



November 13, 2024

Re: TMFPD Station 35
Subj: GMP Estimate

Dear Rod Savini,

This submittal provides our GMP Estimate Package. Plenium Builders is very appreciative of its partnership with you in this endeavor. The following deliverables are provided to assist you with planning and executing this project successfully:

- GMP Letter, Scope of Work & Qualifications
- GMP Detailed Project Estimate
- GMP General Conditions
- 50% CD to GMP Variance Summary
- GMP Subcontractor Tab Sheets
- GMP Subcontractor Recommendations

GMP Estimate Summary:

1. General Conditions	\$ 1,460,245
2. Sitework & Generator	\$ 3,674,573
3. Water Well Drilling & Equipment	\$ 512,450
4. Fuel Station & Equipment	\$ 357,125
5. Fire Station	\$ 7,544,288
6. <u>Pump Building</u>	<u>\$ 1,277,958</u>
7. Subtotal	\$14,826,638
8. P&P Bond	\$ 73,200
9. General Liability (1%)	\$ 148,998
10. Builders Risk (0.75%)	\$ 122,461
11. Contractor Fee (5%)	\$ 758,565
12. <u>Contractor Contingency (2.5%)</u>	<u>\$ 398,247</u>
13. TOTAL	\$16,328,109

Construction Schedule: 14 Months with a mutually agreeable start date

Thank you again for the opportunity to be of service. We look forward to discussing this in detail with you to ensure this project's success.

Sincerely,

A handwritten signature in black ink, appearing to read "Devin Harrill".

Plenium Builders
Devin Harrill

GMP Project Documents:

- **Drawing Set: H+K Architects**
 - TMFPD Station 35 Permit Drawings dated September 30, 2024
- **Project Specifications: H+K Architects**
 - TMFPD Station 35 Permit Specifications dated September 30, 2024
- **Wood Rodgers**
 - TMFPD Station 35 Geotechnical Report dated April 4, 2024
 - TMFPD Station 35 Drainage Report dated September 2024
 - TMFPD Station 35 NDEP Onsite Sewage Disposal dated August 2024
 - TMFPD Station 35 Conditions of Approval Response dated September 30, 2024
 - TMFPD Station 35 Fire Access Road dated August 2024
 - TMFPD Station 35 Parcel Map dated September 27, 2024
- **NV Energy Drawings dated August 7, 2024**
- **Cut Sheets:**
 - PK Electrical
 - TMFPD Station 35 Lighting Cut Sheets dated August 9, 2024
 - Shaw Engineering Cut Sheets
 - Residential Appliance Cut Sheets
- **Structural Calculations: CFBR Structural Group**
 - TMFPD Station 35 Structural Calculations dated September 27, 2024
- **Addendum #1 by H+K Architects dated October 23, 2024**

CLARIFICATIONS & SPECIFIC EXCLUSIONS

1) GENERAL CONDITIONS (14 Months)

- a. Project Management & Administration
- b. Full-time onsite Superintendent
- c. Plans
- d. Temporary utilities setup
- e. Monthly utility costs
- f. Project management collaboration website
- g. Project office trailer
- h. Site toilets & hand wash stations
- i. Temporary construction fence
- j. Safety equipment
- k. First aid supplies
- l. Project sign
- m. Continuous cleanup & dumpsters
- n. Misc. tools, equipment & rental
- o. Forklift

2) SITEWORK

- a. Earthwork
 - i. SWPPP
 - ii. Rock excavation allowance per Geotechnical Report
 - iii. Dust control
 - iv. Rough & finish grading
 - v. Excavation & fill
 - vi. Structural excavation & fill
 1. Assumes import of structural fill near the data center provided by Apple.
 2. **Includes all loading & hauling equipment, dust control, and placing of material.**
 3. **Assumes structural fill meets geotechnical requirements.**
 - vii. Interior plumbing trench & backfill
 - viii. Domestic & fire water service
 - ix. Sanitary sewer service
 - x. Gas service

- xi. Storm drainage
 - 1. Box culvert w/ head & wing walls
 - 2. Rip-rap channels
- xii. 750-gallon sand & oil separator w/ disposal area
- xiii. Site electrical conduit
- xiv. 1,500-gallon septic tank & leach field
- xv. Aggregate base courses
- xvi. Asphalt paving
 - 1. 3" AC paving at parking stalls
 - 2. 4" AC paving at main drive aisles
- xvii. Pavement markings & signage
- b. Site joint sealants
- c. Site & building surveying
- d. Water well drilling & equipment
- e. Fences & gates
 - i. Trash enclosure gate
- f. Landscaping & irrigation
 - i. Planting & soils as shown
 - ii. Synthetic turf
 - iii. Smooth river cobble
 - iv. Gravel & weed barrier
- g. Site concrete
 - i. 6" PCC paving
 - ii. Light pole bases
 - iii. Curb & gutter
 - iv. Post curbs
 - v. Valley gutters
 - vi. 4" Sidewalks & ADA ramps
 - vii. Trash enclosure slab, footings & curbs
 - viii. Site equipment pads
 - ix. Well pad
 - x. Fire tank pad
 - xi. Monument sign footings
 - xii. Flagpole base & pad

