

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor

◆◆◆◆◆  
ROC 081790  
General Engineering

◆◆◆◆◆  
ROC 123646  
General Residential Contractor

July 16, 2014  
July 31, 2014 Revision  
August 13, 2014 Revision

Lonnie Inskeep  
Division Chief – Support Services  
City of Maricopa  
44624 W. Garvey Ave  
P.O. Box 610 Maricopa, AZ 85139

Re: Fire Stations 571, 572, 574, 575 Renovation Upgrades

Dear Mr. Inskeep,

FCI Constructors, Inc. is pleased to present its proposal for the Maricopa Fire Stations 571, 572, 574, 575 Renovation Upgrades project.

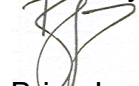
This proposal includes replacement of overhead sectional doors, fuel management, and security system upgrades.

The pricing in this proposal includes sales taxes, insurance, general conditions and associated constructions cost and fees. Please reference the attached schedule of values for a budget breakdown for this project.

We appreciate the opportunity to work with the City of Maricopa on this project. Please contact me should you have any comments or questions regarding this proposal. We are prepared to commence with this project upon your approval.

Thank you for the opportunity.

Sincerely,



Brian Lewis  
Project Manager

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## Fire Station 571 Scope of Work

### Design and Permitting:

1. Not Part of this Scope

### Construction:

#### Overhead Sectional Doors

1. Provide removal of four (4) existing overhead sectional doors at the east elevation.
2. Furnish and install four (4) new insulated sectional overhead doors to match sectional doors at the east elevation, including, new wall mount operators, vision glass and new frames.
3. Provide removal of existing door operators, supports, and track system.
4. Remove and dispose of all doors, components and debris off site.
5. Provide complete installation, start up and testing.
6. Specific inclusions are as follows:
  - a. (4) 12'-0" x 14'-0" sectional doors
  - b. Motors – door series 592 as manufactured by overhead door company
  - c. @' thick, galvanized steel, thermally broken insulated sections,.
  - d. 3" track system
  - e. Weather seals
  - f. Solid rolling door shaft
  - g. 25,000 cycle springs
  - h. Positive-tension drums
  - i. 3/16" cabling
  - j. Heavy duty bearings
  - k. Full vision at 3<sup>rd</sup> section with 1/2" bronze tint insulated glass with low E
  - l. Model RSX electronic motor operators
  - m. Electric safety edges
  - n. Radio control receivers and transmitters
  - o. White factory primer paint
  - p. Removal of existing overhead doors.

#### Electrical

1. Provide disconnect, extension of conduit raceway/wiring and reconnect of power supply to accommodate new location of new door operators.
2. Rework piping and low voltage wiring to extend controls to new door operator locations.

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor

◆◆◆◆◆  
ROC 081790  
General Engineering

◆◆◆◆◆  
ROC 123646  
General Residential Contractor

**Painting**

1. Provide prime and paint of four (4) new sectional doors to match existing color.
2. Provide painting of new electrical conduit to match existing color.
3. Touch up paint at exterior side of CMU wall and interior wall to accommodate new exterior and interior junction boxes and drywall repairs installed for fuel management conduit raceway.

**Drywall**

1. Provide drywall repair at interior wall to accommodate new fuel management conduit raceway.

**Fuel Management**

1. Provide a fuel management system for existing above ground fuel cell. Utilize Fuel Master Brand devices and system.
2. Provide a new raceway system as required incorporated with an RF wireless network communicator. Include trenching through landscape and tunneling under sidewalk (repair disturbed landscaping). Core through exterior CMU wall and interior furring, install a junction box at both sides of the wall.
3. Furnish and install all required components, wiring and final connects. Provide programming and commissioning to ensure a complete and operational system.
4. Specific inclusions are as follows:
  - a. Fuel Master 2500 Plus fuel management system
    - i. Installation, startup and training
    - ii. Pulser counter (Installed in each existing fuel pump)
    - iii. Class 1 Division 1 and 2 electrical and low voltage communication
    - iv. Deliberant Wireless Network Transponder
    - v. Signage at existing fuel tank per code
    - vi. Includes trenching, backfill and repair of landscaping.

