vendor Catalog # 118S5920/BILL List Price: 1,500.00	1,350.90	2,701.80
9	4	EA	NON-CATALOG	148S7320 42"W COMB BASE CABT Vendor Catalog # HM148S7320/BILL List Price: 900.00	795.33	3,181.32
10	4	EA	NON-CATALOG	616S7320 42"W.KNEE PANELS Vendor Catalog # HM616S7320/BILL List Price: 85.00	72.75	291.00
11	8	EA	NON-CATALOG	500S4040 KNEE SPACE RAILS Vendor Catalog # HM500S4040/BILL List Price: 50.00	40.00	320.00
12	4	EA	NON-CATALOG	525S6320 END SUPPORT Vendor Catalog # HM525S6320/BILL List Price: 210.00	193.22	772.88
13	2	EA	NON-CATALOG	616S4320 CENTER FILLER Vendor Catalog # HM616S4320/BILL List Price: 100.00	78.00	156.00
14	2	EA	NON-CATALOG	436H6920 3' WIDE UPP ISLND COR Vendor Catalog # HM436H6920/BILL List Price: 550.00	357.00	714.00
15	2	EA	NON-CATALOG	436H8920 4'WIDE UPP ISLND CORE Vendor Catalog # HM436H8920/BILL List Price: 600.00	384.63	769.26
16	4	EA	NON-CATALOG	919H1236 3'INNER SHELVES Vendor Catalog # HM919H1236/BILL List Price: 150.00	94.75	379.00

# Sales Quotation



Quote Nbr	Customer Reference	Page
2144-8943-54	QUOTE FOR MIKE 3/9/12	3 of 4

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
17	4	EA	NON-CATALOG	919H1248 4' INNER SHELVES Vendor Catalog # HM919H1248/BILL List Price: 150.00	100.10	400.40
18	2	EA	NON-CATALOG	52L46400 15"X18"X11"ERESIN SNK Vendor Catalog # HM52L46400/BILL List Price: 325.00	253.75	507.50
19	2	EA	NON-CATALOG	34L2010 E RESIN PLUG Vendor Catalog # HM34L2010/BILL List Price: 90.00	61.65	123.30
20	2	EA	NON-CATALOG	52L73800 SINK SUPPORT Vendor Catalog # HM52L73800/BILL List Price: 85.00	64.80	129.60
21	2	EA	NON-CATALOG	32W406SG WATER SAVER MIXFAUCET Vendor Catalog # HM32W406SG/BILL List Price: 90.00	65.00	130.00
22	2	EA	NON-CATALOG	52L85200 ST STL PEGBOARD 30X30 Vendor Catalog # HM52L85200/BILL List Price: 325.00	268.00	536.00
23	1	EA	NON-CATALOG	EPOXYRESINTOPS 1 LOT Vendor Catalog # EPOXYRESINTOPS/ List Price: 5,000.00	4,125.00	4,125.00
24	1	EA	NON-CATALOG	132042A 7' STRIP VINYL DOOR Vendor Catalog # 132042A List Price: 385.00	386.00	386.00
25	1	EA	NON-CATALOG	1320-42A 4' STRIP SHIELD 8" Vendor Catalog # 132042A/119320 List Price: 220.00	222.00	222.00
26	1	EA	19 120 2339	90 GAL CAB MAN W/PDLE HNDL Safety Can Storage; 2 Adjustable Shelves; Two Manual Doors with Sure-Grip Handles; FM approved; Meets NFPA and OSHA requirements; 34 x 43 x 65 in.; 90 gal.(341L) Vendor Catalog # 899000	1,174.80	1,174.80



# Sales Quotation



Part of Thermo Fisher Scientific

Quote Nbr	Customer Reference	Page
2144-8943-54	QUOTE FOR MIKE 3/9/12	4 of 4

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
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This item is being sold as 1 per each  
List Price: 1,974.45 CDC: 172

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MERCHANDISE TOTAL	38,784.40
Fuel Surcharge	6.05
Estimated Sales Tax	3,432.95
TOTAL	42,223.40

**NOTES:**

Returns are subject to manufacturer terms and conditions.

We now offer highly competitive financing with low monthly payments. Please contact your local sales representative for more information.

Tell us about your recent customer service experience by completing a short survey. This should take no longer than three minutes. Enter the link into your browser and enter the passcode: USA-PGH-CS2

<http://survey.medallia.com/fishersci>



**Gene Fritzel**  
Construction Co., Inc.

## **BTBC Expansion Facility**

South Lab Tenant Improvements  
1505 Wakarusa Drive  
Lawrence, Kansas

### **Additional Work Authorization Number 002**

May 31, 2012

Summary of Cost:

**Item<sup>1</sup>:**

The cost to add Sales Tax (Kansas Remodel Tax – Includes Labor and Materials) to the project.  
Additional contract time required by this AWA is zero (0) days.

