

Scope of Work, Clarifications and Exclusions

Lake Havasu Fire Station No. 7

1. Scope of Work

This construction GMP has been developed to complete the following improvements per the 1st Submittal Set – April 10, 2026, set of plans:

- Earthwork & Paving
- Signage and Striping
- Hardscape & Site Concrete
- Landscape / Irrigation
- Wet Utilities (Water, Fire, Sewer, and Storm)
- Fire Station Building
- Low Voltage

2. Summary of the GMP

This GMP represents the cost associated with the 1st Submittal Set provided by Perlman Architects of Arizona, Inc. and covers 11 months of construction (general scope identified above). This GMP accounts for a total amount of **\$8,202,150.59**

3. Duration

The total duration of the project will be 318 calendar days based on the current GMP NTP date of June 22nd, 2026.

4. Schedule of Values

Please see the attached GMP Summary.

5. List of Plans and Specifications

This GMP is based upon the following documents:

- **Geotechnical Report:** Dated October 9, 2024, as prepared by Western Technologies.
- **CD Submittal Specifications:** Dated March 11, 2026, as prepared by Perlman Architects of Arizona, Inc.
- **Civil Plans:** Dated March 9, 2026, as prepared by Civil Design Solutions.
- **Architectural Plans:** Dated April 10, 2026, as prepared by Perlman Architects of Arizona, Inc.
- **Structural Plans:** Dated March 9, 2026, as prepared by Simply Structural.
- **Mechanical & Plumbing Plans:** Dated March 9, 2026, as prepared by Associated Mechanical Engineers, PLLC.
- **Electrical Plans:** Dated September 2025, as prepared by Akribis Engineering LLC.
- **Technology Plans:** Dated September 15, 2025, as prepared by 2728 Group.
- **Fire Protection Plans:** Dated March 27, 2026, as prepared by EJ Engineering.
- **Landscape Plans:** Dated April 6, 2026, as prepared by Logan Simpson.

6. General Clarifications and Assumptions

- **Work Hours:** All work will be performed during normal working hours of 6:00 AM to 3:30 PM based on a 5-day work week.
- **Overtime Work:** All overtime, night, and weekend work for subcontractors is excluded. In the event overtime work is required, Willmeng will notify Lake Havasu City along with the approximate cost increase from the relevant subcontractor. The City will review the information provided and may approve a change order at its discretion with the contract documents. If a change order is not approved and Willmeng is unable to control the schedule as needed, a time extension along with respective general conditions costs will be executed per the contract documents.
- **Construction Noise:** It is assumed standard work production will not be restricted by noise restrictions. Willmeng understands the importance of flexibility within the water campus and surrounding neighborhood and will work with the City should a restriction be requested.
- **Permitting and Inspections:** It is assumed all scope within this GMP will not be restricted or impacted by a lack of permitting or the City's ability to provide inspections. If work is impacted by either, Willmeng reserves the right to evaluate cost and time impacts accordingly.
- **Cost Escalation:** Material and labor price changes from subcontractors may occur if the GMP is not accepted within 30 days of submission. In the event a subcontractor requests escalation cost increases, the latest proposal will be reviewed in relation to the timing of the GMP contract execution between Lake Havasu City and Willmeng. If the escalation request is determined to be valid, a change order will be executed via the contract documents.
- **Supply Chain:** Manufacturer or supplier delays in manufacturing, shipping, or delivery of critical equipment, parts, or supplies that are outside the direct control of the Contractor shall be considered acts of Force Majeure. These delays will be considered "uncontrollable delays" and will extend critical path completion dates, substantial completion dates, and project final completion dates accordingly per the contract, without negative impact on the Contractor.

