

August 15, 2005

John Stephen, CPPO, Senior Buyer
City of Fort Collins

Re: Station 5 Addition and Remodel



Dear John:

The following is the final proposal for the Station 5 Addition and Remodel project. This proposal includes all materials, labor, equipment, tools and supplies as required and necessary to completely execute the work as provided in the contract documents as issued by Vaught*Frye Architects, Bid/Permit set dated July 22, 2005. The base bid pricing does include the door #113 alternate.

This proposal is a base bid to be contracted as a total, however we are providing the following breakdown of costs for your information:

Surveying & Layout	\$ 5,260
Traffic & Pedestrian Control	\$ 1,026
Erosion Control	\$ 2,656
Demolition	\$ 27,134
Earthwork & Utilities	\$ 35,767
Asphalt Paving & Striping	\$ 23,263
Misc. Site Improvements	\$ 3,961
Landscape & Irrigation	\$ 16,325
Concrete - Building & Site	\$ 48,127
Masonry	\$ 27,700
Steel, Metals	\$ 34,700
Carpentry	\$ 27,031
Interior Finish Carpentry	\$ 1,760
Dampproofing, Insulation	\$ 5,865
Stucco	\$ 3,300
Roofing & Sheet Metal	\$ 17,590
Caulking	\$ 3,062
Doors & Hardware	\$ 5,409
Overhead Sectional Doors	\$ 18,631
Aluminum Windows & Storefront	\$ 9,500
Vinyl Windows	\$ 1,700
Drywall & Metal Framing	\$ 9,351
Flooring	\$ 8,838
Acoustical Ceilings	\$ 2,381
Painting	\$ 6,830
FRP	\$ 1,800
Toilet Accessories	\$ 242
Casework & Countertops	\$ 690
(see continuation)	

THE TEAM OF BUILDING PROFESSIONALS

General Contractors • Construction Management • Commercial & Industrial

4557 Denrose Court • P.O. Box 1969 • Fort Collins, CO 80522 • (970) 493-1770 • Fax (970) 482-4537

This unofficial copy was downloaded on Aug-13-2020 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Purchasing Department P.O. Box 580 Fort Collins, CO 80522-0580 USA

Blinds & Shades	\$ 1,210
Fire Protection	\$ 20,995
Plumbing	\$ 17,074
HVAC	\$ 18,540
Electrical	\$ 67,750
General Conditions	\$ 68,750
Weather Protection/Temp. Heat	\$ 3,098
Builder's Risk Insurance	\$ 512
State Sales Tax	Exempt
Permits & Fees	BY OWNER
Bonds - Labor, Mat. & Performance	\$ 8,217
<u>SBI Fee - Per Contract</u>	<u>\$ 22,242</u>
BASE BID TOTAL	\$ 578,287

The following are the costs to add the fire protection system alternate to sprinkler the remainder of the building. This alternate pricing does not include any costs for structural improvements to support the system.

Drywall Repair	\$ 450
Painting	\$ 1,815
Fire Protection	\$ 13,400
Bonds, Insurance	\$ 314
<u>SBI Fee, per contract</u>	<u>\$ 640</u>
ALTERNATE	\$ 16,619 add to base bid

The following is the alternate pricing to delete the FRP in the Captain's Garage and replace with the Fiberon Wall System

Delete FRP	<\$ 1,800>
Add Fiberon	\$ 8,252
Bond, Insurance	\$ 129
<u>SBI Fee, per contract</u>	<u>\$ 264</u>
TOTAL	\$ 6,845 add to base bid

Schedule:

This project is intended to start with SBI mobilizing to site to begin work Monday, August 29, substantial completion on or about February 17th, 2006 and final completion (including punchlist, etc.) by March 3, 2006.

Please review and advise of any question or comments.

Sincerely,



Sinnett Builders, Inc.
John Sinnett
Vice President, Project Manager
john@sinnettbuilders.com

cc: file, Scott Steel

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FIRE STATION #5 ADDITION

ADDENDUM 1

August 9, 2005

1. Existing overhead doors on the Apparatus Bay are to be removed, salvaged & delivered to the Owner at 3400 Vine Drive, Ft. Collins.
2. Re: Civil drawing C-4 Grading & Utility Plan. New water service is shown coming into the SW corner of the Apparatus Bay Addition. This is incorrect. It is to come into the SW corner of the Office/Bedroom Addition. The sprinkler valve is located in the SW corner of the Garage in the Office/Bedroom Addition. See attached sketch 1 of 1 Revised Water And Fire Lines
3. Re: A1.1 Room Finish Schedule: North and South walls of the Apparatus Bay are noted to be painted. This refers only to the new (addition) portion of the apparatus bay walls. The existing Apparatus Bay walls do not need to be re-painted.
4. Re: A1.1 Alternates: Eliminate Alternate #3 (concrete filled steel piles). On-site investigation of soil conditions has revealed that the spread footings, as shown on the Structural drawings, are acceptable. See attached letter dated August 8, 2005 from CTL Thompson re Exploratory Pit Excavation (FC03533-145).
5. Overexcavation & Fill below slabs on grade: Re: Systems Notes Floor Slabs F1 & F2: Remove the requirement to "scarify & recompact 18" below slab or below vapor barrier." Replace with "Remove existing man-placed fill below slabs and replace with compacted structural fill as directed by Soils Engineer".

