
**REQUEST FOR PROPOSAL FOR
DESIGN BUILD CONSTRUCTION MANAGER**

**FRANCONIA SAFETY SERVICES BUILDING
816 MAIN STREET (Route 18)
FRANCONIA, NH**



**TOWN OF FRANCONIA
SAFETY SERVICES BUILDING COMMITTEE
PO BOX 900
FRANCONIA, NH**

APRIL 25, 2014

I. REQUEST FOR PROPOSAL OVERVIEW

It is the intent of this Request for Proposals to select a qualified Construction Manager who will be responsible for designing and constructing a Safety Services Building that meets the requirements of the Town of Franconia now and into the future. Preliminary elevations, floor plans and specifications have been developed which shall be the base for the eventual design and specifications for the Safety Services Building.

The Construction Manager will be expected to work closely with the Town and will be encouraged to propose changes to the Preliminary Specifications and offer alternatives that would improve the building and the energy efficiency.

All Construction Managers submitting a Proposal must have adequate bonding capacity as the project will require a payment and performance bond. All Contractors invited to submit a RFP have been pre-qualified and would be acceptable to the Town should their Proposal be deemed by the Building Committee and the Board of Selectmen as in the best interest of the Town. The Town reserves the right to reject all firms that submit a proposal.

II. PROJECT DESCRIPTION

The project is the design and construction of a Safety Services Building on the same site as the existing building at 816 Main Street in Franconia, New Hampshire. The building will be a new 9,500 square foot building to house the Franconia Police, Fire and EMS departments (the "Project"). Adequate funds have been appropriated by the Town to complete the project by an overwhelming vote of the Town.

The Civil Engineering has been contracted separately and will be complete and available in mid-May and will be distributed to the prospective Construction Managers if received prior to the submission time. The Civil engineering will include storm water drainage, apparatus bays water holding tanks, grading, septic system, paving and landscaping.

The site houses the current Safety Services Building which will be demolished and the site cleared of all debris. The demolition will be contracted directly with the Town and the site is expected to be ready for construction no later than June 1, 2014.

III. PROCESS

The Construction Manager once selected will work with the Town's Safety Services Building Committee to revise the floor plans, elevations and specifications in order to benefit from the Construction Manager's experience and expertise and that of the Construction Manager's Design Team to design a building that is highly efficient and cost effective.

The Preliminary Guaranteed Maximum Price that is submitted with this proposal is not expected to be the Final Guaranteed Maximum Price as there is expected to be significant changes to the preliminary plans and specifications once the Construction Manager is hired. Based on the revised project design and revised specifications a Final Guaranteed Maximum Price will be provided.

The Construction Manager will perform the initial design work (sufficient to reach a Final Guaranteed Maximum Price), estimating and value engineering required to reach a Final Guaranteed Maximum price for a lump sum amount which services shall be defined as the "Pre-Construction Services".

If the Final Guaranteed Maximum Price is acceptable to the Town, the Construction Manager will be authorized to construct the project on a cost plus a fee basis with a Guaranteed Maximum Price. Should the Construction Manager's Final Guaranteed Maximum Price not be acceptable, the Town will have the right to terminate the agreement with the Construction Manager.

IV. SCOPE OF WORK

The Design Build Construction Manager will have full responsibility to design and construct the Franconia Safety Services Building. The scope of the Work shall include, but not be limited to the following:

- A. Design of the Project with the exception of Civil Engineering pursuant to the preliminary floor plans, elevations and specifications subject to value engineering and suggestions of the Construction Manager based on its experience and expertise.
- B. Value Engineering during the design process to offer alternative building systems and designs that would be cost effective over a long term.
- C. Assisting the Building Committee with investigating, researching and analyzing with a cost-benefit analysis various energy saving measures and alternatives for heating and cooling the building with recommendations.
- D. Developing a Final Guaranteed Maximum Price based on the final design concept and specifications.
- E. All construction management requirements as detailed in the AIA 133 Construction Management at Risk contract.
- F. All major sub-contractor and supplier bids and accounts will be expected to be shared with the Town, for full accounting of all work, as delineated in the AIA 133 Construction Management at Risk contract.

