



September 30, 2024

Charles A. Moore
Fire Chief – Truckee Meadows Fire & Rescue
3663 Barron Way
Reno, NV 8951

Re: TMFPD Station 37 GMP Estimate

Plenium Builders is pleased to submit for your review our GMP submittal for the Truckee Meadows Fire & Rescue Station 37 project. Plenium Builders is very appreciative of its partnership with TMFPD on this endeavor and the following milestone deliverables are provided to assist with planning and executing the project successfully:

- 100% CD Project Scope of Work & Qualifications
- 100% CD Detailed Estimate & General Conditions
- 100% CD GMP Schedule
- 100% CD Subcontractor Tab Sheets
- 100% CD Subcontractor Recommendations
- 100% CD Cash Flow Diagram

GMP Estimate Summary:

Labor, Materials & Equipment	\$ 4,550,468
Performance and Payment Bond	\$ 28,172
Technology Fee (0.4%)	\$ 20,104
General Liability (1%)	\$ 45,987
Builders Risk (0.5%)	\$ 25,130
CMAR Fee (5.0%)	\$ 233,493
<u>Contractor Contingency (2.5%)</u>	<u>\$ 122,584</u>
TOTAL	\$ 5,025,938

Project Schedule:

- November 2024 Construction Start
- August 2025 Construction Finish
- 10 Month Duration
- Switchgear Leadtime is **38** weeks.
 - It is recommended that the switchgear is ordered as soon as possible, and it will be installed at the end of the project. Early Switchgear Order Cost – \$38,741

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,
Plenium Builders

A handwritten signature in black ink that reads "Trevor Ganske".

Trevor Ganske

Estimator

Documents:

- 100% CD Drawings by tsk dated May 24, 2024
- Specifications volume 1 by tsk dated July 12, 2023
- Specifications volume 2 by tsk dated July 12, 2023
- Addendum #1 by tsk dated August 8, 2024
- Addendum #2 by tsk dated August 12, 2024
- TMWA Drawings dated August 14, 2024

CLARIFICATIONS & SPECIFIC EXCLUSIONS

1) GENERAL CONDITIONS

- a. Project Management & Administration
- b. Full-time onsite Superintendent w/ truck & fuel
- c. Safety inspections & management
- d. Project scheduling
- e. Plan reproduction
- f. Temporary utilities & monthly costs
- g. Job trailer, supplies, IT, copier
- h. Site toilet & hand wash station
- i. First aid supplies
- j. Site security system
- k. Safety equipment
- l. Temporary inside protection
- m. Construction fence rental
- n. Project sign
- o. Continuous cleanup & dumpster
- p. Final cleaning
- q. Misc. tools & equipment
- r. Forklift

2) SITEWORK

- a. SWPPP
- b. Surveying
- c. Site Demolition
 - i. Includes demolition of Transite irrigation pipe
- d. Selective demolition
 - i. Demolition of roof, gutters & exterior wall siding at new building connection

- e. Earthwork
 - i. includes clear and grub
 - ii. Rough & finish grading
 - iii. Excavation & import structural fill
 - iv. Over-excavation and import structural fill
 - v. Structural excavation
 - vi. Aggregate base
 - vii. Vapor barrier
- f. Site utilities
 - i. Domestic water service
 - ii. Sanitary sewer service
 - iii. Gas service
 - iv. Site electrical conduit
- g. Asphalt paving
- h. Pavement marking
- i. Site concrete
 - i. PCC paving
 - ii. Sidewalks and stairs
 - iii. Curb and Curb & Gutter
 - iv. Equipment pads
 - v. Flagpole footing
- j. Site pavers
 - i. Reinstallation of existing pavers only
- k. Fences & gates
 - i. Split rail fence
 - ii. Wood fence
 - iii. Trash enclosure gates
 - iv. Pedestrian gate
- l. Landscaping & irrigation
 - i. Includes temporary irrigation of existing
 - ii. Includes PVC pipe sleeves

3) CONCRETE

- a. Footings & foundation
- b. Slab on grade

- c. Stem walls
 - d. Trench drains
 - e. Reinforcing steel
- 4) MASONRY
- a. CMU walls & caps
 - b. Reinforcing steel
- 5) STEEL
- a. Structural steel
 - i. Wide flange & HSS columns & beams
 - b. Misc. Metals
 - i. Bollards
 - ii. Steel attachment plates & connections
 - c. Site railings
- 6) WOOD & PLASTICS
- a. Rough carpentry
 - i. Wall framing
 - ii. Roof framing
 - iii. Pre-Engineered Trusses
 - b. Exterior plywood sheathing
 - c. Impact plywood at Turnout
 - d. Exterior Siding
 - i. Lap siding
 - ii. Fiber cement soffits
 - e. Cabinets
 - i. P-Lam cabinets
 - ii. Stainless steel cabinets
 - f. Countertops
 - i. P-Lam countertops
 - ii. Stainless steel countertops
 - g. FRP paneling

7) THERMAL & MOISTURE PROTECTION

- a. Foundation waterproofing
- b. Thermal & Sound Insulation
 - i. Stem wall insulation
 - ii. Wall batt insulation
 - iii. Roof joist batt insulation
 - iv. Tuff Coat II coating of exposed rigid insulation
- c. Roofing
 - i. Asphalt shingle roofing
 - ii. PVC Roofing
 - iii. Gutters & downspouts
- d. Metal wall panels
- e. Sheet metal & flashing trim
- f. Firestopping & caulking
- g. Sealing & caulking