Sales Tax (see Attachment A)	\$16,870.00	
Contractor Margin	1,687.00	
TOTAL_ADD		<b>\$18,557.00</b>

\\SVSBS\Documents\Matt\My Documents\Oread Labs Bldg\SouthLab\_AWAandCO\BTBC Expansion\_SouthLab\_AWA002\_2012 0531.docx

**BTBC EXPANSION FACILITY - LAWERNCE, KANSAS**

Cost Estimate for Construction Services

Construction Documents dated April 16, 2011 and prepared by:

Gene Fritzel Construction Co., Inc. and Hoss &amp; Brown Engineers

April 23, 2012



## AWA 002 2012\_0531 - Sales Tax

csi division	notes	estimated cost	AWA002 2012_0531	estimate by div.
<b>division 01 -- general requirements</b>				<b>\$7,050</b>
01 1000 building permits	n.i.c.	-		
01 1500 architecture & engineering fees	n.i.c.	-		
01 2500 special inspections	n.i.c.	-		
01 3000 supervision		3,480	308	
01 4000 general labor		1,400	124	
01 5000 equipment, dumpster and fencing		750	66	
01 6000 utility hook-up	n.i.c.	-		
01 7000 utility use	n.i.c.	-		
01 7329 concrete cutting and patching		1,120	99	
01 8000 final clean		300	27	
01 9000 builders risk insurance	n.i.c.	-		
01 9500 performance and payment bond	n.i.c.	-		
<b>division 02 -- existing conditions</b>	<b>not used</b>			
<b>division 03 -- concrete</b>	<b>not used</b>			
<b>division 04 -- masonry</b>	<b>not used</b>			
<b>division 05 -- metals</b>	<b>not used</b>			
<b>division 06 -- wood, plastics, and composites</b>				<b>\$224</b>
06 1100 lumber and supplies		224	20	
<b>division 07 -- thermal and moisture protection</b>	<b>not used</b>			
<b>division 08 -- openings</b>	<b>not used</b>			
<b>division 09 -- finishes</b>				<b>\$13,517</b>
09 2116 gypsum board assemblies		3,317	294	
09 6723 resinous flooring		8,550	757	
09 9000 painting and coatings		1,650	146	
<b>division 10 -- specialties</b>				<b>\$0</b>
10 2800 laboratory accessories	n.i.c.	-		
<b>division 11 -- equipment</b>				<b>\$0</b>
11 5313 fume hoods	n.i.c.	-		
<b>division 12 -- furnishings</b>				<b>\$500</b>
12 0505 window treatment	allowance	500	44	
12 3553 laboratory casework	n.i.c.	-		
<b>division 13 -- special construction</b>	<b>not used</b>			
<b>division 14 -- conveying equipment</b>	<b>not used</b>			
<b>division 21 -- fire suppression</b>				<b>\$690</b>
21 0500 common work results for fire suppression		690	61	
<b>division 22 -- plumbing</b>				<b>\$0</b>
22 0500 common work results for plumbing	see 23 05000			
<b>division 23 -- heating, ventilating, and air-conditioning</b>				<b>\$151,521</b>

## Attachment A

csi division		notes	estimated cost	<b>AWA002 2012_0531</b>	estimate by div.
23 0500	common work results for hvac		151,521	<b>14,925</b>	
<b>division 26 -- electrical</b>					<b>\$0</b>
26 0500	common work results for electrical	see 23 05000			
<b>division 27 -- communications</b>		<b>not used</b>			
<b>division 28 -- electronic safety and security</b>		<b>not used</b>			
<b>division 31 -- earthwork</b>		<b>not used</b>			
<b>division 32 -- exterior improvements</b>		<b>not used</b>			
<b>division 33 -- utilities</b>		<b>not used</b>			
<b>construction cost</b>			173,502	<b>16,870</b>	\$173,502
<b>margin @ 6%</b>					\$10,410
<b>total cost</b>					\$183,912

**Alternates:**

- Provide and install Granitex Flooring (Aliphatic Urethane) and Base in lieu of Epoxy Resin. Deduct **(\$1,380)**

**General Notes:**

- Casework, hoods, refrigerators, freezers, chemical cabinets, curtain area, etc. to be provided by Owner and/or Tenant. G.C./Subcontractors responsible for necessary hook-up.
- Third party inspection have not been included.
- Sales Tax is not included, the Owner will provide a Project Exemption Certificate.
- Cost associated with Building Permits from the City of Lawrence is not included.