- G. Project Close-out; including all as-built and record documents.
- H. The Construction Manager shall be expected to perform all professional services consistent with the industry accepted roles of a Construction Manager. In general they shall include, but shall not necessarily be limited to:
1. Attending meetings with the Town as necessary, throughout the pre-construction and construction processes which shall be held weekly at 3 pm on Wednesdays.
 2. Conduct constructability reviews, providing recommendations regarding potential project improvements, materials, and equipment selections.
 3. Assuming charge of, and responsibility for, all construction sequencing and scheduling; including but not limited to, all construction activities as well as integrating the schedules related to furniture, and equipment systems as provided by the Town's selected vendors. The Construction Manager's preparation and maintenance of a master project schedule shall not imply responsibility for the performance of contractors separately employed by the Town.
 4. Assuming charge of, and responsibility for all Project cost estimating. Estimating shall be an ongoing effort as needed to have an informed design process. Such estimating shall be accomplished by the Construction Manager without creating obligations to prospective sub-bidders. The accuracy of construction estimating and the Guaranteed Maximum Price shall be of utmost importance.
 5. Assume charge of, and responsibility for, all assessments of Project constructability.
 6. Pricing of alternates and allowances as needed.
 7. Construction sub-bidding, including the pre-ordering of long lead items.
 8. Construction phase management, coordination, inspection, supervision, safety and quality control services.
 9. Review and verification of additional costs, if any, as may be requested by subcontractors.
 10. Construction phase submittal/shop drawing review, approval, processing and coordination.
 11. Construction phase records and accounting.
 12. Project close-out, including building start-up management and coordination.

IV. SELECTION PROCESS

Following the receipt of proposal submissions, the Town will consider all available information and select one Construction Manager with whom it will make a good

faith effort to negotiate a Construction Management Agreement. In the event such an agreement cannot be reached to the satisfaction of the Town, it reserves the right to terminate negotiations with no obligation to anyone that has submitted a proposal. The Town reserves the right to enter into an agreement with any other party of its choosing.

V. SELECTION CRITERIA

The Town will review each proposal in detail. The Safety Services Building Committee will individually rate each proposal and will then meet to determine a composite rating of each proposal that was submitted. The Committee will identify three firms to meet with the Committee and to make a presentation to the Committee. After the three presentations, the Committee will deliberate and make a recommendation to the Board of Selectmen who have the responsibility of hiring the Construction Manager.

A. The Committee will objectively rank the proposals utilizing the following, but not necessarily limited to the following criteria:

1. General experience and qualifications of the firm
2. Experience and qualifications of personnel named to the project
3. Experience with the design-build construction process
4. Experience with building municipal buildings
5. References from Owners of similar projects
6. Experience with alternative energy sources and energy saving measures
7. Construction Manager's proposed Fees
8. Proposed General Conditions Amount
9. Proposed Project Schedule
10. Preliminary Guaranteed Maximum Price
11. Any and all other considerations which the Town may determine to be in the best interest of the Town.

B. The Town's decision with regard to the selection of a Construction Manager shall be considered final.

VI. PROPOSAL REQUIREMENTS

Each Proposal to be considered must be complete, submitted on time and provide at a minimum the following which shall be in writing and identified in this format;

A. Complete the Qualifications Certification in detail as per Exhibit A.

- B. Identify all Work, if any, proposed to be performed by the Construction Manager's own work forces.
 - 1. Identify method of charging for work to be performed by own forces
 - 2. Identify if subcontractors would bid on work to be performed by own forces
- C. Proposed Construction Manager's estimated fees for both the base contract and Town authorized changes, each expressed as a percentage of the cost of the work.
- D. The cost for pre-construction work up to the point when a Final Guaranteed Maximum Price is developed shall be identified as a Lump Sum Fee.
- E. The proposed cost of the General Conditions for the Project (See Exhibit B).
- F. The proposed Project Schedule
- G. A Preliminary Guaranteed Maximum Price which is based on the preliminary floor plans, elevations and specifications.
- H. Identify all exceptions to the Preliminary Specifications in the preliminary Guaranteed Maximum Price.
- I. Recommended changes to the Preliminary Specifications
- J. References for project similar to the Project.
- K. Description of the firm's construction safety program and safety record.
- L. Other information as each Construction Manager may consider appropriate to assist the Building Committee the selection process.
- M. Complete Summary Page with Certification (Exhibit D)

VII. FORM OF CONTRACT

The form of agreement between the Town and Construction Manager shall be prepared by the Town based on the AIA 133 and AIA 201 documents with a supplement to address the scope of work related to the design of the Project.

After the execution of the Agreement, the Construction Manager shall once the design is to a satisfactory level of completion prepare a Final Guaranteed Maximum Price for the entire scope of the work and upon the Town's acceptance the agreement will be amended to reflect the final Guaranteed Maximum Price.