**Security**

1. Research existing security system and provide new system compatible with existing security infrastructure.
2. Ensure new security system is compatible with City of Maricopa IT Department. Utilize fire station 575 and City Hall as a replica for this new system. Specific inclusions are as follows:
  - a. Remove existing controllers and enclosures and replace with new Amag equipment for nine doors.
  - b. Install and terminate lock and board power supplies.
  - c. Install an intelligent controller and connect to the city's network.
  - d. Program new doors into the system and test for proper operation.

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor

◆◆◆◆◆  
ROC 081790  
General Engineering

◆◆◆◆◆  
ROC 123646  
General Residential Contractor

- i. Accessory, Symmetry M215 database unit board only (DBU).
- ii. Network interface card for DBU
- iii. Enclosure, symmetry CAB3A, tamper resistant, hinged and lockable.
- iv. Reader controller
- v. Wiegand interface module.
- vi. Power supply to power DBU
- vii. Locks& boards power supply, 20 amp at 12 VDC, 10 amps at 24 VDC, (1) fused out
- viii. Multi-technology reader with keypad – single gang, black
- ix. PIR, request to exit, light grey finish
- x. Door contact recessed ¾ brown
- xi. Access control lot
- xii. Shipping/Freight

**Add Alternate # 1:**

1. None

**Value Engineering:**

1. None

**Drawings, Specifications and Alternates**

1. No drawings are provided for this scope of work.

**Sequencing of Project:**

1. The sequencing of the project is intended for consecutive work days Monday through Friday during daytime shifts.

**Assumptions and Clarifications:**

1. FCI superintendent will provide all required scheduling, supervision, safety and quality control for the project duration.

**Exclusions:**

1. Security – replacement of faulty door hardware, addition of client stations at City Hall, gate operators are noted as needing cleaning lubrication and servicing –this is not part of this scope of work. Access control system, card reader licenses, LAN/WAN, IP address, network switch port configured to talk to the main Amag access control server at City Hall.
2. Fuel Management – power supply existing within building, host PC for software, system communication source hub.
3. Repairs or modifications of the existing fuel cell
4. Special inspections.
5. Permitting or permitting fees.

**Construction Manager/General Contractor**ROC 072062  
General Commercial Contractor◆◆◆◆◆  
ROC 081790  
General Engineering◆◆◆◆◆  
ROC 123646  
General Residential Contractor

6. Design of any kind.
7. Phasing of this work
8. Overtime.
9. Davis Bacon wage requirements.
10. Code corrections of existing site or building.
11. Day or Night Security.
12. Fire Watch.
13. Unforeseen or Hidden Conditions.
14. Work not specifically described in the scope of work above.
15. Testing for hazardous materials, abatement of hazardous materials, removal and disposal of hazardous materials.

## Fire Station 572

# Scope of Work

**Design and Permitting:**

1. Not Part of this Scope

**Construction:****Fuel Management**

1. Provide a fuel management system for a new above ground fuel cell. Utilize Fuel Master Brand devices and system.
2. Furnish and install all required components, wiring and final connects. Provide programming and commissioning to ensure a complete and operational system.
3. Specific inclusions are as follows:
  - a. Fuel Master 2500 Plus fuel management system
    - i. Installation, startup and training
    - ii. Pulser counter (Installed in each existing fuel pump)
    - iii. Deliberant Wireless Network Transponder

**Add Alternate # 1:**

1. None

**Value Engineering:**

1. None

**Drawings, Specifications and Alternates**

1. No drawings are provided for this scope of work.

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor



ROC 081790  
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General Residential Contractor

**Sequencing of Project:**

1. The sequencing of the project is intended for consecutive work days Monday through Friday during daytime shifts.

**Assumptions and Clarifications:**

1. FCI superintendent will provide all required scheduling, supervision, safety and quality control for the project duration.

**Exclusions:**

1. Fuel Management – power supply existing within building, host PC for software, system communication source hub. Electrical shall be provided with FS 572 exterior improvements project
2. Repairs or modifications of the existing fuel cell.
3. Special inspections.
4. Permitting or permitting fees.
5. Design of any kind.
6. Phasing of this work
7. Overtime.
8. Davis Bacon wage requirements.
9. Code corrections of existing site or building.
10. Day or Night Security.
11. Fire Watch.
12. Unforeseen or Hidden Conditions.
13. Work not specifically described in the scope of work above.  
Testing for hazardous materials, abatement of hazardous materials, removal and disposal of hazardous materials.