For bidding purposes, assume that the depth of the man-placed fill and therefore the required excavation and structural fill is 12" below the bottom surface of each slab. (Note that slab F1 is 4" thick and F2 is 6" thick.) Provide unit costs for additional excavation and structural fill beyond that depth. See attached letter dated August 8, 2005 from CTL Thompson re Exploratory Pit Excavation (FC03533-145).

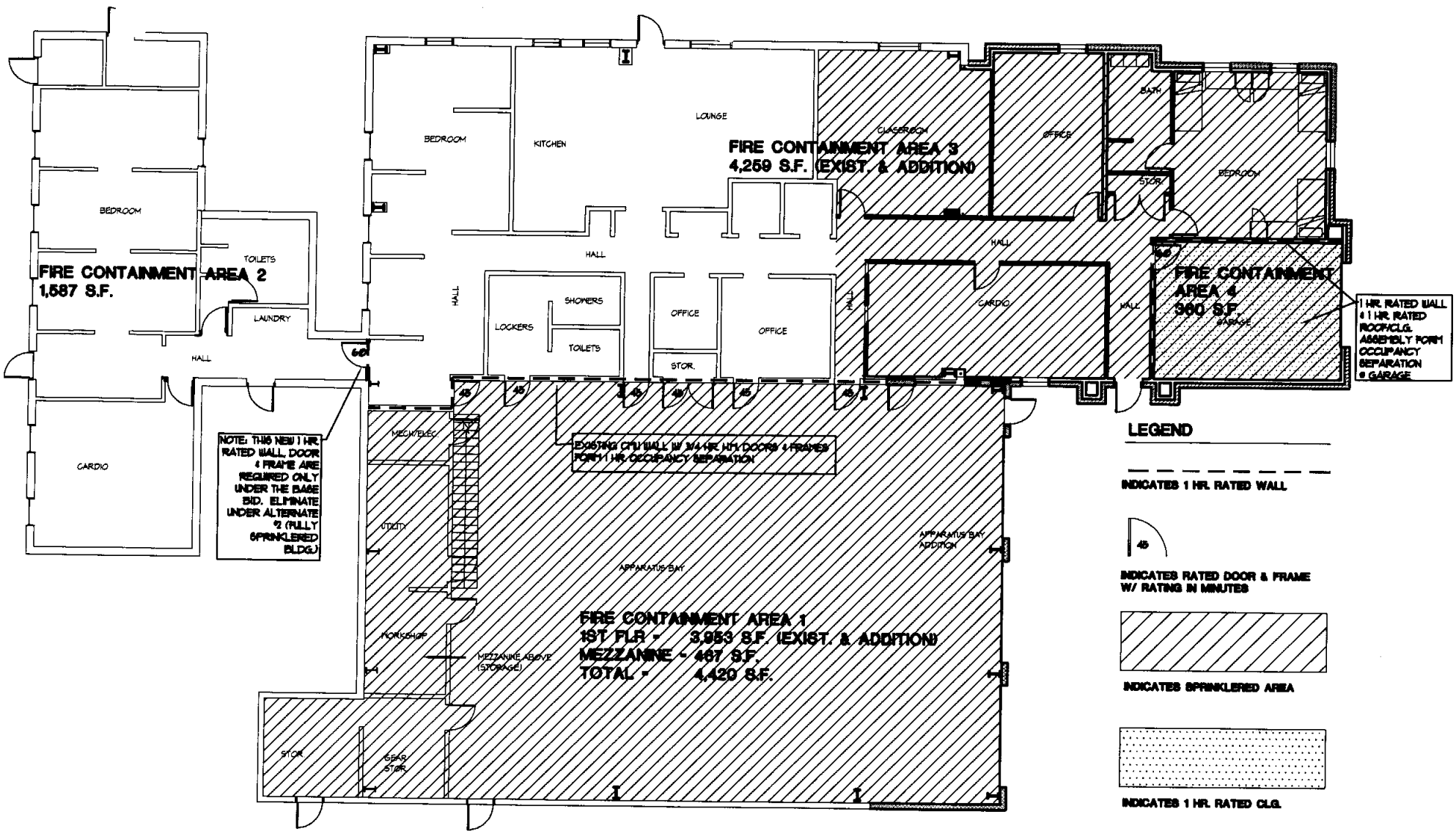
6. Re: Re: Systems Notes Exterior CMU walls W2 & W2A: Add the following: Fill all ungrouted cells with pourable masonry insulation (Perlite or approved substitution).
7. Re: Sht. A7.2 detail 6 PVC Window Head Detail and detail 2 Exterior Door/Window W/ Aluminum Frame in Stud Wall (Head). The soldier course and projected rowlock courses shown above the window and door frames is incorrect. Brick above the doors and windows will be flush running bond as shown on the Elevations Sht. A2.1.
8. Add Sht. A01. Fire Separation/Sprinkler Scope Plan with plans 1: Base Bid – Building Partially Sprinklered - Fire Separation/Sprinkler Scope Plan and 2: Alternate #2 – Building Fully Sprinklered - Fire Separation/Sprinkler Scope Plan. See attached drawings.