VIII. GENERAL REQUIREMENTS

- A. All Proposals will be opened in public on May 19, 2014 at 4:30 pm in the office of the Franconia Board of Selectmen, however the contents of each proposal will require detailed analysis before a recommendation will be made to the Selectmen.
- B. The Town retains the right to waive any informality, to reject any or all Proposals, or to accept any Proposal he may determine to be in his best interest.
- C. It is the Town's intent that as much of the Work as practical be competitively sub-bid by not less than three (3) pre-qualified sub-bidders for each trade or bid package with an effort to include those from the northern counties of New Hampshire. All major subcontractors shall be subject to the acceptance of the Town. All mechanical and electrical sub-bidders shall be pre-qualified and must have directly related experience.
- D. All information and cost saving alternatives presented by Construction Managers in their proposal during the selection process shall become the property of the Town and may be utilized in the final design at the Town's sole discretion.
- E. The Construction Manager Request for Proposal, Selection Process, and Schedule as outlined herein shall be subject to change as may be required by the Town. Terms and conditions of the signed Agreement Between Town and the Construction Manager shall take precedence over all prior understandings and/or Agreements, if any, including this Request for Proposal and Proposals submitted.

IX. SUBMITTAL REQUIREMENTS

All Proposals related to this Request For proposal must be received by the Town of Franconia no later than May 19, 2014 at 4:00 pm at the Franconia town offices. No extensions to this deadline will be granted. The proposals shall be submitted to:

Ms. Suzanne MacDonald
Selectmen's Secretary
Town of Franconia
421 Main Street (PO Box 900)
Franconia, NH 03580

Contractors shall submit five (5) hard copies and an electronic version of their proposal. The proposal must include the following:

- A. Statement of Qualifications – Exhibit A

B. All requirements Identified in Section VI of this RFP

C. Summary Page with Certification – Exhibit D

X. SELECTION SCHEDULE

It is anticipated that a Design-Build Construction Manager will be selected no later than June 2, 2014 and it is expected that the Construction Manager will be available to commence work on the Project immediately.

XI. QUESTIONS

Should a Construction Manager have questions concerning this RFP, the Construction Manager shall submit those questions in writing to; Allan R. Clark, Franconia Building Inspector, by email to aclark@reiservice.com Any questions that may impact the content of proposals may be shared with all invited Construction Managers.

**Construction Manager's Qualification Statement
Design-Build Public Safety Services Building**

SUBMITTED TO: Town of Franconia, NH
PO Box 900
Franconia, NH 03580

SUBMITTED BY: Firm Name:
Address:
City, State, Zip:
Primary Contact:
Phone Number:
Cell Phone Number:

TYPE OF ENTITY

- Corporation
Partnership
Limited Liability Company
Other

1. ORGANIZATION

- 1.1 How many years has your organization been in business as a Contractor?
- 1.2 How many years has your organization been in business under its present business name?
- 1.2.1 Under what other or former names has your organization operated?
- 1.3 If your organization is a corporation, answer the following:
- 1.3.1 Date of incorporation:
- 1.3.2 State of incorporation:
- 1.3.3 President's name:
- 1.3.4 Vice-president's name(s):
- 1.3.5 Secretary's name:
- 1.3.6 Treasurer's name:
- 1.4 If your organization is a partnership, answer the following:
- 1.4.1 Date of organization:
- 1.4.2 Type of partnership:

1.4.3 Name(s) of general partner(s)

1.5 If your organization is a Limited Liability Company

1.5.1 Date of organization:

1.5.2 State in which organized:

1.5.3 Name of Manager:

1.5.4 Names of Members:

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2 EXPERIENCE

2.1 List the categories of work that your organization normally performs with its own forces.

2.2 Has your organization ever failed to complete any work awarded to it? (If yes, explain in detail)

2.3 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? (If yes, explain in detail)

2.4 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? (if yes, explain in detail)

2.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If yes, explain detail)

2.4 List major construction projects your organization has in progress, giving the name of project, Town, architect, contract amount, percent complete and scheduled completion date.

2.5 List the major projects your organization has completed in the past five years, giving the name of project, Town, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces and identify if design-build.

2.6 List the construction experience and present commitments of the key individuals of your organization.

3 REFERENCES

3.1 Bank References:

3.2 Name of bonding company:

3.3 Name and address of agent:

3.4 Bonding Capacity:

GENERAL CONDITIONS COSTS

For the purposes of preparing the proposals, Construction Managers are advised that the following categorization shall be utilized to determine if an expense should be included within the fee, in the general conditions or as cost of work.

