

CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS: 2013 - 2018

	TARGET YEAR	CAPITAL COST
Prepared by Chief Matthew Bors	FY 2013 - 2014	+/- \$20,000
Reviewed by _____ Town Administrator	FY 2014 - 2015	
Reviewed by _____ Board of Selectmen	FY 2015 - 2016	
Reviewed by _____ Finance Committee	FY 2016 - 2017	
	FY 2017 - 2018	

PROJECT DESCRIPTION

Waterboro Fire Department is responsible for many acres of undeveloped land of which many private owners have allowed access for hunting, hiking, ATV and snowmobile use. The use of this land for recreation potentially will lead to emergencies of many types, including medical and fire situations. With such an area, our team of professionals needs a means of accessing remote areas during an emergency situation.

Our larger apparatus limit our capabilities to move patients and or to suppress wild fires remotely.

TYPE OF PROJECT

This is a vehicle that will allow Fire and Emergency Medical Technicians to quickly respond to off-road incidents. Primarily the vehicle (UTV) will be outfitted with a skid unit and stokes basket/backboard.

With a removal skid unit commercially constructed the UTV will adequately provide the capabilities of which we can carry personnel and equipment. Additionally the UTV would eventually have tracks installed for winter months.

PROJECT JUSTIFICATION

Our community, with many areas with limited or no access with paved roads, requires smaller vehicles with higher ground clearance, with reduced availability of manpower to carry equipment and or patients, and the need to respond with appropriate apparatus for emergencies off road.

Included within our fleet as of today are a 1996 Skidoo Touring Snowmobile and Snowbulance capable of transporting patients during winter months. From our experiences the sled does not have sufficient power to tow and overheats quickly.

URGENCY

This project would be considered a priority with appropriate funding.

IMPLICATIONS IF NOT FUNDED OR IF NOT COMPLETED

The capabilities of accessing rural locations not designed for our conventional apparatus would essentially delay access to patients and or other emergency situations.

**CAPITAL COSTS &
RETURN ON PUBLIC
INVESTMENT**

Estimated 20,000 would include the purchase of UTV, Trailer and Skid Unit.

FUNDING SOURCES

Our ideal funding for this project would be to source funds with local ATV & Snowmobile Club fundraisers and foundation type grant applications.

We are currently pursuing several grant options to be considered and will apply prior to the submission deadline.

**ADDITIONAL
SUPPORTIVE
DOCUMENTATION**

Please see attached.

Abbott's
Power Equipment
PO Box 330 154 Main St.
E. Waterboro, Maine 04030
tel 207-247-5278 fax 207-247-4401
www.fmabbott.com

Quote #: 0000601

Created: 09/12/2012

Printed: 09/12/2012

PO No:

Bill To:

WATERBORO FIRE DEPT.
 24 TOWNHOUSE RD
 E. WATERBORO , ME 04030
 (207) 247-5299

Item		Retail	Discount	Extended	Qty	Line Total	Tax
R13HR76AR	RGR 800 6X6	\$13,611.00	10.00%	\$12,249.90	1.0	\$12,249.90	EXMPT
Service				Extended	Qty	Line Total	Tax

Additional Notes

+ Sale Total:	\$12,249.90
+ Service Total:	\$.00
= Sub Total	\$12,249.90
+ Tax:	\$.00
= Grand Total:	\$12,249.90

RETURNED ITEMS MAY BE SUBJECT TO A 15% RESTOCKING CHARGE

THANK YOU FOR YOUR BUSINESS.

Abbott's
Power Equipment
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Quote #: 0000603

Created: 09/12/2012

Printed: 09/12/2012

PO No:

Bill To:

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 24 TOWNHOUSE RD
 E. WATERBORO , ME 04030
 (207) 247-5299

Item		Retail	Discount	Extended	Qty	Line Total	Tax
ST8214UA	7X14 Utility Trailer Tube Top	\$1,989.00	10.00%	\$1,790.10	1.0	\$1,790.10	EXMPT
Service				Extended	Qty	Line Total	Tax

Additional Notes

+ Sale Total: \$1,790.10
 + Service Total: \$0.00
 = Sub Total \$1,790.10
 + Tax: \$0.00
 = Grand Total: \$1,790.10

RETURNED ITEMS MAY BE SUBJECT TO A 15% RESTOCKING CHARGE

THANK YOU FOR YOUR BUSINESS.