Note that the scope of new fire sprinkler coverage under the Base Bid includes all of the Office/Bedroom Addition and extends into the eastern portion of existing

building where new ceilings are being installed as part of the addition. Note that this extent of coverage is shown incorrectly on the Fire Suppression Plan on sht. FP1 of the Mechanical/Plumbing Drawings, because it does not indicate this area to be sprinklered as part of the Base Bid.

Note that under the Base Bid a 1 hr. rated wall, door and frame are added to separate the existing west wing from the rest of the building and thereby separate the building into Fire Containment Areas that are less than 5,000 s.f. See Addendum item 9 below.

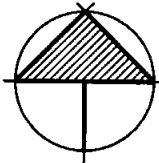
9. Re: attached 1/A1.1 Partial Floor Plan & A7.1 Revised Door Schedule. Add new 1 hr. rated wall and Door & Frame 113 to separate the existing west wing from the rest of the building. Note that this wall, door & frame are only required under the Base Bid, and are not to be included under Alternate #2 (Fully Sprinklered Building).
10. Re: Attached A7.1 Revised Door Schedule. Add door type 5 (1 hr. rated flush door w/ narrow clear wire glass light). Change door 107 to type 5.
11. The project will be constructed in two phases under two separate permits:
Phase 1: Apparatus Bay Addition and all Sitework
Phase 2: Office/Bedroom Addition
12. See sketches A and B attached with this addendum to clarify trees that are to be removed, and new trees added to the landscape plan.
13. See sketch B for location of drain line, this includes heat tape by electrical contractor. Landscape contractor to include irrigation and landscape repair for the installation of this new line to the existing irrigation ditch on the north end of the property.
14. The overhead doors are to be similar to the units existing. Pricing should also include the stop/go light system when door are clear for trucks to leave. Provide a specification / literature on the OH door unit you are proposing. Units at minimal are insulated with light kits, and all are obviously electrically operated.
15. The asphalt paving section for the new parking lot is as follows: drive section is (1) lift of grade S at 2" thick over (2) lifts grade SG at 3" thick each lift - total full depth of the section is 8". The parking areas are to be (1) lift of grade S at 2" thick over (1) lift of grade SG at 4" thick - total full depth of the section is 6". This is similar to the paving section from Station 14.
16. Acoustical ceiling tiles are to be matched (if possible or as similar as possible) to existing.
17. The fire sprinkler system must include dry or glycol anti-freeze systems in the attics. The existing roof structure for the apparatus bay (base bid) and remaining existing building (alternate) may not be able to support the additional weight of the sprinkler piping system. Contractors are to bid running these lines on the walls exposed, with side spray heads, or your best method to get the coverage not being able to hang from the roof / ceiling structure.
18. For bidding purposes, painting contractors shall figure 470 feet of sprinkler pipe to paint under the base bid (new living quarters area will be above ceiling) and 550 feet for the alternate, sizes vary between 1" and 3" in diameter.