This Table shall not apply to services performed during the pre-construction phase. All costs related to pre-construction phase services, if any, shall be included in a stipulated lump sum fee.

CATEGORY	% FEE	GENERAL CONDITIONS	COST OF WORK	COMMENTS
<i>HOME OFFICE EXPENSE</i>				
All costs related to the Construction Manager's home or regional office, including but not limited to, lease, utilities, maintenance, corporate management, administrative staff, office equipment, supplies, etc.	X			
<i>PROJECT DEDICATED PERSONNEL</i>				
Project Executive	X			
Project Manager	X			
Project Estimating	X			
Project Accounting	X			
Project Clerical	X			
Superintendent		X		
Field Engineer		X		
Safety Officer & Program		X		
<i>FIELD OFFICE EXPENSES</i>				
Job office trailer		X		
Storage trailers		X		
Office equipment		X		
Copies/printing		X		
Messengers/couriers/postage		X		
Project photographs		X		
Sanitary facilities		X		
Temporary water		X		Connect to Town – No fee
Project travel expenses		X		
Project vehicle expenses		X		
Project meals & lodging		X		
Temporary fire protection		X		

EXHIBIT B - GENERAL CONDITIONS - FRANCONIA

CATEGORY	% FEE	GENERAL CONDITIONS	COST OF WORK	COMMENTS
<i>DESIGN FEES</i>				
Architect		X		Not Pre-Construction
Structural Engineer		X		Not Pre-Construction
Mechanical Engineer		X		Not Pre-Construction
Electrical Engineer		X		Not Pre-Construction
Other Design Professional		X		Not Pre-Construction
<i>FEES, INSURANCE, BONDS</i>				
Construction permits and fees			X	No Town Permit Fees
General liability insurance		X		
Builders risk insurance			X	
Bond premiums			X	
<i>GENERAL</i>				
Project layout		X		
Project security		X		
Temporary protection and enclosures		X		
Dust control		X		
Traffic control		X		
Temporary heat		X		
Temporary power/light		X		
Snow removal		X		None to be included
Tools and consumables		X		
Daily clean-up		X		
Trash removal		X		
Final cleaning		X		
Project sign		X		
Record drawings		X		
Operating manuals		X		
Town training and warranties		X		
<i>OTHER</i>				
Subcontracts			X	
Materials			X	
Equipment			X	

TOWN OF FRANCONIA, NH SAFETY SERVICES BUILDING PRELIMINARY SPECIFICATIONS

These specifications are intended to provide the basis of invited construction managers to submit a proposal pursuant to the RFP dated April 25, 2014. The Specifications include by reference Schematic Floor Plan and Elevations drawings dated 12.31.2013 and prepared by C.N. Carley & Associates and the conceptual Building Layout Plan as prepared by Provan and Lorber and dated January 2014.

It is in the intent of the specifications to describe a fully functional, turn-key facility that will be designed and built in compliance with applicable Federal, State and Local Codes, and ready for occupancy.

The site is located at 816 Main Street which is the site of the existing Public Safety Facility which will be demolished and removed prior to the construction manager being hired under a contract direct with the Town.

It is the intent of the RFP to solicit proposals from qualified construction managers to utilize the preliminary plans and specifications as a starting point to design in concert with the Franconia Building Committee an energy efficient building that will serve the town of Franconia for fifty plus years.

Design Build Requirements

Division 1 General Conditions

1. All Architectural and Engineering Construction Documents required to design, permit and construct a Safety Services Building in Franconia in compliance with all Local, State and Federal requirements, the State Fire Code, the State Building Code and in particular NFPA 1-2009, NFPA 101-2009, IEC 2014, IBC 2009, and ADA requirements. Such Documents shall be prepared and sealed (as noted below) by the appropriate licensed professionals and coordinated between disciplines. The following documents will be provided to the Construction Manager as they become available, but it is expected no later than May 16, 2014:
 - a. Boundary Survey
 - b. Topographical Survey
 - c. Wetlands Survey
 - d. Engineered Site Plan with storm water drainage, utilities, holding tank, septic system, parking, grading and erosion control which will be provided by Provan & Lorber who are under contract with the Town.
 - e. State approved septic system plans
 - f. Driveway Plan

The Construction Manager will be responsible for the development of the following:

- a. Geotechnical Soils Survey with any required borings or test pits in order to design the foundation system
- b. Sealed Architectural Drawings
- c. Sealed Structural Engineering Drawings
- d. Electrical Engineering Drawings (including fire alarm and security system)
- e. Mechanical Drawings (HVAC/Vehicle Exhaust System)
- f. Plumbing Drawings (including propane gas systems)
- g. Fire Protection Drawings (Sprinkler system)

NOTE: While Electrical, Mechanical, Fire Protection and Plumbing drawings are not required to be sealed, said drawings shall meet current engineering standards of practice and the Design-Build Contractor shall be responsible for errors, omissions and system efficiencies related to design and/or construction.