**KIMTEK
CORPORATION**

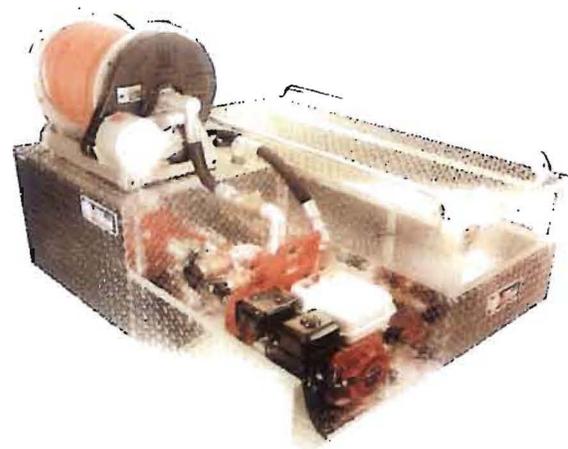
2163 VERMONT RT. 5A, WESTMORE, VT 05860 p: 888.546.8358 f: 802.525.3441
KIMTEK@pshift.com • KIMTEKRESEARCH.com



**FIRELITE
TRANSPORT**

MANUFACTURED BY: KIMTEK RESEARCH, WESTMORE, VT

FIRELITE TRANSPORT DELUXE (FDH-12)



**FIRELITE TRANSPORT DELUXE SKID UNIT # FDH-12
DARLEY-DAVEY PUMP – POLY TANK / HANNAY REEL & RESCUE AREA**

(Picture of Hannay Reel with optional electric rewind shown)

- ◆ All aluminum construction with bright aluminum diamond plate and aluminum tubing sub-frame
- ◆ Hose bed storage section for hard suction, forestry hose, nozzles etc.
- ◆ Pump features all stainless steel piping & brass valves (pump is stationary-does not remove from skid unit)
- ◆ Unit comes complete with the Darley-Davey® Two Stage High Pressure Pump: Twin impeller, gas driven pump powered by a manual recoil 5.5 HP Honda engine able to self-prime to 19'; Nitrile rubber seal & casing "O" rings; Low oil protection; One Year Pump Warranty; Two Year Engine Warranty
- ◆ Flows 50 GPM @ 68 PSI; 30 GPM @ 97 PSI; 15 GPM @ 112 PSI
- ◆ Comes with 1 gated 1-1/2" discharge; 1 gated 1" discharge*; 1 gated 1" pump to tank refill; 1 gated 1" to booster reel; 1 gated 1-1/2" auxiliary suction; 1 gated 1-1/2" tank to pump
- ◆ Integrated 55 or 70 gallon poly tank
- ◆ Pre-connected F4000 Series Hannay Reel® Manual Crank with 100' of 3/4" or 50' of 1" Booster Hose
- ◆ Water tank sight gauge
- ◆ 2- 48" x 1" stainless steel grab rails at rescue area for mounting a stokes basket or long board
- ◆ 10 - 24" long Velcro D Loop Straps Included
- ◆ Adapter to refill water back packs in the field without starting pump
- ◆ Tailgate at rear of hose storage area

**FIRELITE SKID DARLEY-DAVEY POLY TANK HANNAY REEL - MANUAL CRANK
UNIT SHIPS FULLY ASSEMBLED**

D = 48" W x 55" L x 38" H

* 1 - gated 1" discharge not available if foam is added

FDH-12: \$6,500.00 + SHIPPING



AVAILABLE OPTIONS TO ADD:

ADD SCOTTY AROUND-THE-PUMP FOAM SYSTEM W/5 GAL FOAM CELL = \$700.00

ADD ELECTRIC REWIND TO HANNAY 4000 SERIES REEL = \$400.00

ADD WILDLAND NOZZLE= \$300

**CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS: 2013 - 2018**

	TARGET YEAR	CAPITAL COST
Prepared by Chief Matthew Bors	FY 2013 - 2014	\$88,591.00
Reviewed by _____ Town Administrator	FY 2014 - 2015	TO BE DETERMINED BY OTHER
Reviewed by _____ Board of Selectmen	FY 2015 - 2016	\$ _____
Reviewed by _____ Finance Committee	FY 2016 - 2017	\$ _____
	FY 2017 - 2018	\$ _____
		\$ _____

PROJECT DESCRIPTION

CIP AS A WHOLE ACCEPTED BY BOS- THIS ITEM WAS LISTED FOR LAST YEAR.