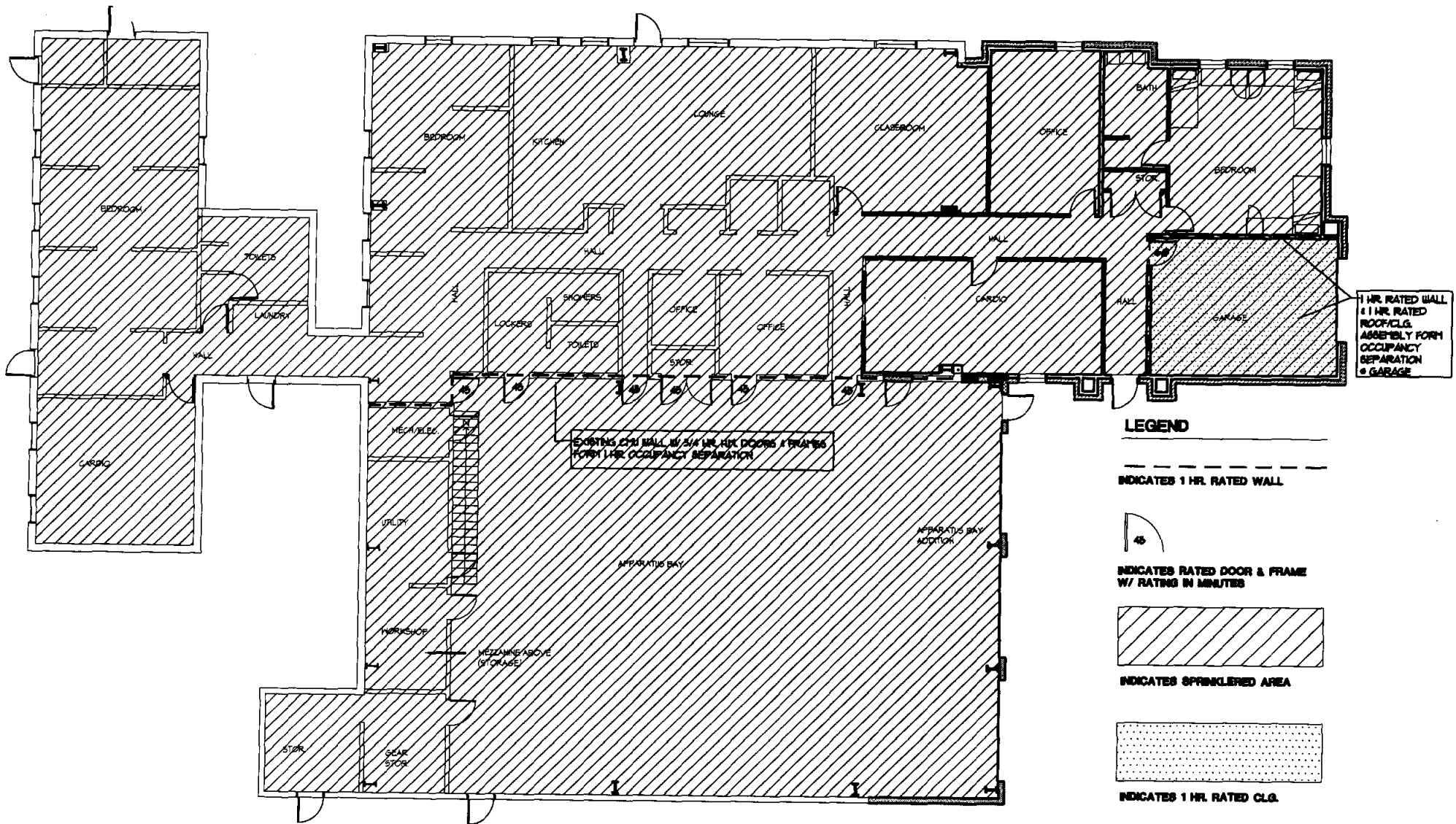
1

**BASE BID - BUILDING PARTIALLY SPRINKLERED
FIRE SEPARATION/SPRINKLER SCOPE PLAN**

SCALE: 1/16" = 1'-0"



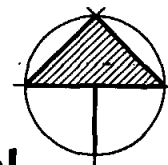
A0.1 FIRE SEPARATION/SPRINKLER SCOPE PLAN



2

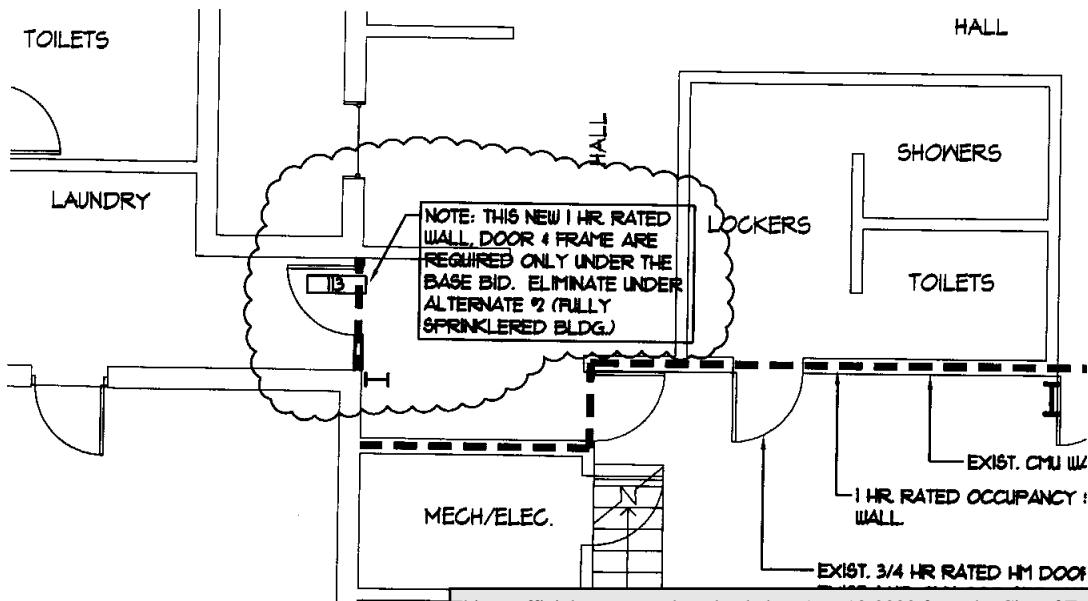
ALTERNATE #2 - BLDG. FULLY SPRINKLERED FIRE SEPARATION/SPRINKLER SCOPE PLAN

SCALE: 1/16" = 1'-0"



