



DESIGN BUILD, CONSTRUCTION MANAGEMENT
& GENERAL CONTRACTING

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IS PLEASED TO PRESENT THE FOLLOWING
PROPOSAL

DRAFT

Town of Limerick

Public Safety Building GMP

PROJECT LOCATION:
34 School Street

20 MECHANIC STREET | (207) 839-2744
GORHAM, ME 04038 | estimating@greatfallsinc.com

GMP PROPOSAL

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SUBMITTED BY:

GREAT FALLS CONSTRUCTION

20 MECHANIC STREET
GORHAM, ME 04038

estimating@greatfallsinc.com
(207) 839-2744

SUBMITTED TO:

Town of Limerick

CONTACT:

(207) 400-7140

DATE:

August 26, 2022

BUSINESS ADDRESS:

34 School Street, Limerick, ME

jmedici@limerickme.org

SCOPE OF WORK

This GMP Proposal covers all sections of the work for a fully functional, turn-key public safety building as depicted in the plans and narratives prepared by Colby Company, LLC Compiled Bid Set dated 8/05/22 with exceptions as noted.

GENERAL REQUIREMENTS \$ 306,859

- All supervision, inspections, testing, fire marshal permit and fee, temporary facilities including sanitary, office trailer, storage if needed, temporary power, waste disposal and final cleaning.

CONCRETE \$ 450,639

- Concrete footing, foundation, cast in place retaining walls, piers, slabs on grade (8" min at apparatus and 6" at lower level), reinforcing steel, leveling plates, curing and concrete pumping equipment.

METALS \$ 62,944

- 2-line pipe rail at mezzanine, 4' operable gate at mezzanine for access from below, metal guard rail at retaining wall for main entrance access, radio tower support column, ships ladder, stair handrail and misc. fasteners.

CARPENTRY \$ 191,272

- Rough stairs framing, 3/4" CDX at mezzanine, 1/2" CDX at tool room walls, 2x4 wall framing for shaft wall, elevator shaft wall framing and blocking, raised foundation wall cover assembly, overhead door bucks
- Finish carpentry items are wood windowsills, stair cap trims, FRP and allowances to cover the following items:

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| | |
|------------------------------------------------|----------|
| Upper/lower cabinets in Kitchen | \$ 6,250 |
| Solid Surface counters in Kitchen | \$17,498 |
| Lower cabinets offices & radio room | \$ 4,300 |
| Solid Surface counters in offices & radio room | \$12,540 |

THERMAL AND MOISTURE \$ 62,547

- 2" rigid at foundation below grade, 3" rigid at basement slab edge, vapor barrier, 3" Crete-heat insulation below apparatus bay floor, caulking and fire stopping.

DOORS & WINDOWS \$ 156,859

- Hollow metal frames, wood doors, hollow metal doors, finish hardware per schedule, add EMS storage door (not shown on plan), overhead doors (14 x 12' with one row of glass, not painted), one aluminum vestibule door, fire shutter and transom window at radio room, and fiberglass windows.

DRYWALL \$ 266,675

- Drywall and light gage framing, taped, mudded and sanded, ready for paint

FLOORING \$ 59,270

- Ceramic tile in kitchen, bathrooms, ceramic shower wall tile, quarry tile or equal in vestibule, carpet in offices, conference room and sleeping rooms, and lounge. Rubber on stairs and landings. VCT in radio room, hallways, IT, and laundry. Sealed concrete in decon, tool room, apparatus bay, entire basement level. Plywood deck on mezzanine. 4" Vinyl base throughout.

ACOUSTICAL CEILINGS \$ 26,096

- 2' x 2' acoustical ceiling tile and standard grid, washable tile in Kitchen area

PAINTING \$ 34,956

- Prime and 2 coats on walls. Gyp lid is fire taped only. Windowsills are painted. Sheetrock returns are painted.

SPECIALTIES \$ 24,390

- Cupola, fire extinguishers, Signage allowance

EQUIPMENT \$ 51,000

- Compressor and air piping

PRE-ENGINEERED METAL BUILDING \$ 948,905

- Entire building, liner panels, curb for cupola, openings for windows, doors, and louvers (by others) including siding, roofing, roof cap, window trims, door trims, and soffit.

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ELEVATOR

\$ 98,300

- 3-Stop Elevator, single phase, 40 fpm +/-, non-proprietary control system with on-board diagnostics, elevator will accept 24" x 76" stretcher, cab will be finished with laminate faced wood shell, stainless kick plates, acrylic light diffuser ceiling panels in aluminum frame with LED tube lights above, stainless steel returns, stainless steel car doors, handrail on rear wall, aluminum sill, moving pads and hooks.