2. Temporary and Construction appurtenances to facilitate construction and meet Local, State and National standards of construction practice, including but not limited to;
 - a. Temporary facilities (construction trailer)
 - b. Temporary Power (Use paid by Town)
 - c. Temporary Phones/Internet access
 - d. Temporary Water (Use by Town)
 - e. Temporary Sanitation
 - f. Disposal of construction waste/debris off site
 - g. Dust Control
 - h. Environmental Protections
3. Design of the roof and structure shall be determined by engineering calculations that take into consideration roof span, wind and snow load. The wind load is 110 mph and the ground snow load is 95 at elevation 1700 the site is at elevation 970 and accordingly the ground snow load is 80.
4. Construction Manager shall be responsible to visit the site prior to bid to determine any locations of existing utilities, obstacles, hazards and other existing conditions that may affect construction cost. All costs for such conditions shall be included in the bid.
5. Construction Manager is responsible to work in cooperation with the Franconia Safety Services Building Committee during the design and construction process including all

necessary pre-construction meetings and a weekly job meeting of which the cost is to be included in the CM fee.

6. All drawings shall be electronically produced and copies of final CAD files shall be given to the Town of Franconia. All drawings related to this project shall be the property of the Town of Franconia.
7. The Construction Manager shall submit a hard copy of all 'As Built' Construction Drawings to the Town of Franconia at completion of construction.
8. All Drawings required to be sealed shall be sealed by the appropriate professionally licensed Architect and/or Engineer licensed to practice in the State of New Hampshire.
9. Construction Manager shall carry an allowance of \$2,500 for third party testing of soils compaction, rebar placement, concrete strength and structural compliance.
10. Construction Manager shall provide insurance and bonding as follows:
 - a. Performance and Payment Bonds for the full amount of the guaranteed maximum price of the contract.
 - b. Builder's Risk policy for the completed value of the project, including building materials stored on and off site and transit coverage.
 - c. Contractor shall provide Workman's Comp and Employer's Liability Insurance for all employees engaged in work on the project under contract (minimum 500,000 each accident; Decease policy limit 500,000 and Decease each employee 500,000).
 - d. Commercial General Liability with minimum limits of General Aggregate 2,000,000; Products Compensation, Operation Aggregate 2,000,000; Personal and Accidental Injury 1,000,000, each occurrence and 2,000,000 in the aggregate; fire damage (any one fire) 50,000; medical expense (any one person) 5,000.
 - e. Commercial Auto Liability Owned, Hired, Non-Owned each occurrence 1,000,000, General Aggregate 1,000,000
 - f. Umbrella/Excess Liability 2,000,000
 - g. Design Liability 1,000,000

The Town of Franconia will be named as an "Additional Insured" on the coverage identified under d, e, f, and g.

Division 2 Site Work

Include an allowance of \$100,000 for materials and labor to complete all site work. Actual pricing to be determined once Civil Engineering drawings are available. The work to be included in the allowance shall include but is not limited to:

1. Erosion Control meeting Local, State and Federal requirements, including, temporary stabilized construction entrance, temporary silt fence, and temporary erosion control matting. Construction Manager shall develop and file a SWPP if required.
2. Site Preparations and Earthwork shall be as per the Civil Engineering Drawings and Specifications and shall include, but is not limited to:
 - a. Site clearing and grubbing (if any)
 - b. Stripping and stacking existing topsoil (if any)
 - c. Common excavation and fill
3. Pavement and Select Materials, for all driveways and parking areas per Civil Engineering Drawings and Specifications.
4. Water Connection as per Civil Engineering Drawings and Specifications.
5. Septic System as per State approved plans and specifications.
6. Storm Drainage as per Civil Engineering Drawings and specifications.
7. Holding Tank for Apparatus Bay floor drains as per Civil Engineering Drawings.
8. Building Preparation per structural engineer specifications, including:
 - a. Exterior 5' frost wall with footings per structural engineer specifications
 - b. Under-slab utilities
 - c. Interior haunches and pads
 - d. Trench drains
 - e. 6" diameter concrete filled steel bollards with vinyl covers at apparatus bay doors and where required to prevent vehicular damage to the structure
 - f. Select materials under slab per structural engineer
 - g. Fine grade for slab
 - h. Flag pole base
 - i. Underground electrical, data and telephone conduits from utilities to building
 - j. Excavation and backfill for an underground propane gas tank which tank shall be provided by others
9. Landscaping of any disturbed areas not otherwise finished to be loamed and hydro-seeded.