A0.1 FIRE SEPARATION/SPRINKLER SCOPE PLAN

1/A1.1 Partial Floor Plan



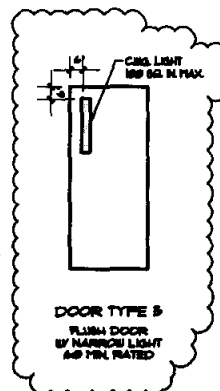
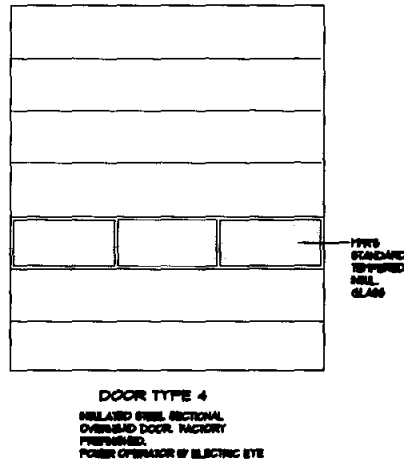
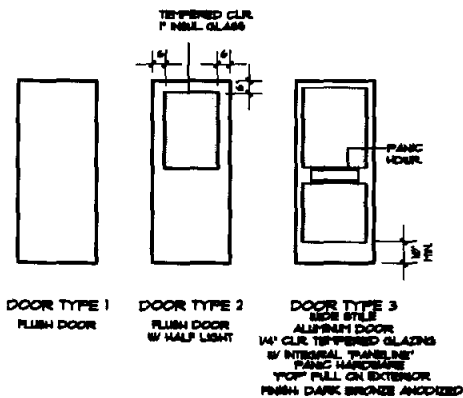
DOOR SCHEDULE

DOOR NO.	DOOR SIZE (W X H X T)	DOOR			FRAME			FIRE RATING	DETAILS			REMARKS
		MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE		HEAD	JAMB	SILL	
101	12'-0" X 14'-0"	STEEL	PREFIN	4	-	-	-	-	4/A7.2 SM	4/A7.2	NA	POWER OPERATED SECTIONAL OVERHEAD DOOR
102	12'-0" X 14'-0"	STEEL	PREFIN	4	-	-	-	-	4/A7.2 SM	4/A7.2	NA	POWER OPERATED SECTIONAL OVERHEAD DOOR
103	12'-0" X 14'-0"	STEEL	PREFIN	4	-	-	-	-	4/A7.2 SM	4/A7.2	NA	POWER OPERATED SECTIONAL OVERHEAD DOOR
104	3'-0" X 7'-0" X 1 3/4"	HM	PAINT	2	HM	PAINT	HM2	-	3/A7.2 SM	3/A7.2	TH	PANIC HARDWARE
105	3'-0" X 7'-0" X 1 3/4"	ALUM	PREFIN	3	ALUM	PREFIN	A1	-	2/A7.2	2/A7.2	TH	PANIC HARDWARE
106	10'-0" X 8'-0"	STEEL	PREFIN	4	-	-	-	-	5/A7.2 SM	5/A7.2	NA	POWER OPERATED SECTIONAL OVERHEAD DOOR
107	3'-0" X 7'-0" X 1 3/4"	HM	PAINT	5	HM (GALV.)	PAINT	HM1	60 MIN	6/A7.2 SM	6/A7.2	-	FIRE RATED DOOR & FRAME. CLOSER. NOTE WALL THICKNESS 9/16" WIDER UNDER ALTERNATE #1 THAN UNDER BASE BID.
108	3'-0" X 7'-0" X 1 3/4"	WD	S&C	1	HM	PAINT	HM1	-	1/A7.2 SM	1/A7.2	-	
109	PR- 3'-0" X 7'-0" X 1 3/4"	WD	S&C	1	HM	PAINT	HM1	-	1/A7.2 SM	1/A7.2	-	
110	3'-0" X 7'-0" X 1 3/4"	WD	S&C	1	HM	PAINT	HM1	-	1/A7.2 SM	1/A7.2	-	
111	3'-0" X 7'-0" X 1 3/4"	WD	S&C	1	HM	PAINT	HM1	-	1/A7.2 SM	1/A7.2	-	
112	3'-0" X 7'-0" X 1 3/4"	WD	S&C	1	HM	PAINT	HM1	-	1/A7.2 SM	1/A7.2	-	
113	3'-0" X 7'-0" X 1 3/4"	WD	S&C	5	HM	PAINT	HM1	60 MIN	1/A7.2 SM	1/A7.2	-	FIRE RATED DOOR & FRAME. CLOSER. NOTE THIS DOOR ONLY REQ'D UNDER BASE BID. ELIMINATE UNDER ALTERNATE #2.

ABBREVIATIONS

ALUPL — ALUMINUM	PREF-FIN — PRE-FINISHED
HPI — HOLLOW METAL	S & C — STAIN & CLEAR FINISH
GALV. — GALVANIZED	TH — ALUMINUM THRESHOLD
	WD — SOLID CORE WOOD, RED OAK VENEER