8) DOORS & WINDOWS

- a. Doors, frames & hardware (includes new door replacement for opening 115)
- b. Access doors
- c. Overhead sectional doors
 - i. Overhead Door Model 592 is included
 - ii. Trolley operators in lieu of jackshaft operators
 - iii. Powder coating included
- d. Aluminum framed storefronts (Old Castle)
- e. Glass & glazing

9) FINISHES

- a. Gypsum drywall (includes hard lid in the apparatus bay)
- b. Ceramic tile
- c. Resilient base & walk off carpet
- d. Acoustic Ceiling
- e. Polished concrete
- f. Sealed concrete
- g. Interior & exterior painting

- h. Anti-Graffiti coating on the existing stone and CMU Planters

10) SPECIALTIES

- a. Interior & exterior signage
- b. Remove & reinstall existing flagpole
- c. Stainless steel corner guards
- d. Fire extinguisher & cabinet
- e. Toilet Accessories
- f. Excludes lockers (OFOI)

11) EQUIPMENT - NA

12) FURNISHINGS

- a. Window treatments – Mecho shades

13) SPECIAL CONSTRUCTION

- a. N/A

14) ELEVATORS

- a. N/A

15) MECHANICAL

- a. Fire sprinklers
 - i. Includes new & existing building protection
 - ii. Dry system is assumed for the existing building protection
- b. HVAC
 - i. Ductwork
 - ii. Diffusers & Grilles
 - iii. Louvers
 - iv. Equipment, Air Handler, Exhaust Fans, Fan Coils
 - v. Vehicle exhaust system (3 Phase) per AIR Exchange Quote dated 9/26/24
(HVAC \$7,125.00 and Electrical added three pole 20 A with new conductors
\$772.00 plus fees)**
 - vi. Controls
 - vii. Insulation

viii. Testing, Adjusting, Balancing

c. PLUMBING

- i. Water, waste & vent piping
- ii. Plumbing valves & fixtures
- iii. Plumbing equipment (Air Compressor is OFOI)
- iv. Pipe insulation
- v. Hangers, supports, seismic, vibration control

16) ELECTRICAL

- a. Electrical safe-off & demolition
- b. Power distribution
- c. Switch gear with separate Auto Transfer Switch to reduce lead time
- d. Raceways & circuitry
- e. Site electrical
- f. Light fixtures & controls
- g. Equipment connections
- h. Fire alarm system
- i. Low voltage systems – Rough-In Only
 - i. Tele/data Raceways only – equipment and install by TMFR
 - ii. Security access control raceways only – equipment and install by TMFR
 - iii. Audio / visual systems raceways only – equipment and install by TMFR
 - iv. PA / paging systems raceways only – equipment and install by TMFR
- j. 100kw generator

ALLOWANCE LOG

1) Snow removal	\$ 12,000
2) Fuel System Tank – setting only	\$ 5,000
3) Remove and replace pump house panels	
<i>(Allowance is based on Final Design dated 9.23.24</i>	
<i>Demolition \$2,180.00</i>	
<i>MDP / Secondary Service \$22,931.00 Gear 28-30 weeks – alternate with vendor to change configuration of mDP from 2 -sections into two separate panels – 12-14 weeks)</i>	
<i>Interior Panels and pump house electrical \$36,769.00</i>	
Total \$61,880.00	\$ 61,880
4) Transite Pipe Removal & Replacement	\$ 44,800
(Price includes for 160 LF of saw cutting existing AC, trenching, removal of pipe, disposal of pipe, replace with new C900 pipe, AC replacement, traffic control)	
5) Generator	\$ 53,908

GENERAL EXCLUSIONS

- 1) Permits and all associated governmental fees/costs (Demo, Grading, Foundation, Building Plan Check & Permit) & the timely delivery of such to accommodate the Construction Schedule
- 2) Changes required by permit review
- 3) Water & sewer connection fees & assessments
- 4) Gas & Power application/service fees
- 5) RTC fees
- 6) Water rights
- 7) Weather days
- 8) Hazardous materials testing / abatement (Other than Transite Irrigation Pipe removal)
- 9) Engineering
- 10) Cement treatment is excluded per RFI #1 response
- 11) Fuel System equipment / pumps / controls / special final connections by others
- 12) Any other work on the Sleeping quarters other than what is included above
- 13) Under slab insulation
- 14) Snow Guards – not shown on drawings
- 15) Rigid Insulation at the exposed ceiling – removed per RFI # 11 response
- 16) Accessible Sink 2/A8.11 casework – not shown on drawings
- 17) Corner Cabinet 3/A8.11 casework – not shown on drawings
- 18) Waste management plan / recycling
- 19) Installation of owner furnishings and equipment
- 20) Painting of pipes and conduit
- 21) Furniture
- 22) Commissioning Agent
- 23) 3rd party owner provided testing and inspections
- 24) Telephone and TV terminations at interface, equipment, racks, etc.

- 25) Excessive, unplanned or unannounced escalation
- 26) Emergency Responders Radio System/DAS
- 27) PURVIS System
- 28) Tele-Data systems; hardware, devices, and cabling. (rough-in included)
- 29) Security systems; hardware, devices and cabling. (rough-in included)
- 30) Sound, PA/paging, Audio/Visual; hardware, devices and cabling. (rough-in)