## Fire Station 574 Scope of Work

**Design and Permitting:**

1. Not Part of this Scope

**Construction:**

**Painting**

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ROC 072062  
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ROC 081790  
General Engineering



ROC 123646  
General Residential Contractor

1. Provide refresh painting (single coat to match existing color) of interior walls and hard ceilings throughout. Painting within closets is not part of this scope of work. Furniture, fixtures, appliances, equipment, artwork, bulletin boards, shelving, etc. will be removed and reinstalled by the client.
- ~~2. Provide refresh painting (single coat to match existing color) of both sides of two (2) doors and frames from the occupied space into the apparatus bays. Paint the exposed side of doors and frames within the apparatus bays. Paint the exterior side of all doors and frames including sectional overhead doors. Painting of interior doors and frames is not part of this scope of work except for items previously mentioned.~~
3. Prime and paint (2 coats to match wall color) new plywood wainscoting at gym west wall.
- ~~4. Provide refresh paint CMU block within the apparatus up to 7'-4" above finish floor. Utilize epoxy base paint to allow for cleaning. At west wall next to and above the ice machine, patch CMU holes and paint smudged dirty area.~~
5. Provide power washing, preparation and refresh painting (single coat to match existing color) of exterior of the building (CMU Only) including previously site walls, rails, gates, trash enclosure, and steel bollards.
- ~~6. Provide preparation and spot touch up with good quality DTM paint at gutters, down spouts and metal soffits.~~
7. Painting contractor shall coordinate phasing of interior painting with FCI and client to minimize invasive activities.
8. Exterior building will be painting in one solid color to match existing base color. See alternate # 1 below for added scope of work to repaint access bands at exterior CMU.

**Corner Guards**

1. Furnish and install twelve (12) stainless steel corner guards to match existing as best possible.

**Plywood Wainscot**

1. Provide 4'-0" tall, 3/4" sanded plywood wainscot along the west wall in the gym. Furnish and install quarter round at the top of the wainscot. Plywood wainscot shall start at the top of the epoxy base. Mirrors shall be removed and reinstalled by client.

**Drywall**

1. Provide drywall repairs throughout the interior space.
2. Provide tape, finish and texture at cracking locations.
3. Provide repairs of damaged areas and texture as needed.

**Fuel Management**

**Construction Manager/General Contractor**ROC 072062  
General Commercial Contractor◆◆◆◆◆  
ROC 081790  
General Engineering◆◆◆◆◆  
ROC 123646  
General Residential Contractor

1. Provide a fuel management system for existing above ground fuel cell. Utilize Fuel Master Brand devices and system.
2. Provide a new raceway system as required incorporated with an RF wireless network communicator. Include trenching through landscape and tunneling under sidewalk (repair disturbed landscaping). Core through exterior CMU wall and interior furring, install a junction box at both sides of the wall.
3. Furnish and install all required components, wiring and final connects. Provide programming and commissioning to ensure a complete and operational system.
4. Specific inclusions are as follows:
  - a. Fuel Master 2500 Plus fuel management system
    - i. Installation, startup and training
    - ii. Pulser counter (Installed in each existing fuel pump)
    - iii. Class 1 Division 1 and 2 electrical and low voltage communication
    - iv. Deliberant Wireless Network Transponder
    - v. Signage at existing fuel tank per code
    - vi. Includes trenching, backfill and repair of landscaping.

**Security**

1. Research existing security system and provide new system compatible with existing security infrastructure.
2. Ensure new security system is compatible with City of Maricopa IT Department. Utilize fire station 575 and City Hall as a replica for this new system. Specific inclusions are as follows:
  - a. Remove existing controllers and enclosures and replace with new Amag equipment for nine doors.
  - b. Install and terminate lock and board power supplies.
  - c. Install an intelligent controller and connect to the city's network.
  - d. Program new doors into the system and test for proper operation.
    - i. Accessory, Symmetry M215 database unit board only (DBU).
    - ii. Network interface card for DBU
    - iii. Enclosure, symmetry CAB3A, tamper resistant, hinged and lockable.
    - iv. Reader controller
    - v. Wiegand interface module.
    - vi. Power supply to power DBU
    - vii. Locks& boards power supply, 20 amp at 12 VDC, 10 amps at 24 VDC, (1) fused out
    - viii. Multi-technology reader with keypad – single gang, black
    - ix. PIR, request to exit, light grey finish
    - x. Door contact recessed ¾ brown
    - xi. Access control lot
      - i. Shipping/Freight