DOOR TYPES

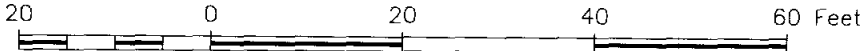
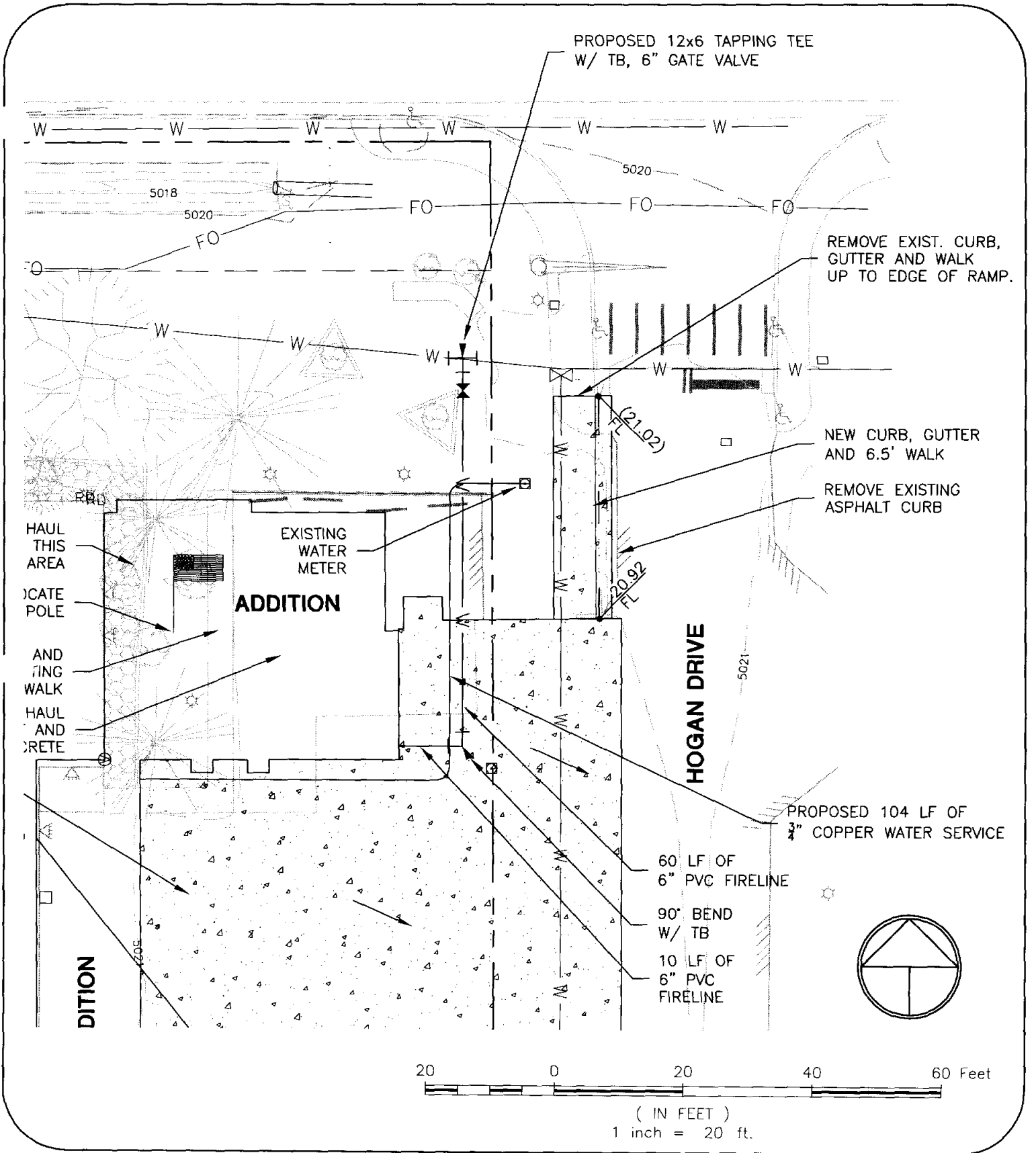


VINYL WINDOW TYPES



ESCAPE RESCUE WINDOW

VINYL FRAME CASSETTE WINDOW
MILSHAW OR APPROVED SUBSTITUTION
GLAZING BY FPI'S STANDARD DOUBLE
FRAME LOW-E INSUL. GLASS TIPPED
GLASS NOTED OR AS NOTED BY OWNER.
FRAME COLOR TO BE SELECTED BY
ARCHT FROM FPI'S STANDARD COLORS.
INCLUDE FINISH SCHEDULE.
PROVIDE 7 ALUM. TMS BLINDS IN
OPTIONAL.



