Proposal No.
P24-6063 R3

Meta 10x

Turner Construction
Rayville, LA

Primary Contact:
David Elias
Project Estimator
225-756-5090

Secondary Contact:
Carter Reed
Senior Estimator
225-756-5090

MMR Constructors, Inc.
03/03/2025

Building on a tradition of success

March 3, 2025 **via e-mail: kgranville@tcco.com**

Turner Construction
262 Hanover Street
Columbus, OH 43215

Attention: Mr. Ken Granville

Reference: META 10x Data Center Project
MMR Proposal No. P24-6063 R3

We are pleased to submit the following Lump Sum proposal to furnish all supervision, labor, tools, material (except as stated herein) and construction equipment to complete this project in accordance with your request for Electrical construction services.

Revised Proposal Pricing: …….. $213,218,958.00

The following clarifications are considered part of this proposal and reflect directly on the proposal price. Please notify David Elias (Project Estimator) or the undersigned at (225) 756-5090 should additional information be required.

We appreciate this opportunity to serve your company and look forward to working with you on this and future projects.

Sincerely,

Carter Reed
Senior Estimator

MMR Constructors, Inc.
A subsidiary of MMR Group, Inc.
15961 Airline Highway | Baton Rouge, LA 70817
P.O. Box 84210 | Baton Rouge, LA 70884-4210
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Commercial Clarifications
R3

1. MMR's proposal is based on the contract being administered as a lump sum contract.

2. This proposal is firm for acceptance for thirty (30) calendar days of the proposal date.

3. This proposal is based on a fifty-eight (58) hour work week, six (6) days per week, based on a September 2025 start through Substantial Completion in October 2027 per ~~"05.0_Project Schedule BL 1.5 JB."~~ "RPL1 Full Schedule - R1."

4. Notice of award to be received no less than one (1) month prior to required mobilization date.

5. All pricing and/or man-hour breakdown schedules included in this proposal are provided for accounting purposes only. This information is not auditable or intended as a basis for partial award.

6. This proposal is based on copper at $ 4.45 per pound per COMEX Copper Index. Copper escalation is in effect.

7. Should owner specified material manufacturers encounter production delays, MMR reserves the right to utilize alternates that meet project scope, specification, and schedule. Alternates will only be utilized with owner's approval.

8. This proposal is based upon current market conditions for labor and material. No provisions have been included for escalation.

9. Security for the site and laydown areas will be furnished by others.

10. MMR's proposal does not include provisions for permits.

11. No provisions have been included for costs associated with issuance of payment/performance bonds.

12. This proposal is subject to mutual agreement on the Terms and Conditions of a formal contract prior to there being any binding obligation on the part of either party.

13. This proposal is based on participation in an owner-controlled insurance policy (OCIP) covering Worker's Compensation & General Liability. Should MMR be required to carry all applicable insurances for this project, MMR reserves the right to adjust our price.

14. Tax exemption certificate in the name of MMR Constructors, Inc. to be provided by owner for the Data Hall area. Pricing is based on all material being tax exempt. Tax exemption certificate to be provided prior to contract award stating all material is tax exempt. All applicable taxes have been included for materials in the SSB area.

General Contractor Support for MMR

1. **R3** The following items have not been included and will be furnished and/or installed by others (i.e. General Contractor, Owner):

    a. Formed concrete (i.e. equipment housekeeping pads)
    b. Structural steel supports
        - MMR has included secondary supports (i.e. Unistrut) only.
    c. Insulation, grouting, coating, painting, welding and/or cutting
    d. Heavy lifting / rigging requiring a crane and/or operator (i.e. MOFE, skids, ~~Generators~~, etc.)
    e. Scaffolding
    f. Exterior wall penetrations (i.e. core drilling for conduits/light fixtures, etc.)
    g. Construction matting
    h. Bulk-head penetration plate(s) for buildings
    i. Trash dumpsters
    j. Sanitary facilities (portable toilets, hand wash stations, etc.)
    k. Office facilities
    l. Lunch tents / break areas
    m. Supply of commissioning / load banking equipment and/or cabling

Technical Clarifications

1. **R3** This proposal is based on the following:

    1. Pricing for one (1) typical AI-DCB Buildings.
    2. PSR Drawing Set dated 1/27/2025.
    3. All owner furnished equipment and prefabricated enclosures (MOFE) being delivered to the site with internal wiring and appurtenances pre-installed and tested. MMR has included power feeds to and from the MOFE.
    4. Cable & conduit sizes, types, quantities based on the following:
        - One Line Diagrams
        - Feeder Schedules (Dwg. E710.1)
        - MMR has included UG ductbanks from GSB to mCUP yard, between mCUP Buildings for ATS loop feeds, and Generator to SSB feeds. All Medium Voltage, Telecom, and “DB” feeder code ductbanks to be furnished and installed by Mortenson. MMR has included associated cabling as shown.
        - MMR has included 5kv 4160V cable and associated civil work between each mCUP electrical skid and mCUP building.

