

# COUNCIL DECISION REQUEST

SUBJECT: Fire Station 11 Tenant Improvement Project

MEETING DATE: May 1, 2008

PAYSON GOAL: NEW:                      EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Martin deMasi, Fire Chief

AMOUNT BUDGETED: \$100,000.00

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$90,000.00

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: None

  
\_\_\_\_\_

EXHIBITS (If Applicable, To Be Attached): Bid document

---

**POSSIBLE MOTION** "I move to award the bid for the Payson Fire Station 11 Tenant Improvement Project #1-08 to Montana Builders LLC of Prescott, Arizona for the amount of \$90,000 and authorize the Mayor to sign all necessary documents."

**SUMMARY OF THE BASIS FOR POSSIBLE MOTION:**

The council approved \$100,000 this fiscal year in order to continue the buildout of the Fire Station 11 improvement project. Three bids were received and the Montana Builders LLC of Prescott, Arizona provides the most complete construction for the amount of funding available. This project, if awarded, will provide for partial interior construction on the first and second floors of Fire Station 11. These areas are for work, storage and crew quarters. This will not complete the project but will move it substantially forward for future consideration.

**PROS:** Furthers completion of the Fire Station 11 project.

**CONS:** None

**PUBLIC INPUT (if any):**

**BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):**

---

**FUNDING:**

Account Number: 401 426.000 991.5050	Title: Fire Station 11 Crew Qrts.	Amount: \$ 90,000
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
		Total Cost: \$

CFO: \_\_\_\_\_ Date: \_\_\_\_\_

MAY 01 2008 I-3



**Montana Builders:**

**04/04/2008**

Montana Builders is a relatively small Northern Arizona business that has the time to spend on the details and the Building Code experience that is required for a job of this nature. We have worked for the Mayer Fire Department on a similar project and we are confident that we will do a great job for the Payson Fire Department. I am a certified Plans Examiner, Building Inspector and Fire Inspector. I am the owner of Montana Builders and will lend my experience to complete this project, see attached resume.

Construction of your facilities will be managed by our standard management procedures to control cost, schedules, project documentation, quality, safety, and security. This project will be delivered on time and within the \$90,000 budget. We anticipate being able to complete this project 60 days from the notice to proceed.

Montana Builders is willing to negotiate the terms of this agreement at your convenience.

Sincerely;

Dan Payne  
Montana Builders LLC  
928-899-5272 cell

"For I know the plans I have for you, says the Lord, plans for good and not for evil, to give you a future and a hope." Jeremiah 29:11

---

Dan and Paige Payne  
PH: 928.775.5458 Fx: 928.775.3226  
Dan's Cell: 928.899.5272 Paige's Cell: 928.899.2402  
1579 Lisa Lane, Prescott, AZ 86301  
ROC207543; ROC218993

## **Exhibit A**

### **SCOPE OF WORK**

Furnish and install all firewalls and perimeter walls, including all required doors and hardware, windows, electrical and lighting, plumbing rough-in, and insulation as indicated below. This proposal includes a final clean-up and all waste removal.

#### **Perimeter Walls:**

The perimeter walls include doors and windows as described below creating a one-hour fire envelope separating the living quarters space from the equipment bays.

