

Northern Monroe Fire Territory
New Fire Station

494 W. Williams Rd.
Bloomington, IN 47404



① Perspective
3/16" = 1'-0"

Index of Sheets:
A1 Floor Plan
A2 Elevations

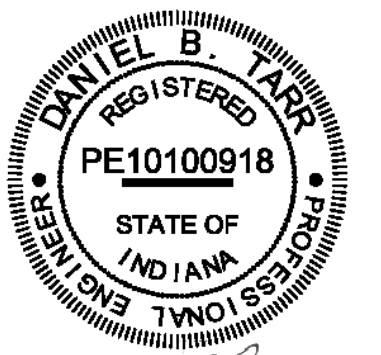
Northern Monroe Fire Territory
New Fire Station
494 W. Williams Rd.
Bloomington, IN 47404

as Proposed by GM Development, LLC

dtb

**db tarr
& company**

8728 W. Co. Rd. 175 S.
French Lick, IN 47452
dbtarr@yahoo.com
812.278.0060

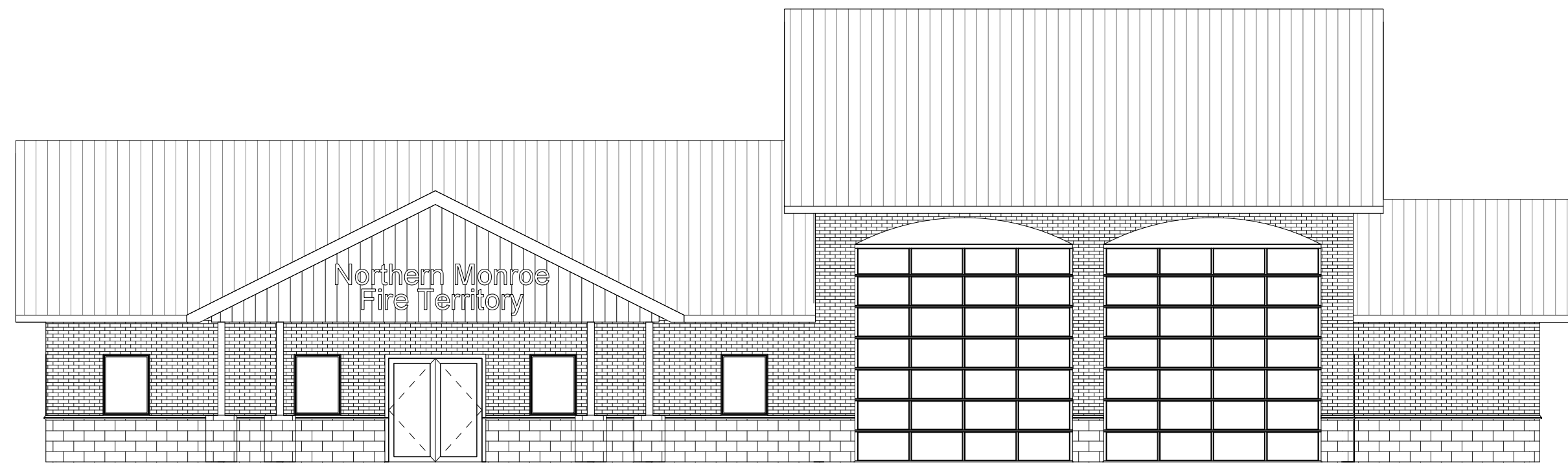


NOT FOR CONSTRUCTION

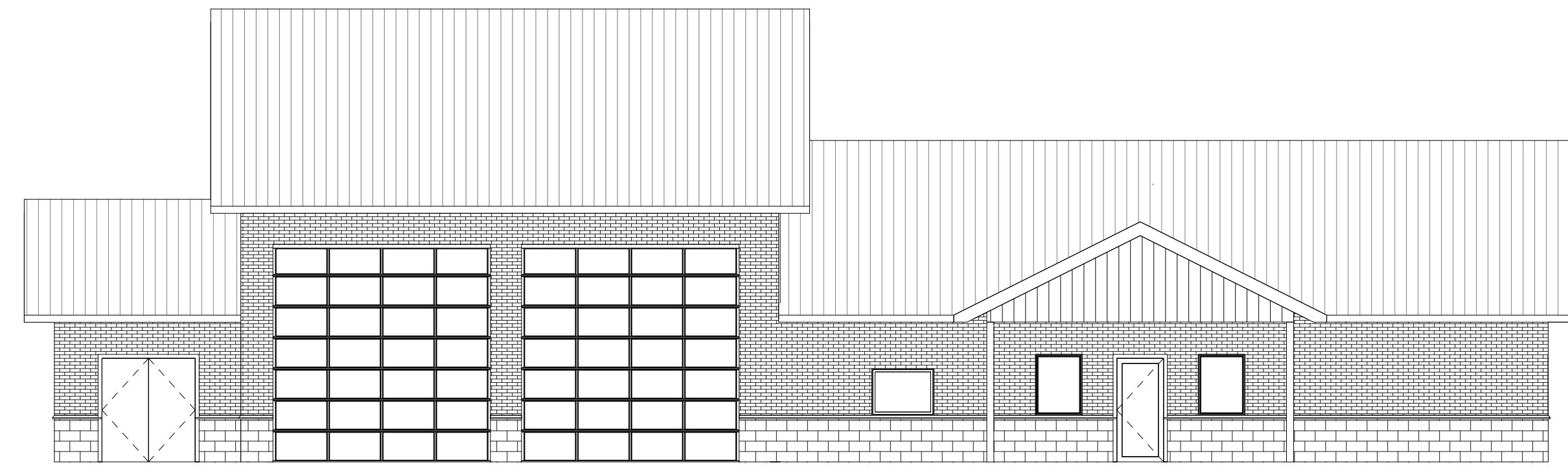
1/11/2018

C1

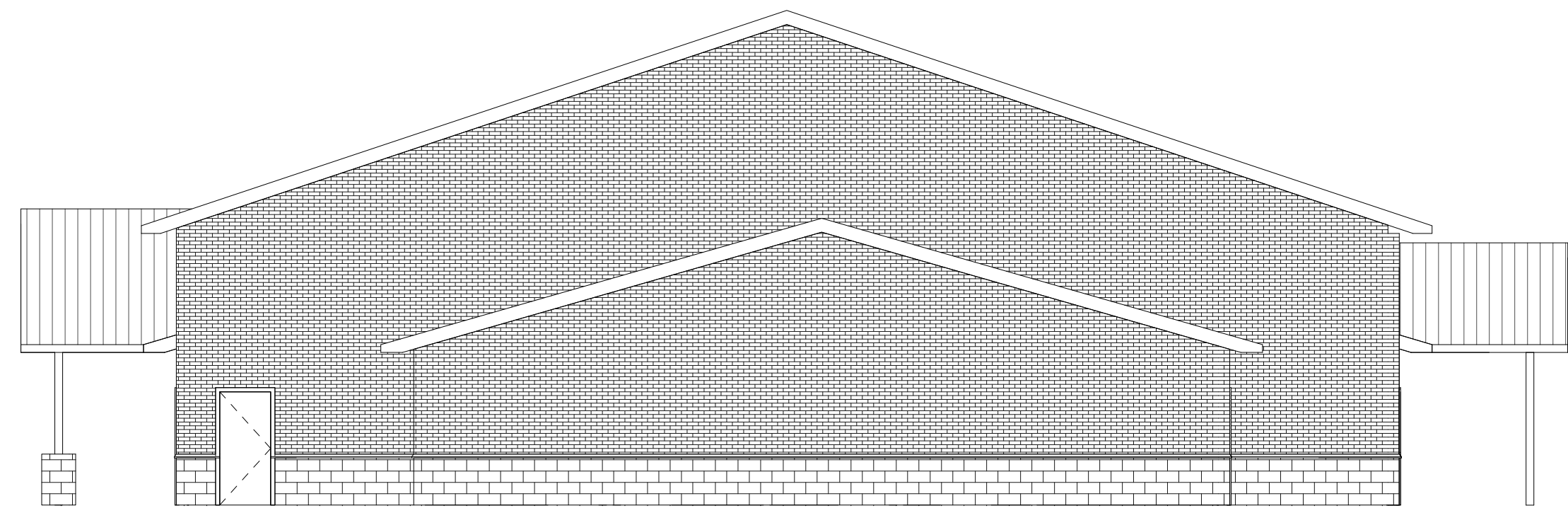
Cover



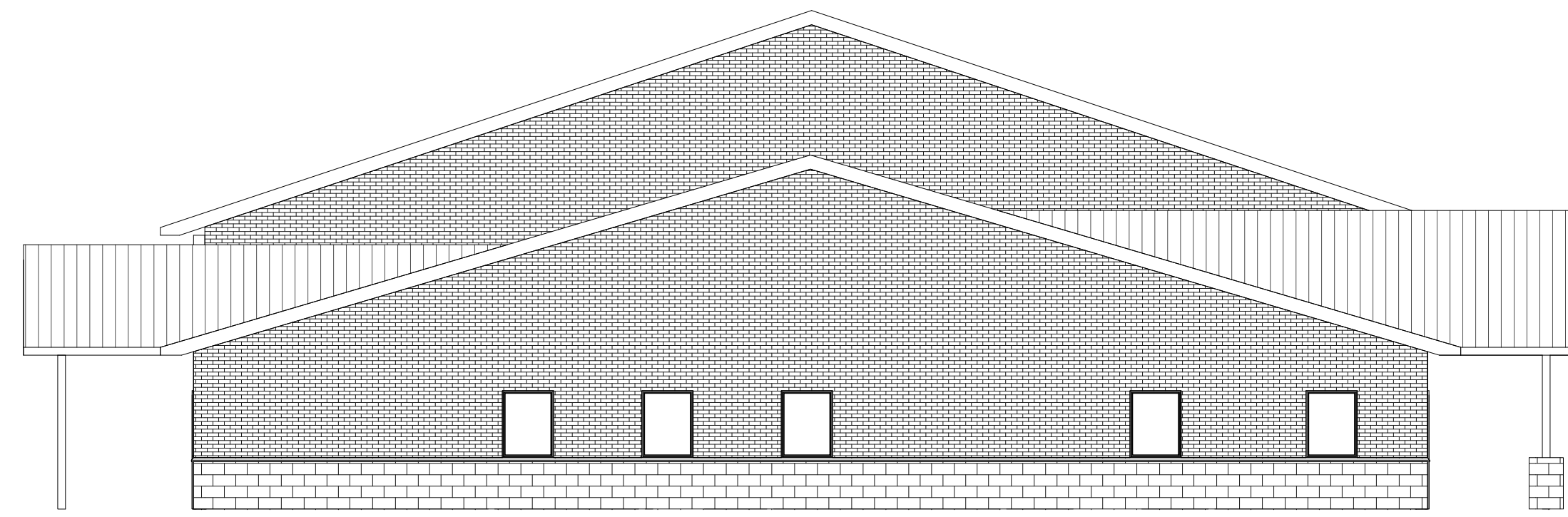
① South Elevation
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"



③ East Elevation
1/8" = 1'-0"



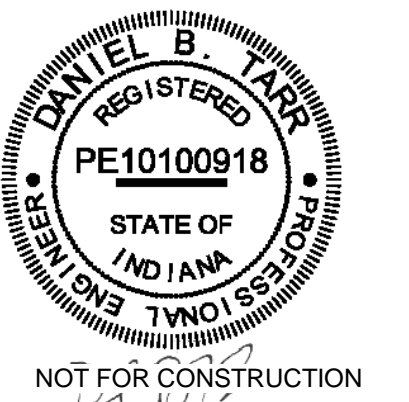
④ West Elevation
1/8" = 1'-0"

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A2

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1/11/2018

A2

Elevations