- Utilizing feeder code ‘DB1’ for GSB and LB feeds in lieu of ‘DB7’ & ‘DB10’ due to these codes not being provided in the feeder schedules.

5. MMR has included interconnects for Busway, Lighting, Grounding, Tray and Power on FSHACs. Shipping splits are assumed to be perfectly aligned and require no cutting or significant adjustments after installation by FSHAC installer.
6. MMR has included supply and installation of CFCI equipment based on the one-line diagrams referencing the CFCI list. The CFCI equipment list received at bid time contains equipment on MOFE that have not been included by MMR.
7. Installing owner furnished bus plugs (Code F20 on One-lines) on FSHAC from Busway to FCUs.
8. MMR has included installation and connection of 2000A Busway between LV Power Skids and HAC aisle end rows. All penetrations and equipment flange connections to be provided by Integrator.
9. Including an additional 300 hours for each mCUP for on-site coordination for the shipping splits. This includes coordination for the cable bus to each mCUP building.
10. All equipment and cabling shown on mCUP (E620.1A-1) one-lines is assumed to be internal to the building and pre-installed. MMR has included pulling and terminating integrator furnished cables and miscellaneous scope associated with the shipping splits for mCUP buildings only.
11. ~~Installation of shipped loose owner furnished cable bus from twenty-six (26) mCUP Skids to mCUP Buildings. MMR will install cable bus and terminate cables into gear. All penetrations and equipment flange connections to be provided by Integrator~~.
12. ~~Supply and installation of a 6-strand Multi-mode fiber cable for the “MM” and CAT6 cable for the “CC-Ethernet Connection” feeds associated with the E640 series drawings.~~
13. Furnishing and installing basket tray / ladder tray per the technology set of drawings. Basket tray in corridors / galleries and FSHAC bridge interconnects being supported from the FSHAC structure. Cable tray tees at bridge interconnects are assumed to be provided with FSHAC.
14. All MOFE Equipment that require shipping splits will be aligned between splits for connections by MMR (i.e. no cutting of trays, adjusting of supports, etc.).
15. All necessary components for shipped loose items being provided by others.
16. Utilizing FSHAC structure for supporting of conduit for Busway to UPS feeds and UPS to CDU feeds.
17. Providing a continuous #6 insulated ground cable in basket tray. No provisions have been included for any additional grounding of tray.
18. Utilizing MC type cable for lighting and branch circuitry in the SSB area, ~~and Data Hall (i.e. goal post receptacles)~~ only, excluding motors. All other branch circuitry and lighting has been included in conduit. All MC cable is

supported via J-Hooks and ty-raps. MMR has included Homeruns from the RSB skid mounted panels to each FSHAC row junction box and FSHAC power interconnects per drawing "Fan-Coil_Convenience-Receptacles-Investigation_18FEB2025_Option 3." for receptacle power.

19. Lighting circuitry tie in point to the HACS being on the same side as the LV skids.
20. All 480V cable testing being self-performed by MMR.
21. mCUP loop homeruns from GSB01 to mCUP ATS 11 and GSB 02 to mCUP ATS 12. All odd numbered mCUPS will then loop together and all even numbered mCUPs will loop together.
22. Assumed (7) battery cabinets per UPS for the Ancillary Power UPSs, and (1) battery cabinet per UPS in the Data Halls. No provisions have been included for installation of batteries, interconnect wiring for batteries or any additional control wiring not specifically called out in the Electrical drawings.
23. MMR's revised proposal includes supply and installation of site light fixtures and poles. MMR will run conduit to the first light (max of 150') on each circuit and wire to all site lights. Mortenson to continue underground raceway to all remaining site lights after the 1st light on each circuit. Circuitry to site lights to be (3) #6AWG Cu Cables with (1) #10AWG ground in a 1" PVC Conduit. All pole bases to be by Mortenson.
24. Including (1) 1" Conduit to each stub up A1, A2, and A3 from each RSB per power drawing note 2 in Data Hall A only. MMR has included this Conduit for the remaining Data Halls B through D.
25. Supply and installation of RSB rack mounted panels (i.e. LP, ELTG, CP, LTG) has been included.
26. Grounding as shown on the Electrical Grounding Plans only, unless otherwise noted in MMR's proposal.
27. Site security pathways on Drawings SE101-1EY1 & SE101-1EY2.No additional site security has been included (i.e. campus site security). No provisions have been included for cabling.
28. All equipment being delivered to MOFE tent between buildings.
29. Installing disconnects per the equipment schedules on Drawing No. E740.1-1 through E740.3-1. MMR has included furnishing disconnects only if noted for Div. 26 to furnish.
30. Including cable lashing for 1600A + feeds in the Generator's, GSB's, and ATS's.
31. All lighting control wiring to be CAT6 cabling routed via J-Hooks and tyraps.
32. Including 100 hours for each FWM for on-site coordination. No provisions have been included for any supply and/or installation of equipment, raceway, or cable inside of the FWM. MMR has included power connections To and From as denoted on the one-lines.
33. All UG conduit installed by others to be in good working conditions with pull strings / mule line provided by others. No provisions have been included for proofing of existing conduits.