10. Miscellaneous Items, including:
 - a. Mobilization and demobilization
 - b. Construction layout
 - c. Dewatering if required

Division 3 Concrete

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Concrete slabs, footings and frost-wall (include insulation in other division as per structural drawings). Apparatus bays 7" minimum and Aprons 12" minimum. Coordinate with radiant heating in floor. Apparatus bay slabs shall be 6" lower than adjacent administrative office slabs and shall slope to interior trench drains.
2. Offices and other areas slab to be 4" minimum thickness.
3. Exterior slabs and footings as required for dumpster, generators, transformers, and other equipment 8" minimum.
4. Exterior concrete paving for sidewalks (minimum 4" thick and 6" thick where crossed by traffic) with slip resistant finishes.
5. All concrete shall be sealed.
6. Apparatus bay floors shall be finished per Division 9 Finishes.
7. All concrete shall be a minimum of 3500 psi unless the structural engineer specifies higher. Floor slabs shall be fiberglass reinforced. All concrete to be tested by a third party.
8. Concrete as may be required in other divisions.

Division 4 Masonry

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Masonry block shown on the plans separating the apparatus bays.
2. Masonry as may be required in other divisions

Division 5 Metals

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Miscellaneous steel fabrications as required by structural, civil and/or architectural construction.
2. 6" diameter steel bollards with vinyl covers to protect apparatus bay openings, generator and dumpster pad.

Division 6 Wood and Plastics

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Rough framing for Exterior Walls — 2x6 minimum at 16" o.c. and as required by Structural Engineer.
2. Rough framing for interior Apparatus Bay Walls 2x6 minimum at 16" o.c. and as required by Structural Engineer.
3. Rough framing for Interior Walls — 2x4 minimum at 16" o.c. and as required by Structural Engineer.
4. Engineered Prefabricated Wood Trusses as specified by the Structural Engineer.
5. Sheathing of the roof and walls shall be exterior grade 5/8" plywood.
6. Casework shall be carried as a \$30,000 allowance for the casework only all installation labor shall be included in the GMP. Casework is anticipated in the following locations:
 - a. Fire Department Training Room – Kitchen Cabinets
 - b. Fire Department Bathrooms – Vanities
 - c. Fire Department Watch Room – Counter
 - d. Fire Department Storage Room – Shelving
 - e. Police Department Booking Room – Counters & Cabinets
 - f. Police Department Sally Port – Shelving
 - g. Police Department Break Room – Kitchenette
 - h. Police Department Bathrooms – Vanity

Division 7 Thermal and Moisture Protection

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

- I. Cement Board Siding (such as Hardee Plank) per Construction Drawings over air infiltration barrier pre-painted.

2. 2” Exterior Rigid Insulation.
3. Foundation and slab insulation 2” minimum thickness; 4’ vertically and as required by Structural Engineer.
4. Walls minimum R-21 dense pack cellulose insulation.
5. Ceilings minimum R-50.
6. Adequate venting.
7. 3” Fiberglass sound insulating batts in all interior walls.
8. Roof finish material to be Architectural Shingle with 30 year warranty such as IKO Cambridge or equivalent.
9. 6’ of Ice and water shield along all eaves and valleys.
10. Vapor barrier as required.
11. As an alternate provide a cost to eliminate the 2” of exterior rigid insulation board and utilize spray foam 1 ½” thick on all exterior walls and at the intersection of the roof trusses at the exterior walls and then filling cavity with dense pack cellulose insulation.

Division 8 Doors, Windows and Glass

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Hollow Metal Frames, welded and painted.
2. Painted Fiberglass Exterior doors with Panic Hardware where required and non-removable pins.
3. Solid Core Wood interior doors.
4. All doors shall have complete hardware including hinges, stops, closers, silencers, locksets, and panic hardware where required to meet code. CM to carry a Door Hardware Allowance of \$2,500.
5. Windows to be Anderson Series 200, Double Hung or Awning style, Vinyl Clad Windows with Low E, insulated glazing and insect screens or equal.
6. One Way Shatter Resistant Glazing between Interview Room and Chief’s Office.