- xiii. Excavation & setting site & light bollards

3) CONCRETE

- a. Reinforcing steel
- b. CIP Concrete
 - i. Slab-on-grade
 - 1. 5" SOG at Crew areas
 - 2. 8" SOG at Apparatus Bay
 - 3. 12" SOG at Pump House Tank
 - ii. Continuous & column footings
 - iii. 15mil Vapor barrier
 - iv. Cold weather protection

4) MASONRY

- i. 8" CMU Crew Areas exterior & Interior Walls
- ii. 12" CMU Apparatus Bay exterior walls
- iii. Trash enclosure
- iv. Monument sign
- v. Premium colors
- vi. Reinforcing steel
- vii. Grout door frames
- viii. Masonry opening bucks
- ix. Layout & installation of embeds

5) METALS

- a. Structural steel
 - i. HSS & wide flange beams and columns
 - ii. Metal roof deck
 - iii. LH bar joists
 - iv. Metal roof decking & reinforcing at openings
- b. Misc. Metals
 - i. Exterior metal canopies & attachment steel
 - ii. Ledger angles
 - iii. 8" Bollards w/ PVC covers
 - iv. Removable bollards at Fuel Station & Well Pad

6) WOOD & PLASTICS

- a. Misc. Rough carpentry
- b. Casework & countertops
 - i. P-Lam base, vanity, upper & full-height cabinets
 - ii. Stainless steel base & upper cabinets at Med Gear
 - iii. Heavy duty bench at Tool Shop
 - iv. Solid surface countertops & splash
 - v. Stainless steel countertops
 - vi. Stainless steel shelves & supports
- c. Plastic fabrications
 - i. FRP wall paneling

7) THERMAL & MOISTURE PROTECTION

- a. Building insulation
 - i. Batt insulation at all wall types indicated
 - ii. Rigid insulation at all wall types indicated
 - iii. Rigid foundation insulation
 - iv. Mineral wool top of wall as indicated
 - v. Mineral wool at hollow metal frames as shown
- b. Roofing
 - i. 60 mil PVC fully adhered roofing w/ rigid insulation & coverboard
 - ii. Temporary roof protection
 - iii. AEP Span metal panels
 - 1. Metal soffit panels
 - 2. Metal wall panels
 - 3. Weather barrier
 - iv. Rooftop equipment screening
 - v. Scuppers and downspouts
 - vi. Roof walk pads
 - vii. Roof hatch
- c. Sheet metal & flashing
- d. Firestopping & caulking
- e. Joint sealing & caulking

8) DOORS & WINDOWS

- a. Doors, frames & hardware
 - i. Hollow metal doors & frames
 - ii. Solid core wood doors
 - iii. Door hardware
- b. Access doors
- c. Overhead doors
 - i. High speed Four-Fold door w/ low glass lites at Apparatus Bay
 - ii. Coiling doors
- d. Aluminum framed storefronts
 - i. Interior & exterior storefronts
 - ii. Interior & exterior storefront doors & hardware
 - iii. Glass shower doors
- e. Aluminum windows
- f. Glass & glazing
 - i. Door glazing
 - ii. Gym mirrors

9) FINISHES

- a. Final cleaning
- b. Metal Stud Framing & Gypsum Drywall
 - i. Non-structural metal stud framing
 - ii. Drywall, tape and texture. Level 4 finish
 - iii. Acoustical ceiling tile & grid
 - iv. Temporary building heat
- c. Ceramic tile
 - i. Kitchen tile splash
- d. Concrete finishing
 - i. Sealed concrete
 - ii. Epoxy flooring & covered base
 - iii. Polished concrete
 - iv. Resinous wainscot
- e. Flooring

- i. Static-control resilient tile
 - ii. Rubber exercise tiles
 - iii. 6" Rubber base
 - iv. Temporary floor protection
- f. Painting
 - i. Painting of walls, gyp ceilings, doors & frames
 - ii. Paint exposed ceilings & MEP
 - iii. High performance coatings
 - iv. CMU water repellent coating
 - v. Apparatus Bay drive aisle striping

10) SPECIALTIES

- a. Whiteboards
- b. Stainless steel corner guards
- c. Flagpole
- d. Signage
 - i. Exterior Signage
 - 1. Stainless steel monument signage
 - 2. Building signage
 - ii. Interior Signage
 - 1. Code compliant signage
 - 2. Room identification signage
 - 3. Interior casework & fridge crew identifier signage
- e. Lockers
 - i. GearGrid Freestanding & wall mounted lockers
- f. Fire extinguishers & cabinets
- g. Toilet accessories
- h. Knox box

11) EQUIPMENT

- a. Fuel station & Monitoring System
- b. Residential appliances
 - i. GE dishwasher
 - ii. LG refrigerator / freezer

- iii. Monogram range / oven with grill top
- iv. Range hood
- v. LG clothes washer / dryer
- vi. Maxx ice 260 lb. ice machine
- vii. Avantco coffee maker

12) FURNISHINGS.