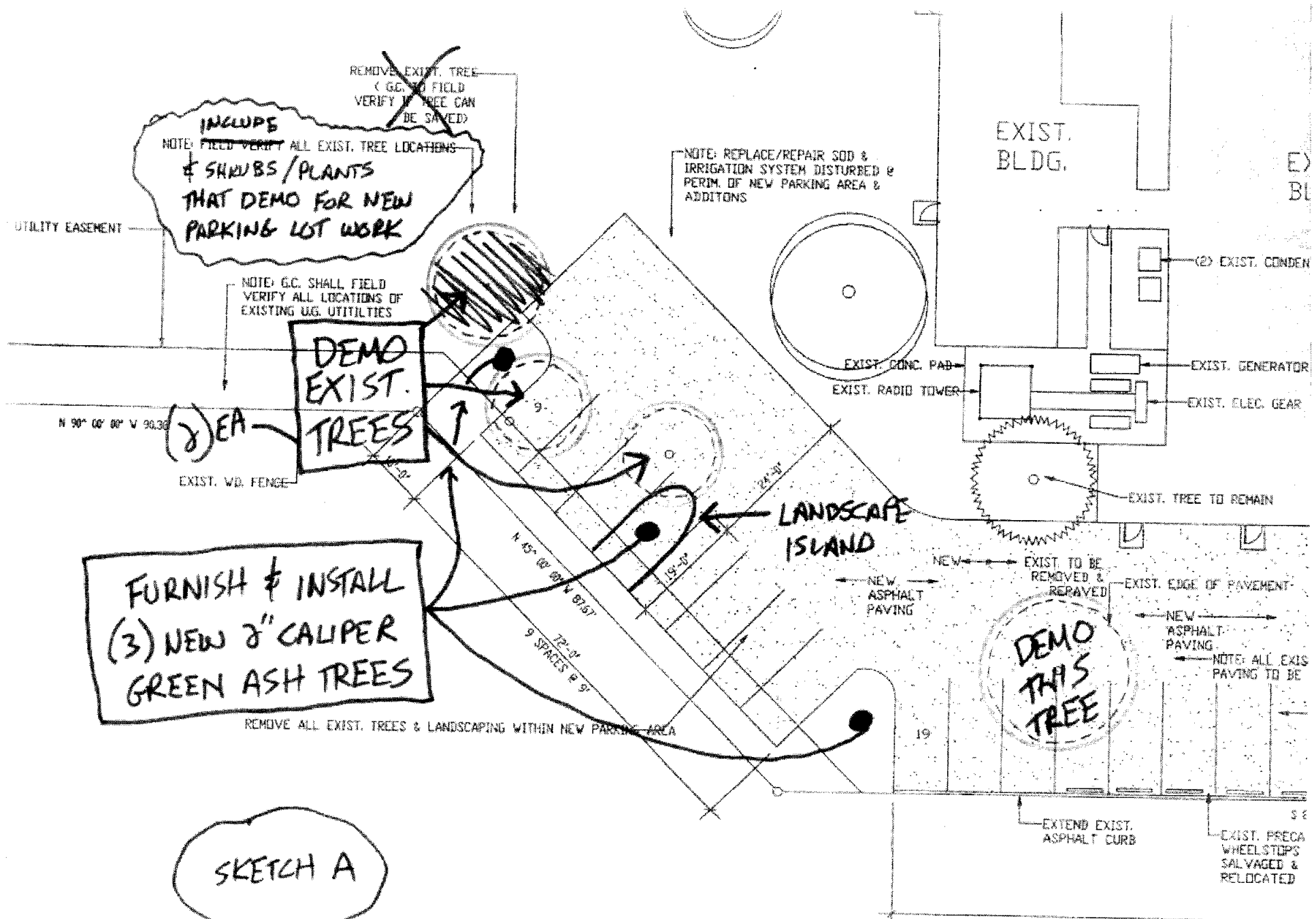
(IN FEET)
1 inch = 20 ft.

Project:
PFA:
Date:
02/05
Scale:
1"=20'
Designed By:
JDD

**POUDRE FIRE AUTHORITY
STATION NO. 5
REVISED WATER
AND FIRE LINES**

1435 West 29th Street, Loveland, Colorado, 80538
Phone: (970)461-2661, Fax: (970)461-2655
www.dmwcivilengineers.com

**1
Sheet**
**1
Sheets**



INCLUDE
 NOTE: FIELD VERIFY ALL EXIST. TREE LOCATIONS
 & SHRUBS/PLANTS
 THAT DEMO FOR NEW
 PARKING LOT WORK

REMOVE EXIST. TREE
 (G.C. TO FIELD
 VERIFY IF TREE CAN
 BE SAVED)