7. 4 – 14' wide x 14' tall insulated overhead doors with at least one window panel typical for apparatus bays and sally port. The insulated overhead door for the Sally Port shall be 8' x 16'. The R-Value of the overhead doors must exceed 12. Commercial heavy duty door openers to be provided for all overhead doors. The Fire side doors shall be hard wired to Watch Room and have at least two (2) remotes for each bay. Provide one (1) wall-mounted coded exterior opener next to each apparatus bay door.
8. Hardware shall be master keyed for the Police side and a separate keying system for Fire side. There will be no Grand Master keying system.

Division 9 Finishes

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Drywall throughout shall be minimum 5/8" thick type X. Drywall shall be moisture resistant in wet areas. A 2 hour fire wall is required between the apparatus bays and the Police and Fire administrative wings.
2. Drywall finishes shall be smooth.
3. All fire rated assemblies shall be UL listed.
4. All paint to be 1 Coat Primer and 2 Coats finish.
5. Provide an allowance of \$25,000 for all flooring other than that in the apparatus bays, work room and the sally port. Disregard the flooring schedule on the preliminary plans. The allowance is intended to include baseboard.
6. 2' x 4' acoustical tile ceilings in all administrative spaces utilizing Armstrong Second Look II panels or equal.
7. 2' x 4' acoustical tile ceilings designed for wet areas in wet areas.
8. Suspended 2' x 4' ceiling tiles with a 2 hour fire rated ceiling system in apparatus bays.
9. Apparatus bay floors shall have a hard steel trowel finish with H&C Shield-Crete Epoxy floor coating with non-skid additive, or equal.
10. Provide reflective/luminous yellow paint lines in all bays to assist with backing of apparatus.

11. Apparatus bays, sally port shall have 6" concrete step to administrative areas sprayed with same non-slip sealant as floor.

Division 10 Equipment

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Provide and install Emergency Generator adequate for the entire building load with auto-transfer switch.
2. Provide and install Vehicle Exhaust Ventilation System for apparatus bays and sally-port.
3. Installation of Department supplied turnout gear washer including thickened slab, floor mounting, and provisions for exhaust for dryer.
4. Provide an allowance of \$2,000.00 for appliances for kitchenettes. No commercial ventilation hood will be required. Contractor shall provide plumbing and electrical hookups.
5. Provide and install Compressor 5 HP 80 gallon, upright tank
6. Install existing on-demand hot water system for washing apparatus in the bays.

Division 11 Specialties

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. Bathroom specialties to include toilet paper dispensers, grab bars, paper towel dispensers, soap dispensers, shower rods and curtains, and metal floor mounted/ceiling braced toilet and shower partitions.
2. Allowance for interior signage \$1,000.
3. Allowance for Exterior Signage \$2,500.
4. Fire Extinguishers in Cabinets as required by code.

Division 12 Furnishings

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. No work in this Division. For use if proposed.

Division 13 Special Construction

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. No work in this Division. For use if proposed.

Division 14 Conveying Systems

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. No work in this Division. For use if proposed

Division 15 Mechanical Systems

Include all costs for design, materials and labor to complete the work. The work shall include, but is not limited to:

1. All dual flush valve low water use toilets (1.6 gpf).
2. All flush valve low water use urinals (1.0 gpf).
3. Stainless steel lavatory-toilet combination designed for installation in a prison setting. Equal to ACORN PENAL-WARE 1418 18" LAV TOILET COMBY (1418-AL-2-BP-04-FV-PH) available through Albert Sterling and Associates. Provide complete installation holding room.
4. 24" square mop sinks in Police and Fire side.
5. Floor drains in all apparatus bays (cast trench drains), sally port, all toilet rooms, holding room, booking room and gear room.
6. All mounting hardware, and fixtures (faucets, strainers, drain and trap assemblies, etc.) Faucets shall be mixing valve type on all lavatories.
7. Two – on demand propane hot water systems for domestic use. One in the Police wing and one in the Fire wing.
8. Install existing on demand propane hot water system in the apparatus bays for washing apparatus.
9. The heating system shall be a propane fired boiler with radiant heat in the concrete slab. The radiant heating system to have a minimum of three zones; 1 in the Police wing, 1 in the Fire wing and 1 in the apparatus bay. Heat source shall be a high efficiency propane furnace. In the Fire wing there will supplemental baseboard heat in

the Chiefs Office, EMS office and Training Room which shall be a separate zone. Hot water for heat to be provided by a high efficiency (greater than 95%) propane boiler.