7. Exclusions

If not shown or specified in the List of Plans and Specifications, the following items are excluded:

General

- **Reserve Apparatus Bay Build-Out:** Alternate build-out areas depicted in the reserve bay are not included. See alternates.
- **Environmental:** It is assumed there are no environmental concerns on the project that could impact the budget or schedule. Discovery, inspection, surveys, abatement, or removal of any hazardous materials or environmental artifacts — including but not limited to Asbestos, Mold, PCB, Radon, Petroleum Hydrocarbons, or similar materials — are excluded.
- **Permits & Fees:** All permits, plan review fees, building/site/off-site permit fees, development fees, water tap and meter costs, special fees, or bonds are excluded unless specifically listed within this GMP.
- **General Scope:** Any costs for scope not shown in the plans and specifications or listed in the GMP Schedule of Values are excluded.
- **Existing Utilities:** Removal and/or relocation of existing utilities not shown on the plans are excluded.
- **Off-Duty Officers:** Excluded from this GMP.
- **Seismic Requirements:** Any seismic requirements are excluded.
- **Mockups:** Not included in this pricing unless noted otherwise.

FF&E / Owner-Furnished Items

- **FF&E (Owner Furnished / Owner Installed):** Kitchen table and chairs, pots and pans, trash containers, dorm mattresses, TV/monitors, workout equipment, steel wire shelving, theater seating, coffee maker, exam room treatment table, and wall-mounted foreman's/mechanic's desk.
- **Building Cleaning:** Cleaning of owner-provided furniture, appliances, and equipment.
- **Site Cleaning:** Off-site cleaning.

Sitework & Civil

- **Earthwork:** Remediation of unsuitable soils, export of spoils (unless noted in inclusions), lime/cement stabilization, hard dig, rock excavation, pumping of subgrade, or geogrid.
- **Site Utilities:** Tap fees, development fees, and final adjustments of valve boxes. All work in McCulloch Blvd. and Sloop Drive — utilities to be brought to within property lines only.
- **Landscaping:** Salvage or relocation of existing trees/plants. Motorola controller and Aztec Gold Brown DG (no longer available).

Architectural & Structural

- **Masonry:** Integral water repellent in CMU is excluded.
- **Waterproofing:** Perimeter foundation waterproofing is excluded.
- **Metal Panels:** Metal soffit panels and fascia are excluded.
- **Doors, Frames & Glazing:** Master keying is excluded.
- **Window Film:** None shown on plans.
- **Wallcovering:** None shown on plans.
- **Signage:** Monument sign is excluded.
- **Flagpoles:** Factory engineering stamp or delegated foundation design is excluded.

Specialties & Equipment

- **Toilet Accessories (Owner Furnished / Contractor Installed):** Multi-roll toilet paper dispenser, soap dispenser, and paper towel dispenser.
- **AED Defibrillator:** AED defibrillator including cabinet is excluded.
- **Fire Extinguishers:** Fire-rated cabinets, special warranty, fire hose, and valve cabinets are excluded.
- **Appliances (Owner Furnished / Contractor Installed):** Range hood, range, dishwasher, microwave oven, freezer, refrigerator, washer/dryer, and BBQ grill.
- **Equipment (Owner Furnished / Contractor Installed):** Washer extractor, solo washer, dorm furniture, lockers, office desk, chair, and bed frame.

MEP & Low Voltage

- **Fire Sprinkler:** Sprinkler system at kitchen hood, dry sprinklers at exterior building canopies and overhangs, hydrant flow test, and pre-action system at IT and electrical rooms are excluded.
- **Plumbing:** Commissioning and RO systems are excluded.
- **HVAC Controls:** Fire/smoke damper control, fire/smoke control system integration are excluded.
- **Low Voltage:** Audio visual system and G2 System are excluded.
- **Special Systems:** DAS System (fire department radio repeaters), Cellular Boost System (including testing), and Sound Masking Systems are excluded.
- **Fire Alarm:** Fiber networking and modules, and ERRC system are excluded.
- **Termite Warranty:** One additional year of warranty coverage per re-treatment under warranty is excluded.

8. Specific Scope Inclusions & Clarifications

Division 01 – General Conditions / Clean-Up

- 880 manhours at \$35/hr for daily clean-up to maintain a clean and safe workplace.
- Rough and final cleaning at construction completion prior to turnover, including final on-site clean.

Division 02 – Surveying

- Calibrate site horizontally and vertically and produce horizontal control for staking. Stake rough grade for new curb and gutter, sidewalks, columns, and building corners. Includes staking for all wet utilities and pavements.