NOTE: REPLACE/REPAIR SOD &
 IRRIGATION SYSTEM DISTURBED @
 PERIM. OF NEW PARKING AREA &
 ADDITIONS

NOTE: G.C. SHALL FIELD
 VERIFY ALL LOCATIONS OF
 EXISTING U.G. UTILITIES

DEMO
 EXIST.
 TREES

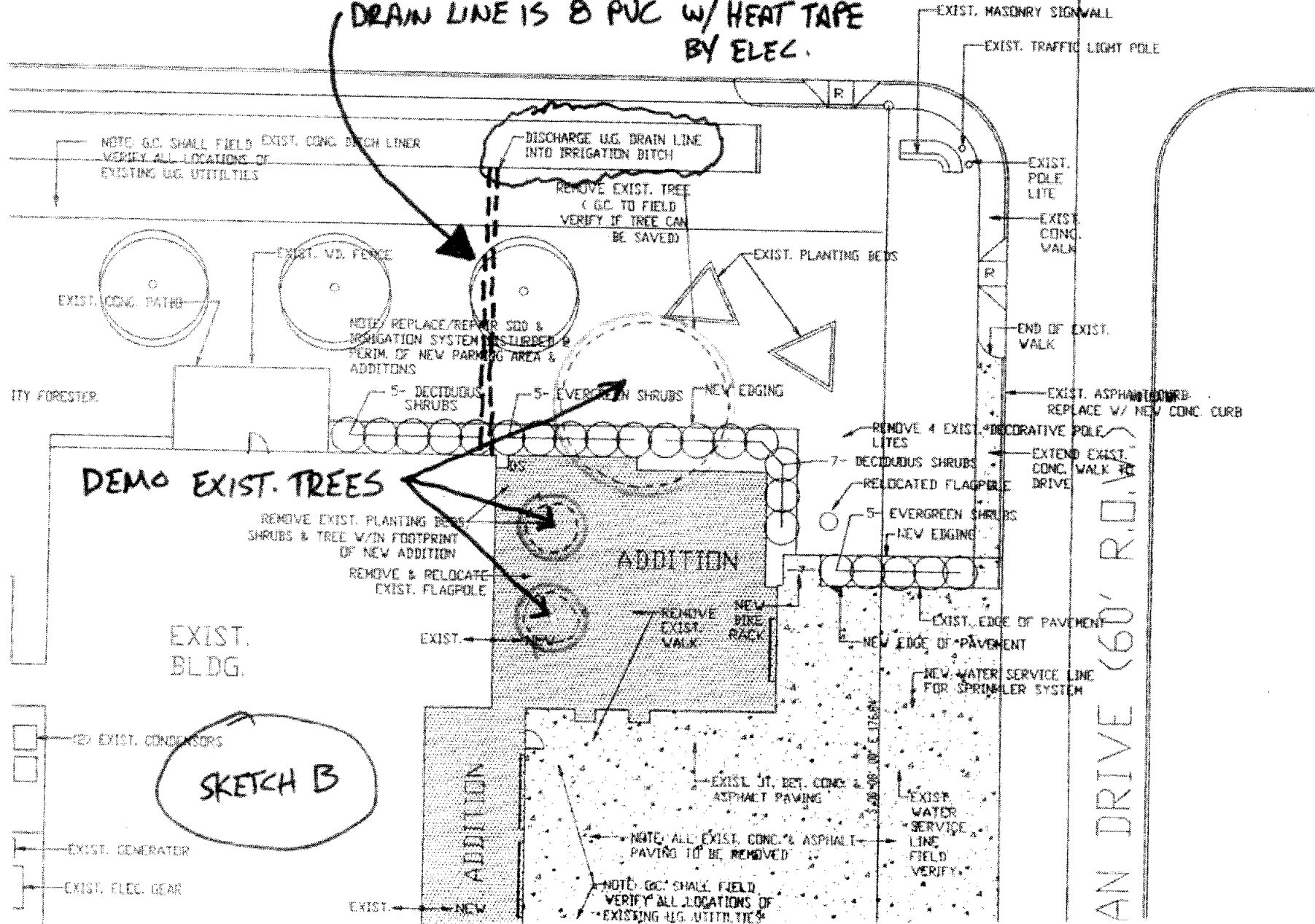
FURNISH & INSTALL
 (3) NEW 8" CALIPER
 GREEN ASH TREES

REMOVE ALL EXIST. TREES & LANDSCAPING WITHIN NEW PARKING AREA

SKETCH A

Y ROAD (100' R.O.W.)

DRAIN LINE IS 8" PVC W/ HEAT TAPE BY ELEC.



August 8, 2005

**Vaught Frye Architects
401 West Mountain Avenue
Fort Collins, Colorado 80521**

Attention: Mr. Gary Dennison

**Subject: Exploratory Pit Observation
Fire Station #5
Fort Collins, Colorado
Project No. FC03533-145**

CTL | Thompson was requested to observe the soils in an exploratory pit to better determine the depth of fill present below proposed additions to the fire station. Our Mr. John Boulden visited the site on August 3, 2005 to observe conditions in the pit. The pit had been excavated to a depth of 9 feet in the parking lot at the front of the living area of the existing fire station. The pit was located about 30 feet west of boring TH-1. The following soils were observed in the test pit: 6 inches of asphaltic concrete and 4 inches of aggregate base coarse material over 1 to 1.5 feet of dark sandy clay fill over 6 feet of sandy clays with layers of silty to clean sands (less than 3 inches thick) underlain by weathered claystone in the bottom of the excavation.

In our report (FC03533-125 dated July 7,2005) we suggested three options for the building floor slab subgrade. Those options included placing the slab on the fill, removing 2 feet of the existing fill to be replaced as engineered fill, and complete removal and replacement of all existing fill. Our boring (TH-1), with the greatest depth of unknown fill, was located in the vicinity of a water line. It is likely that the unknown fill in this boring is trench backfill. Our other boring (TH-2) and the exploratory pit indicate 1 to 3 feet of unknown fill. Based upon this new information and our observation that the existing pavements are performing well in the area of the proposed addition, we believe floor slab movement on the existing fill will be more tolerable.

Considering economy and performance, the slab may be placed on grade in accordance with the first option in our report. At a minimum, the subgrade should be scarified, moisture treated, and recompacted after clearing and removal of existing pavements. Areas that will be subject to truck traffic and parking within the building should at a minimum be prepared and constructed using a pavement and base coarse section at least as thick as currently exists at the site. We can provide a pavement design if desired upon request.

The above recommendations are based upon our understanding of the soils existing at the site and the proposed construction. Variations in the subsurface conditions not indicated by our borings and the exploratory pit are possible. This work was prepared to the standard of care exercised by other engineers practicing in the area at this time. No warranty is expressed or implied. If we can be of further assistance please do not hesitate to contact us.

Very truly yours,

CTL | THOMPSON, INC

**John J Boulden, EIT
Staff Engineer**

Reviewed By:

**Howard Perko, Ph.D, PE
Division Manager**

JJB:HAP:bly