Evaluation and design for additional space need for sleeping quarters, bathrooms, showers and meeting space at Central Station for changes as they have occurred over the last 10 years.

Attached are quotes from Sebago Technics and Lassel Architects PA.

TYPE OF PROJECT

Our building constructed and occupied in 2001 was a huge improvement for the Town of Waterboro and Waterboro Fire Department. Today, we continue to staff our facility 24/7. Our staff today consists of full time, part time, externs and live-in students. This staffing combined keeps multiple people at the building at all times.

Our sleeping quarters are located on the second floor and our part time crew sleeping area is located in a loft off from the apparatus bay. When constructed it

appears limited space was allocated for the need of 24/7 coverage. Thus no ventilation systems and or temperature control devices were ever installed. Our current building does not offer appropriate lavatories/shower facilities for staff.

With increased demand for services such as plans review, inspection files and continuous staffing our space needs have been challenged.

Looking at the future it is obvious that we need meeting space, additional space would allow for great community access for public business.

PROJECT JUSTIFICATION

Provide a minimum level of service to the community with appropriate housing and space for municipal functions.

URGENCY

Based on continued community growth and staff needs.

IMPLICATIONS IF NOT FUNDED OR IF NOT COMPLETED

**CAPITAL COSTS &
RETURN ON PUBLIC
INVESTMENT**

Potential for grant options with a project that is ground ready.

FUNDING SOURCES

Federal funding options with grant and /or municipal funding. For the Town of Waterboro to apply for many federal programs the site must be ground ready for most applications.

**ADDITIONAL
SUPPORTIVE
DOCUMENTATION**

To be supplied in conjunction with comprehensive study.

ADDITIONAL COSTS MAY BE ADDED TO THIS BASED ON THE DATE OF ORIGINAL QUOTE.

LASSEL ARCHITECTS PA

Architecture
Urban Design
Energy Auditing/ Consulting

P.O. Box 370
370 Main Street
South Berwick, Maine 03908
Tel 207 384 2049
Fax 207 384 4860
lasselarchitects.com



Waterboro Fire Station Addition

Waterboro, Maine
Route 5, East Waterboro, Maine

RE: Design Services for New Addition to Waterboro Fire Station – East Waterboro, ME

September 19, 2012

Attention: Chief Matt Bors; Fire Chief of Waterboro Fire Department

Dear Mr. Bors,

We appreciate this opportunity to provide you with our scope of work and fee proposal for an addition to your Main Fire Station. This proposal defines the scope of work for the addition and discussed renovation items and also includes a list of services that goes towards supporting the design activities. Survey and geotechnical work shall be provided as part of the owner's scope, however we will manage these activities as your representatives during our coordination work.

The fee proposal is based upon the scope of work with an assumed number of hours needed to accomplish each task and phase of the project. Lassel Architects PA will work in conjunction with Summit Engineering, Bennett Engineering, and Attar Engineering to develop the design.

Scope of Services

This proposal is based on the following program discussed in our meeting of October 25. A new addition of approximately 5275 SF on the north-east side of the existing facility is proposed, see below for approximate program and space allocation. The existing building will involve limited renovation work (including the change of two offices to bedrooms) and an added sprinkler system.

Preliminary Program Review: Using the information below as a program outline, we will review your existing spaces, proposed expansion and requirements as part of the schematic design process. This review will take place in the first couple of weeks of the process and is part of our base fee. It will also help us, the design team, to listen to key issues raised during the programming study. This process will help solidify the program and fill in any gaps not yet outlined. The following program elements is a brief overview. During the design process sizes may change.

New Addition	Quantity	SF	Total SF
Vestibule	1	50	50
Lobby	1	150	150
Reception	1	100	100
Office	1	170	170
Office	3	140	420
Record	1	150	150
Media/Server/Tech	1	150	150
Storage	10	20	200
Small Conference	1	250	250
Large Meeting Area w/ Kitchenette	1	1600	1600
Locker Rooms *	2	350	700
Electrical Room	1	100	100
Public Bathrooms	2	90	180
Circulation, walls, mechanical, misc	25% of Total Spaces		1055
			5275

Renovation Scope

Sprinkler System for existing building, existing offices to be turned to bedrooms, existing mechanical system to be expanded/ supplemented, change exhaust. (Design process will include further discussion on renovation scope.)