Division 02 – Testing & Inspections

- Testing of sub-soils, concrete, ABC, mortar, and grout.
- Includes 10 hours of engineering oversight/project management, 20 trips for materials testing, 4 Proctors, 60 concrete cylinders, and reports.

Division 02 – Private Utility Location

- 20 hours of service for private utility location.

Division 03 – Building Concrete

- 8" concrete on 6" ABC with reinforcing fibers at the apparatus bay; 5" concrete on 4" ABC with reinforcing fibers at living quarters; perimeter footings; spread footings; CIP concrete retaining wall from 1st to 2nd story; color concrete at living quarters; vapor barrier; setting area drains at apparatus bay; compressor pad; concrete stairs on grade; concrete in steel pan stairs; and 3½" concrete on deck.

Division 04 – Masonry

- Standard gray 8×8×16 (no integral water repellent) CMU at apparatus bays, interior walls, and CMU retaining walls with stucco finish. Includes lintels, setting/grouting of door frames, and setting plates/embeds FBO and stem walls.

Division 05 – Steel & Fencing

- Columns, anchor bolts, embeds, wide flange beams, ledgers, lintels, misc. bracing, joists, 1½" and 3" 20-gauge composite metal decking, steel stair pans, and landings, handrailing, exterior sidewalk railing, bollards, steel eyebrows, roof ladders, and ship's ladder.
- Temporary fence around building with screening.

Division 06 – Rough Carpentry

- Wood beams, trusses, rough and support framing, anchor bolts, and hold-downs for wood roof structures.

Division 06 – Millwork

- Plastic laminate cabinetry and solid surface countertops at Restrooms, Kitchen, Laundry, Dayroom, Admin, Decon, and Corridors.
- Solid surface sills at windows in Dorm rooms.
- Stainless steel wall backsplash including hood wrap in Kitchen.
- Stainless steel wall panels, backboard drying rack, wall shelf, floor basin, sink grate, and steel lower cabinets with 14-gauge countertop at Decon Room 131.
- Stainless steel panels at mop sink in Janitor's closet.

Division 07 – Waterproofing

- Waterproofing at CIP and CMU retaining walls.

Division 07 – Insulation

- In-wall batt insulation at exterior and interior framed walls; sound batts above dorm rooms.

Division 07 – Roofing

- Mechanically fastened 60-mil TPO membrane roofing over polyiso insulation board and tapered crickets.
- 24-gauge metal coping in standard color.
- Concrete tile roofing over underlayment in standard color.
- Furnish and install 2 roof hatches including safety ladder-ups.

Division 07 – Caulking / Sealants

- Masonry control joints, sidewalk expansion/control joints, PCCP control joints, interior control joints, door frames, millwork, plumbing fixtures, and exterior dissimilar materials.
- Acoustical caulking and fire caulking at fire-rated rooms.

Division 08 – Doors, Frames & Hardware

- Curries 3-sided hollow metal doors and frames, plain-sliced white maple wood doors, acoustic wood doors, Schlage locks, Von Duprin panic hardware, and LCN closers.

Division 08 – Overhead Doors

- (3) 14'x14' overhead sectional doors, Series 521, motor operated.
- (3) 14'x14' overhead sectional doors, Series 592, manual operated.

Division 08 – Glass & Glazing

- Furnish and install Kawneer Series 8430 TL single-hung windows in dark bronze finish with half-sash fiberglass screen.
- Furnish and install Kawneer Series 451 storefront in dark bronze, including storefront doors and hardware per schedule. 126C hardware priced as 01 (missing on plans).
- Furnish and install 1" insulated Solarban 60 glazing at all storefront doorlites, single-hung windows, and storefront windows.
- ¼" fitness room mirrors with brushed nickel J-channels.

Division 09 – Framing & Drywall

- Level 4 finish — full-height interior walls, furred walls with hat channels, hard-lid ceilings, exterior shear walls, framing under exterior stucco ceilings and overhangs, installation of HM frames, backing/blocking for millwork and restroom accessories, and tile backer board at wet areas.