1 Floor Plan
3/16" = 1'-0"

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4/4/2018

A1

Floor Plan

Northern Monroe Fire Territory New Fire Station Project

GM Development Pricing Proposal

Acquisition	\$	%	Notes
Land:	\$0	0.0%	
Construction			
	\$	%	Notes
Sitework/Paving/Sidewalks	\$175,000	14.8%	Assumes all utilities are at the property line
Increase perimeter foundation wall from 6" to 8"	\$4,880	0.4%	
Add Limestone accents over windows on front façade	\$2,250	0.2%	
Add Simpson Tie Down straps	\$2,125	0.2%	
Increase stem wall in bay area an add'l 12"	\$4,280	0.4%	
Design-Build Construction - Base Building	\$925,780	78.0%	Per the scope listed in the qualitative proposal and per 3/20/18 plans
		0.0%	
Total Construction:	\$1,114,315	93.9%	
Soft Costs			
	\$	%	Notes
Architectural/Structural/MEP/Fire Protection Design	\$0	0.0%	Included in "Design-Build Construction - Base Building"
Environmental/Geo	\$0	0.0%	Assumes Phase I and Geotech provided by NMFT
Civil plans	\$10,000	0.8%	
Government Fees (Permits)	\$6,000	0.5%	
Legal/Financing Issuance Costs	\$20,000	1.7%	Includes bank legal and bank fees. Assumes NMFT pays for own FA/Attorney Fees.
Utility/Tap Fees	\$10,000	0.8%	
Survey	\$0	0.0%	Assumes NMFT provides the ALTA survey
Construction Period Insurance (Builder's Risk/GL)	\$5,020	0.4%	
Data/Phone/Internet	\$18,000	1.5%	
Inspection/Testing	\$3,000	0.3%	
	\$0	0.0%	
Total Soft Costs:	\$72,020	6.1%	
Lump Sum Project Costs:	\$1,186,335	100.0%	

Northern Monroe Fire Territory New Fire Station Project

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Additional Alternates to Consider (Not included above)

Furnishings, Fixtures, & Equipment	\$50,000	Suggestion only. Commercial Stove/Hood/Appliances are in this alternate Not needed, but pricing in case NMFT prefers underground
Underground stormwater in lieu of natural sheeting	\$27,000	
Standing Seam roof upgrade	\$33,000	
Generator	\$30,000	
	\$140,000	