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ROC 123646  
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**Add Alternate # 1:**

1. Paint accent striping to match existing color at split face bands at exterior CMU.

**Value Engineering:**

1. None

**Drawings, Specifications and Alternates**

1. No drawings are provided for this scope of work.

**Sequencing of Project:**

1. The sequencing of the project is intended for consecutive work days Monday through Friday during daytime shifts.

**Assumptions and Clarifications:**

1. FCI superintendent will provide all required scheduling, supervision, safety and quality control for the project duration.

**Exclusions:**

1. Security – replacement of faulty door hardware, addition of client stations at City Hall, gate operators are noted as needing cleaning lubrication and servicing –this is not part of this scope of work. Access control system, card reader licenses, LAN/WAN, IP address, network switch port configured to talk to the main Amag access control server at City Hall.
2. Fuel Management – power supply existing within building, host PC for software, system communication source hub.
3. Repairs or modifications of the existing fuel cell
4. Removal and reinstallation furniture, fixtures, appliances, equipment, artwork, bulletin boards, shelving, etc.
5. Painting within closets
6. Structural building corrections
7. Testing of materials
8. Inspections or special inspections.
9. Permitting or permitting fees.
10. Design of any kind.
11. Phasing of this work
12. Overtime.
13. Davis Bacon wage requirements.
14. Code corrections of existing site or building.
15. Day or Night Security.
16. Fire Watch.

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor

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ROC 081790  
General Engineering

◆◆◆◆◆  
ROC 123646  
General Residential Contractor

17. Unforeseen or Hidden Conditions.
18. Work not specifically described in the scope of work above.  
Testing for hazardous materials, abatement of hazardous materials, removal and disposal of hazardous materials.

## Fire Station 575 Scope of Work

**Design and Permitting:**

1. Not Part of this Scope

**Construction:**

**Fuel Management**

1. Provide a fuel management system for a new above ground fuel cell. Utilize Fuel Master Brand devices and system.
2. Provide a new raceway system as required incorporated with an RF wireless network communicator. Include trenching through landscape and tunneling under sidewalk (repair disturbed landscaping). Core through exterior CMU wall and interior furring, install a junction box at both sides of the wall..
3. Furnish and install all required components, wiring and final connects. Provide programming and commissioning to ensure a complete and operational system.
4. Specific inclusions are as follows:
  - a. Fuel Master 2500 Plus fuel management system
    - i. Installation, startup and training
    - ii. Pulser counter (Installed in each existing fuel pump)
    - iii. Class 1 Division 1 and 2 electrical and low voltage communication
    - iv. Deliberant Wireless Network Transponder
    - v. Signage at existing fuel tank per code
    - vi. Includes trenching, backfill and repair of landscaping.

**Add Alternate # 1:**

1. None

**Value Engineering:**

1. None

**Drawings, Specifications and Alternates**

**Construction Manager/General Contractor**

ROC 072062  
General Commercial Contractor

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ROC 081790  
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ROC 123646  
General Residential Contractor

1. No drawings are provided for this scope of work.

**Sequencing of Project:**

1. The sequencing of the project is intended for consecutive work days Monday through Friday during daytime shifts.

**Assumptions and Clarifications:**

1. FCI superintendent will provide all required scheduling, supervision, safety and quality control for the project duration.
2. FCI is advised that the conduit raceway is currently in place.

**Exclusions:**

1. Fuel Management – power supply existing within building, host PC for software, system communication source hub.
2. Repairs or modifications of the existing fuel cell.
3. Conduit raceway or concrete demolition and replacement of concrete, building demolition or repair to install conduit raceway.
4. Special inspections.
5. Permitting or permitting fees.
6. Design of any kind.
7. Phasing of this work
8. Overtime.
9. Davis Bacon wage requirements.
10. Code corrections of existing site or building.
11. Day or Night Security.
12. Fire Watch.
13. Unforeseen or Hidden Conditions.
14. Work not specifically described in the scope of work above.  
Testing for hazardous materials, abatement of hazardous materials, removal and disposal of hazardous materials.