10. Thermostats to be wireless and allow for scheduling.
11. Four (4) auxiliary quick recovery heaters by Modine or equal located in the four corners of the apparatus bays on a separate thermostat.
12. The Police wing to have air conditioning.
13. 5/8" Compressed air distribution and drops in Apparatus bays in 4 locations and an air drop in Work Room.
14. Install compressor described in Equipment.
15. Complete sprinkler system per NFPA 13 assuming adequate water flow and pressure at the street.
16. Hose bibs on reels on both sides of the apparatus bays.
17. 2.5" fill pipe with 4" Storz Adapter for filling apparatus.

Division 16 Electrical Systems

Include all costs for design, materials and labor to complete the work, the work shall include, but is not limited to:

1. Design electrical systems to comply with NEC.
2. There shall be a main panel with one meter and separate sub-panels for the Police wing and the Fire wing.
3. The main entrance and sub-panels shall be single phased and sized adequately to meet the electrical requirements of the Fire wing.
4. Single phase panel sized adequately to meet the electrical requirements of the Police wing.
5. All lighting throughout the facility to be LED and to be turned off by occupancy sensors where appropriate.
6. GFI outlets per code where necessary.
7. 2 - 220V outlets in Apparatus Bay.

8. 4 - 110v ceiling drops in Apparatus bays to charge apparatus.
9. Data, telephone and cable outlets in conduit throughout.
10. Exterior recessed exterior outlets at every entry.
11. Call Box with telephone located at front door to Police Department Lobby.
12. Exterior Lighting over all entrances & exits and wall packs to illuminate the driveways and parking areas.
13. Call Box connected to fire alarm system at front door to Fire Station Lobby.
14. Install secured entry system with system which shall record which key entered and at what door and time. All exterior doors shall be secure.
15. Door buzzer and electronic lock/unlock switch at Police lobby.
16. Install Generator described under Division 10 Equipment.
17. Ceiling fans in Apparatus Bays.
18. Exit signs and Emergency Lighting as required by code.
19. Include an allowance of \$15,000 for a Security System with Cameras in Police lobby, booking, interview room and sally port.
20. Include an allowance of \$15,000 for two telephone systems one for the Police Wing and one for the Fire wing to be distributed throughout the building.
21. Two complete fire alarm systems one for the Police Wing and the other for the Fire Wing both per NFPA 72.

PROPOSAL FORM for CONSTRUCTION MANAGEMENT SERVICES

SUBMITTED BY: _____
(Company Name)

I have received the Request for Proposal for Construction Management Services required for the construction of the Franconia Safety Services Building which is dated April 25, 2014. I also acknowledge receipt of addendums to the RFP dated _____, if any and have included them in my Proposal. I have examined the documents provided, and wish to submit the following Proposal. This Proposal Form shall serve as a summary of my key qualifications, as presented more comprehensively in my bound Proposal dated _____.

1. The following shall serve as my key personnel to be assigned to the Project:

Project Executive:

Project Manager:

Site Superintendent:

Architect:

Structural Engineer:

Mechanical Engineer:

Electrical Engineer:

2. I propose the following fees:

Pre-construction Services through issuance of a Final Guaranteed Maximum Price:
(Lump Sum) \$ _____

Construction Fee (Percentage of Cost of Work) _____%

Construction Changes in the Work Fee (Percentage of Cost of Work) _____%

3. I have preliminarily estimated the cost of General Conditions to be: \$ _____
I have attached a breakdown of this estimate.

4. Our Preliminary Guaranteed Maximum Price for the project as defined in the RFP utilizing the preliminary plans and specifications is: \$ _____

Identify any exceptions to the preliminary specifications:

The undersigned certifies that the information provided herein is true and sufficiently complete so as not to be misleading that I, _____ am the _____ of the submitting firm.

Date

Name: _____

Title: _____

Subscribed and sworn before me this ____ day of May 2014

Notary Public:

My Commission Expires:

INVITED CONTRACTORS

Bonnette, Page & Stone, Inc.
Laconia, NH

Conneston Construction Company, Inc.
Gilford, NH

Construx, Inc.
Plymouth, NH

Ricci Construction, Inc.
Portsmouth, NH

Dan Hebert Construction
Colebrook, NH

HP Cummings, Inc.
Woodsville, NH

North Branch Builders
Concord, NH

Presby Construction, Inc.
Franconia, NH