Division 09 – Acoustical Ceilings

- ACT-1: Armstrong Ultima Tegular 2x2 white, 9/16" Suprafine XL grid.
- VACT: Armstrong Kitchen Zone Tegular 2x2 white, 9/16" Suprafine XL grid.

Division 09 – Stucco

- 1-coat stucco system on building; 3-coat system on screen walls and trash enclosure.

Division 09 – Tile & Flooring

- Ceramic wall tile: Daltile Reminiscent with Mapei, Schluter cove base, and epoxy grout.
- Carpet tile at Dorm Rooms: Shaw Daydreamer Tile.
- Rubber athletic flooring: Ecore Performance Motivate.
- Rubber base: 4" Roppe Rubber Cove.

Division 09 – Concrete Finishes

- Sealed concrete, colored honed concrete, and exposed (unfinished) concrete including floor protection, joint filler, and generator pad.

Division 09 – Painting

- Paint interior gypsum walls, ceilings and soffits, exposed ceilings including MEPs, steel eyebrows, steel handrails and guardrails, stucco, bollards, gates, HM doors, HM frames, and roof ladders. Includes epoxy paint at CMU walls per finish schedule.

Division 10 – Signage

- Code-addressable address numbers, bronze dedication plaque, building façade backlit LED signage "Lake Havasu Fire Station No. 7", interior code-compliant room signage, non-smoking signage, baby safe haven signage, ADA exit signs, fire riser sign, interior evacuation map, and maximum occupancy sign.

Division 10 – Specialties

- Restroom accessories (CFCI): mirrors, grab bars, seat cover dispensers, towel hooks, shower curtains, rods and hooks, and mop holders.
- Restroom accessories (OFCI): multi-roll toilet paper dispensers, soap dispensers, and paper towel dispensers.
- (4) 4'x8' marker boards and (6) 4'x8' tack boards.
- (1) Knox box.
- (40) 5-lb. fire extinguishers in semi-recessed cabinets.
- 4" H stainless steel corner guards.

Division 10 – Lockers

- Furnish and install turnout lockers by Gear Grid.
- Penco 12"×12"×30" 2-tier metal lockers in restrooms with benches.
- Hose storage lockers and broom center lockers.

Division 10 – Flagpoles

- 30' H aluminum flagpole with internal halyard, winch system, clear anodized finish, and light beacon.

Division 11 – Equipment & Furniture (Install Only)

- Install only: range hood, gas range, dishwasher, microwave oven, freezer, refrigerator, and washer/dryer.
- Install only: washer extractor, and solo washer.
- Install only: dorm furniture — lockers, office desk, chair, and bed frame.

Division 12 – Window Treatments

- Hunter Douglas Escreen roller shades and Sheerweave blackout shades.

Division 21 – Fire Protection

- New NFPA 13 wet fire sprinkler system throughout, with recessed and concealed sprinkler heads.
- Includes connections starting at building flange (provided by Others).
- Finished ceiling heads to be white semi-recessed and concealed with white cover plates.

Division 22 – Plumbing

- Full plumbing system including PVC sanitary waste and vent piping above/below ground, PVC storm piping, copper domestic water piping, copper condensate piping, copper air piping with hose reels, and area drains.
- Includes all fixtures and equipment shown in the Plumbing plans.

Division 23 – HVAC

- Includes all mechanical equipment shown in the Mechanical plans.
- Ductwork and air distribution system, condensate piping.
- Smoke/fire dampers and duct detectors (furnished by Others).
- Furnish and install Magnagrip diesel exhaust extraction system for removal of apparatus exhaust emissions from start-up to door threshold.
- Trane controls system for new equipment.
- Test and balance after equipment installation.