- Furnish and install Wall Type 'G' at Gridline J from Gridline 1 to Gridline 3 per UL U469 (Sheet A-402), including Item 5 – Batt Insulation. Wall to be installed at both 1<sup>st</sup> and 2<sup>nd</sup> floors.
- Furnish and install Wall Type 'F' at Gridline 3 from Gridline E to Gridline J per UL U465 (Sheet A-401), including Item 3 – Batt Insulation. Wall to be installed at both 1<sup>st</sup> and 2<sup>nd</sup> floors.
- Furnish and install Wall Type 'E' at Gridline D from Gridline 1 to Gridline 3 and at Gridline 1 from Gridline D to Gridline J and at Gridline 3 from Gridline D to Gridline E per Detail 9/ Sheet A-401, including Batt Insulation. Walls to be installed at both 1<sup>st</sup> and 2<sup>nd</sup> floors.
- Furnish and install Wall Type 'D' at stairwell as indicated on 2<sup>nd</sup> Floor Plan per UL U465(Sheet A-401), including Item 3 – Batt insulation. Wall to be installed at 2<sup>nd</sup> floor only.
- Furnish and install all furring and gypsum board wrap-out of all columns and structural elements within 5' of any Wall Type 'G' or 'F'. Also includes furring and gypsum board wrap-out of columns at all other indicated walls.
- Furnish and install one (1) Type 'A' door in stairwell wall as indicated on 2<sup>nd</sup> Floor Plan. Frame to be welded hollow metal, 1-hour rated. Door to be paint grade wood door, 1-hour rated minimum. Door to include door closer and lever type "Passage" lockset.
- Furnish and install one (1) Type 'C' door in wall at Gridline 3 as indicated 'D' on 1<sup>st</sup> Floor Plan. Frame to be welded hollow metal, 1-hour rated. Door to be hollow metal insulated, 1-hour rated. Door to include threshold, door sweep, door closer, kick plates, and lever type "Entry" lockset. Door also includes view panel with clear (exposed) glass dimensions of 5 inches wide by 20 inches high per code requirements.
- Furnish and install two (2) Type 'D' door in wall at Gridline 3 as indicated 'C' on 1<sup>st</sup> Floor Plan. Frames to be welded hollow metal, 1-hour rated. Doors to be hollow metal insulated, 1-hour rated. Doors to include threshold, door sweep, door closer, kick plates, and lever type "Entry" lockset. Doors also include view

panels with clear (exposed) glass dimensions of 5 inches wide by 20 inches high per code requirements.

- Stairwell ceiling to be installed with 3 5/8" metal studs/tracks with 5/8" Type 'X' gypsum board at 8'-2" above finished floor at 2<sup>nd</sup> floor only.
- Furnish and install metal framing around the five (5) Type 'A' windows in the exterior wall at Gridline 1 as indicated on the 2<sup>nd</sup> Floor Plan. **Note: These windows DO NOT meet Egress Requirements and the framing will accommodate code compliant windows.**
- Furnish and install one (1) Type 'B' window in the wall at gridline 3 as indicated on the 2<sup>nd</sup> floor plan. Window to be ¾-hour rated with wire glass.

### **Interior Partition Walls:**

The interior partition walls included in this proposal are as shown on the 1<sup>st</sup> Floor Plan and 2<sup>nd</sup> Floor Plan. **The 6" "Plumbing Wall" separating the 2<sup>nd</sup> floor Rest Rooms and the associated shower enclosure walls are excluded from this proposal.**

- Furnish and install all metal studs and track, gypsum board and insulation. Wall framing to be anchored to the structure above in accordance with code requirements. Gypsum board to extend a minimum of 6" above indicated finished ceiling heights.
- Walls around Work Area 106 to extend to structure above and gypsum board to extend to structure and shall comply with UL U465.

### **Plumbing:**

- Furnish and install all piping required to stub all plumbing lines out of walls for future use and connection. This specifically includes the waste and water supply for the future sinks, toilets and shower fixtures indicated on the floor plans.

### **Electrical Build out:**

- Furnish and install all electrical conduit, boxes and miscellaneous materials to meet the minimum requirements of the National Electrical Code. Outlet boxes and Switch boxes indicated on the plans that are above the NEC code to be stubbed to above the indicated ceiling line only and shall not contain wiring or electrical plugs/switches but will be made available for future use. Lighting fixtures supplied shall be of the type that is indicated on the plans and shall be suspended such that they may be reused at the final build-out of the project.

Exclusions:

- \*\* 1<sup>st</sup> and 2<sup>nd</sup> floor ceilings.
- \*\* Minimum number of electrical fixtures to meet code.
- \*\* Plumbing fixtures, toilet accessories & mirrors.
- \*\* HVAC units or distribution systems.
- \*\* Cabinetry and appliances.
- \*\* Interior doors, wall texture and paint.
- \*\* Floor coverings and floor finish.
- \*\* Inspection, as-built drawings or permit costs.