SPRINKLER

\$ 80,353

- Combination wet and dry system to serve the entire building

PLUMBING

\$ 193,400

- Complete plumbing system, including all fixtures, per narrative by Colby Company, LLC featuring gas-fired domestic hot water heating system, (1) water cooler, elevator sump pump, hose bibbs, hose reels, truck fill pipe, emergency eye wash, (7) floor drains, trench drains in apparatus bays, toilets, sinks, faucets, shower pans and shower valves (walls are tile by others), janitor sink, washer connection, dishwasher connection and icemaker connection.

HEATING & AIR CONDITIONING

\$ 350,000

- Basement installed systems:

(2) ultra-efficient condensing gas boilers, hot water cabinet unit heater at entry, (2) hydro/air split heating/cooling systems to serve main level, ducted fresh air to split system, (1) heat only hydro/air ducted to feed the lower level, high efficiency filtration, (1) central dehumidification module ducted to central system and (1) ducted exhaust fan with F.D. low wall transfer for machine room.

First Floor Systems:

(2) foil insulated duct systems, fed from below, (1) 4-Zone air side zone system, (3) ducted ceiling mounted exhaust fans, radiant in-slab heat for vestibule, separate ductless split for radio room, (1) 4' stainless grease hood w/ grease ducting and sidewall grease rated exhaust fan, and (5) touch screen thermostats.

Apparatus Bays:

In slab radiant heating, (2) through-wall prop fans with CO/SO₂ controllers, (2) high efficiency gas furnaces for air-side supplemental heating, high efficiency filtration, (6) Zoo de-stratification fans, and gas fired heated make- up air system.

Second Floor Systems:

(2) ultra-efficient condensing gas furnaces with air conditioning, (1) 3-zone air side control system, foil insulated metal duct systems, high efficiency filtration, (1) ductless split system to serve the IT room, and (3) ducted exhaust systems to feed those bathrooms.

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General Requirements:

Heat loss and design, radiant layout, radiant tubing placement, gas piping of heating system, boiler piping, boiler high and low temperature piping, duct fabrication, duct installation, duct insulation, pipe insulation on high temperature boiler piping, commercial grade registers and grills, ductless split installation, exhaust ducting, hood hanging and grease ducting, low voltage controls, documented test and balance and a complete start up/test out to assure proper operation.

Nederman Vehicle Ventilation System:

Includes (2) fans, (4) 50' tracks and (7) magna heads/reels

Please note: we received three prices on the heating systems and none priced up or included the fin tube radiation back up heat. This is not included in our GMP.

ELECTRICAL \$ 398,800

- 800Amp 1-phase electrical service; (4) 200 A 40-position panels located throughout the building; Generator to be 125KW (800A) diesel fuel sized to service entire building (see alternate option below). Lighting and photometrics by Swaney Lighting, telecommunications including (2) CAT 6 runs per office, conference room, computer stations and sleeping rooms. Access control raceways only. Fire Alarm system complete including full sprinkler and elevator monitoring. CCTS raceways only for (4) camera locations on the exterior. Speaker raceways only. Panic raceway. 4" raceway to IT from Radio Room. (2) 2" raceway from Radio to Cupola. Garage Door wiring (2) Buttons each door. Power to exhaust truck system and power to door access control panel.

COMMUNICATIONS \$ 204,128

- Access control system, IT room and data racks, Data runs, Speakers Allowance included of \$150,000
- Radio Tower 80' Rohn 55G, including guy cables, UHF base radio, VHF base radio and tone-alert lighting decode radio

EARTHWORK AND SITE SPECIALTIES \$ 442,250

- Complete site work proposal including but not limited to clear and grub, structural fill, cuts and fills, aggregate subbase and gravels, backfilling and compaction, fine grade, 4" sewer, oil & water separator, 6" fire and 2" domestic water services, 8" and 12" storm drain, underground

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storage detention, catch basins and outlet structure, underground electrical trench, generator pad, retaining walls with guardrail, base and surface pavement, stripping, loam & seed.

CONTRACTOR'S FEE

\$ 345,313

**TOTAL: Four million seven hundred fifty-four thousand, nine
hundred fifty-five dollars**

\$4,754,955

VOLUNTARY ALTERNATES:

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
| 1. Eliminate concrete ramp & retaining wall; build wooden deck | Deduct | \$17,500 |
| 2. Provide propane-fired generator (400A) sized to service mechanical equipment and critical loads only | Deduct | \$40,000 |
| 3. Eliminate cupola, curb, hatch, and ship ladder | Deduct | \$23,000 |
| 4. Provide Laminate countertops in lieu of solid surface | Deduct | \$20,000 |
| 5. Provide gray standard roof in lieu of painted | Deduct | \$13,750 |
| 6. Eliminate Apparatus Bay make up air heater and provide ventilation by using heated outside air via furnaces (should be fine with the full vehicle system exhaust included) | Deduct | \$17,500 |

GREAT FALLS AUTHORIZED SIGNATURE X *Karen James*

Director of Preconstruction

PAYMENT SHALL BE MADE UPON CONTRACT AGREEMENT.