2. MMR has included two (2) ten (10) man crews for the duration of the project from L3 start through IST to support owner's start up and commissioning activities for each data hall. No provisions have been included for providing any commissioning equipment.

3. MMR's proposal includes provisions for maintaining a clean work area for our crews. No provisions have been included for providing additional laborers for a jobsite composite clean-up crew.

4. MMR has included a $10,000,000 budgetary allowance for Fire Alarm and VESDA. Once additional information is provided MMR can provide a firm price.

5. **R3** MMR has included an allowance of $7,500,000 for building interior mCUP yard, and site establishments temporary power and lighting only. Once additional information is provided, MMR can provide an updated price.

6. Due to lack of project specific OFCI equipment submittals, MMR's proposal does not include additional provisions (i.e. control wiring, equipment preservation, etc.) for OFCI equipment. Once submittals are received and reviewed, MMR can revise pricing and remove this clarification.

7. MMR's proposal is based on being provided an LOD350 design model from the EOR. MMR will provide BIM coordination to LOD350 for MMR installed scopes only. All models of owner furnished equipment shall be free issued to the correct LOD for implementation into the project model.

8. **R3** This proposal makes no provisions for the following:

   a. Electric heat trace and/or steam trace
   b. Transportation, offloading and/or installation of MOFE
   c. NETA Testing (with the exception of 5kv cable between mCUP PTX and mCUP MSG and FSHAC busway)
   d. Low Carbon Copper Intake Requirements
   e. Seismic Requirements
   f. BMS / BAS Raceways, Devices, Wiring, Etc.
   g. Heat Calculations
   h. DAS Raceways, Devices, Wiring, Etc.
   i. SCCS / Arc Flash
   j. Diesel fuel for generators (including fuel permits)
   k. ~~Landscape Lighting~~
   l. ~~EV Charger Stations~~
   m. Pressure testing for generator fuel tanks
   n. Outdoor overhead trestles
   o. Medium Voltage Cable (except for the 4160 - 5KV cable between MCUP Electrical Skid and MCUP Building)
   p. MVS loop feeds to be by Mortenson
   q. Fiber runner/trough

r. Campus WIFI
s. Additional ground rods to meet resistivity requirements
t. Equipment preservation / environmental controls
u. Bussing from off-site parking to the site (MMR has included means of transportation from on-site parking area to work areas)
v. ~~Lifting/Rigging/Setting of Generators~~
w. Supply/install of busway tap boxes for BW to UPS feeds
x. Concrete encasement of duct banks / UG raceways
y. Fiber Cabling
z. E640 series drawings (unless otherwise noted)
aa. Installation of cable bus between MCUP Electrical Skid and MCUP building skid.

9. MMR has included two (2) people for three (3) weeks at the off-site precast facility to coordinate wall sleeve locations for light fixture wall packs, card readers, etc.

10. **R3** MMR's vendors have identified the following materials in the bid documents that contain long lead times. These lead times are provided below:

Item	Lead Time
Ladder / Basket Tray	6-10 Weeks ARO
MV Cable	32-34 Weeks
SA1 & SB1 Light Fixtures	12 Weeks
CFCI Equipment (Panelboards, LV Transformers, etc.)	20-24 Weeks

11. **R3** MMR has included the following additions per the "Project Sucre - 10X Site - AI-DCB - Design Narrative Log:

a. 2,000 hours and $100,000 for grounding not shown on the drawings.
b. Supply and installation of ten (10) additional receptacles tapping off of existing circuits for Micro kitchen Coordination. No additional homerun feeds have been included.
c. No provisions have been included for missing 'key notes' associated with the single line diagrams.
d. No provisions have been included for CFCI products associated with Automatic Transfer Switches.
e. No provisions have been included for any additional design gaps not specifically referenced in MMR's proposal.

12. MMR has included the following allowances per conversations with Turner:
R3

a. $2.3M for cell watch for UPS battery monitoring.
b. $10,000.00 for landscape bollard lighting.
c. $500,000.00 for testing of FSHAC Busway
d. $100,000.00 for Temporary Power EZ Path
e. Supply and installation of ten (10) EV Charging stations. This is based on a single power and control conduit to each charger at (100') each, being (3) #8AWG Cu cables in a 1" PVC conduit.
f. Ten (10) additional site lights and associated circuitry at (100') each. This includes one (1) circuit and a 100' max homerun.

13. MMR's revised proposal does not include provisions for LARP and/or specified
R3 MWDBE inclusions. Once MMR and Turner are able to finalize discussions on these items, MMR can update our pricing accordingly.