- a. Window coverings
 - i. Manual Draper window shades

13) SPECIAL CONSTRUCTION

- a. N/A

14) ELEVATORS

- a. N/A

15) MECHANICAL

- a. FIRE SPRINKLER
 - i. Wet pipe sprinkler system with full building coverage
 - ii. NFPA 13 & AHJ Design Requirements, Submittal Package & Permit / Plan Check Fees
 - iii. 219,000-gallon fire tank
 - iv. Electric fire pump 1,500 GPM at 60 PSI
- b. PLUMBING
 - i. Waste & vent systems
 - ii. Domestic water systems
 - iii. Sand / oil piping
 - iv. Compressed air piping & compressor at all bays
 - v. Condensate piping
 - vi. Storm & overflow drain piping
 - vii. Natural gas piping
 - viii. Plumbing fixtures & equipment
 - ix. Pipe insulation as required
- c. HVAC

- i. HVAC equipment
 - 1. Roof top units
 - 2. Electric duct heaters
 - 3. Gas fired unit heaters
 - 4. Make-up air units
 - 5. Split systems
 - 6. Exhaust fans
 - 7. Vehicle exhaust system
 - 8. Electric unit heaters
- ii. Complete air distribution systems
- iii. HVAC controls
- iv. Equipment check, test & start-up
- v. Test & balancing
- vi. HVAC insulation

16) ELECTRICAL

- a. Lighting fixtures, controls & wiring devices
- b. Power distribution & circuitry
- c. Switchgear & panelboard package
- d. 550kw generator & ATS
- e. Site electrical power & lighting
- f. Mechanical power connections
- g. Low voltage systems
 - i. Fire alarm
 - ii. Tele/data systems
 - iii. Security system
 - iv. Design-build fire alarm system
 - v. PURVIS / fire station alerting system
 - vi. Access control
- h. Temporary power & lights
- i. Assumes separating the Switchgear & ATS and extending the site equipment pads.
(Approved by the design team)

ALLOWANCE SCHEDULE

1. Rock Excavation per Geotech	\$150,000
2. High Speed Folding Doors	\$486,575
a. The manufacturer was unable to provide a NV licensed installer for their product. If they are unable to provide one, we will need to look into other options.	
3. Temporary Building Heat	\$74,030
4. Residential Appliances	\$43,035
5. Flushing fire tank & lines	\$15,000
6. Prefabricated shower enclosures	\$10,500
7. Truck fill pump & hose	\$50,000
8. Expansion tanks (Not sized)	\$5,000

GENERAL EXCLUSIONS

- 1) Permits and all associated governmental fees/costs
- 2) Water & sewer connection fees & assessments
- 3) Power application/service fees
- 4) Hazardous materials testing / abatement
- 5) 3rd party owner provided testing and inspections
- 6) Commissioning & commissioning agent
- 7) Plan check fees
- 8) FF&E
- 9) Special inspections
- 10) Design & engineering
- 11) Subcontractor P&P Bonds
- 12) Overtime, shiftwork, or acceleration costs

SPECIFIC EXCLUSIONS

1. Over-excavation & export of unsuitable soils (Not required per the Geotech)
2. Dewatering (Not required per the Geotech / Ground water not encountered)
3. Relocation of existing access road & utility easement (Not required)
4. Propane Tanks (By TMFPD propane vendor)
5. Audio/Video Systems (Other than PURVIS System) (None shown / By TMFPD if required)
6. Emergency responder radio system (None shown / By TMFPD if required)
7. Snow removal (Will be required if we have a large snow event. An allowance can be added at owners request).
8. Reduced pressure preventer on 4/FP601 (Not Required)
9. FSC wood certified chain of custody & products (Approved by design team and will be adjusted in specifications)
10. Buy & Build America Act (Not Required)
11. Site security or camera system (Can be included at owners request).
12. Structural fill from outside source (Provided by Apple, location near the data center)

- a. Access to fill provided by Apple (Assumes private property / locked gate access will be provided)
- b. Assumes provided structural fill meets geotechnical requirements