Division 26 – Electrical

- Service entrance section (SES), distribution panels, subpanels, feeders, and transformers.
- Diesel generator with ATS switch, initial diesel fill, testing, and re-fuel.
- Power distribution including power to HVAC equipment.
- Furnish and install cord reels in apparatus bay.
- Light fixture package as specified with all lighting controls, including control sensors and switches as shown.
- Exterior lighting package per schedule, including all underground conduit/connections and tie-back to lighting panel.
- Rough-in for tele/data, access control, BAS/EMS, G2 dispatch, and fire alarm.
- Temporary power to building, lighting, generators, and jobsite trailer.
- Primary, secondary, and telco conduits.
- Unisource costs to bring electrical service to the site which includes upgrades from a single phase to three phase service on the site.

Division 27 – Low Voltage / Data

- Telco/data CAT6 cabling; IT room build-out including data racks, vertical and horizontal cable management, rack-mounted PDUs, cable tray raceway and mounting hardware, complete grounding to racks, ladder racks, grounding busbar, and sleeving.

Division 27 – Access Control

- Access control cabling, card readers with door contacts, and head-end devices and hardware.
- CCTV system includes cabling, terminations, testing, J-hooks to attach to cable tray supports, and video surveillance cameras.

Division 28 – Fire Alarm

- Furnish and install Firelite ES-50X alarm control panel.
- Alarm devices as shown and noted on plans.
- Installation of all wire and cable.
- Furnish smoke duct detectors (installation by HVAC contractor); system to be monitored.

Division 31 – Earthwork

- Site clear and grub, pre-wet, and mass grading. Remove 1.5' of soils below footings and import expansive engineered fill. Scarification, moisture conditioning, and compaction of 8" of subgrade below pavement and building pad. Backfill at CMU and CIP retaining walls.
- Site is a net export; includes trade spoils (electrical, plumbing, and concrete).
- Fine grading for curbs, sidewalks, and landscape areas.

Division 31 – Termite Pre-Treatment

- Application of termiticide to new structure slab on grade. Includes up to 3 trips.

Division 31 – SWPPP

- SWPPP plan and implementation including perimeter control, inlet protection, dust control measures, SWPPP inspections, signage, engineer's log book, concrete washout area, and construction entrance.
- SWPPP maintenance, water meter rental, water supply including hoses/piping, and labor for dust control.

Division 32 – Asphalt Paving

- 3" AC on 4" AB at parking stalls and drive aisles; 4" AC on 5" AB at upper apparatus bay apron; 6" AC on 8" ABC patching on McCulloch; 4" AC on 8" ABC patching on Sloop Drive.
- **Note:** *Paving prices are based upon current fuel prices and may require adjustment at time of construction buyout.*

Division 32 – Striping and Signage

- Single-lane stalls, crosshatch, handicap striping and signage, fire lane single-post signs, fire lane striping, and parking bumpers.

Division 32 – Landscaping and Irrigation

- Trees, shrubs, accents, boulders, and Mohave Gold DG (Aztec Brown DG is no longer available) with Hunter controller.

Division 32 – Site Concrete

- Single curb, curb and gutter, valley gutter, ADA ramps, 4" standard gray sidewalks, generator pad, SES pad, transformer pad, bollard footings and fill, light pole bases, and 7" PCCP on 4" ABC at lower apparatus apron.

Division 32 – Site Utilities

- Sewer: Connect to sewer stub on-site; 166 LF of 6" SDR35 sewer line; (1) cleanout; and video camera inspection of piping after installation.
- Water: Connect to stub on-site; 148 LF of 2" waterline; 1" waterline; meter assembly and cages; backflow prevention assemblies; water flush and chlorination tests.
- Fire: 155 LF of 6" C900 fire line; backflow prevention assemblies; remote FDC; and fire riser.
- Storm: 12" HDPE storm drain; 12" Duraslot trench drain; Nyloplast catch basins; storm manhole; ADS StormTech MC-4500 chambers; and perforated piping behind lower apparatus bay foundation wall (6" pipe with filter fabric and P-gravel) daylighted to outside.

9. List of Allowances

- Roof walk pads around mechanical equipment - \$3,000
- Reception desk window – \$1,500
- Hose storage & broom storage lockers - \$3,500
- Perforated piping behind lower apparatus bay - \$21,980

9. List of Contingencies

- Construction contingency - \$142,896.14
- Plan review comments contingency - \$5,000