Site

Geotechnical Work (by owner)
Civil Engineering including survey, approval process, parking, drainage, circulation, site lighting, septic expansion.



Waterboro Fire Station Addition

Outline of basic services:

1. Schematic design;

- a. Site: The site development portion of the project has two parts; engineering and design of the site as well as the approval/permitting process and associated work, which are additional services on an hourly basis. The fee spread sheet attached from Civil Engineering, LA defines an assumed number of hours for these tasks as follows.
 - i. Approval Process:
 - Meet with local code official
 - Schedule first preliminary meeting with planning board
 - a. Define key issues that may impact on and offsite improvements and review process
 - b. Develop survey plans as needed;
 - The surveys will be needed for planning board approval and any questions regarding setbacks.
 - DEP permitting
 - Septic and storm water
 - c. If not available, develop new plans using existing boundary survey
 - d. Layout building foot print for geotechnical work
 - Schedule geotechnical work: (To be provided by owner – approx. \$2,000-4,000) If Geotechnical work was done for the main building, this may be adequate for the addition.
 - Review parking needs
 - ii. Building/ Addition/ Renovation
 - i. Measure and document existing conditions and create a set of as built drawings in CAD format.
 - This will be augmented over the course of the project as we need to gather more data on existing conditions and to verify your plans.
 - Create base drawings to be used by Civil, Structural and MEP to develop their as-built and base drawings to connect new and existing.
 - MEP will need to create existing condition drawings and any recommendations for expansion as part of the addition work.
 - ii. Review program and needs statement
 - Assume two meetings over four week period of time.
 - Goal is review each space to determine scope of work and extent of expansion
 - iii. Discuss phasing of the work
 - iv. Develop concept plans, elevations and site layouts
- b. Concept MEP systems based upon a high performance building shell. We assume that the additions will tie into the existing systems upgraded as needed for the new energy loads.
 - i. The design team needs to review with the building committee various design options towards creating high performance sustainable additions. The cost per SF increases with efficiency, however, future energy and maintenance savings can offset these added costs. We propose to look at those options that will create the greatest savings at the lowest cost.
- d. Outline specifications of all major building and site elements.
- e. Line item cost of construction estimate

2. Design Development

- a. Updating any information still needed regarding existing conditions, field measurements etc.
- b. Once we have a signed off schematic design we will proceed to develop specific project data and finalize equipment and finishes. The site plan will be further ahead since this review process takes longer and involves several agencies.
 - i. This work will entail a well developed site plan which should be going through the latter stages of review by the town, State DEP, DHS, State Fire Marshal.
 - ii. Finalized floor plans, elevations and exterior finishes.
 - iii. All building systems: Mechanical, plumbing and electrical systems along with lighting will be defined, as well as any upgrades to existing systems to address the new work.
 - iv. Expanded outline specifications



Waterboro Fire Station Addition

- c. With an approval of this phase we will move on to Bid and Construction Documents.
- 3. **Bid and Construction Documentation**
 - a. Coordinate and finalize bid set and specifications
 - b. We will develop a more detailed line item cost estimate. We will decide if we need one at the end of DD and one at 75% CD based upon the SD/DD estimate.
 - c. Separate bid sets for:
 - i. Civil Engineering
 - On site changes
 - Specifications
 - ii. Architectural
 - Floor, roof and ceiling plans
 - Elevations
 - Details and sections
 - Enlarged plans and details
 - Interior elevations
 - Finishes
 - Schedules
 - Specifications
 - iii. Structural
 - Attachment to existing building
 - Foundation plans and details
 - Framing each floor and roof
 - Section and plan details
 - Schedules
 - Specifications
 - iv. MEP (Mechanical, Electrical, Plumbing)
 - Phase one:
 - a. Survey and verify existing conditions
 - Phase two: Construction documentation and bidding
 - a. Calculations: Heating and ventilation, Plumbing, Lighting and power
 - b. Design Development documents
 - c. Construction documents
 - d. Specifications
 - e. Assistance during bidding
 - Phase three
 - a. Construction observation
 - b. Shop drawing review
 - c. Site visits as needed
 - v. Energy Audit of Existing Building (Additional Services Option)
- 4. **Bidding**
 - a. Help determine a short list of general contractors to bid both projects
 - b. Contract assistance
- 5. **Construction administration:**
 - a. We will provide all shop drawing review and approval for both projects for all consultants and sub-consultants
 - b. We will be on site at a minimum twice a month with one meeting for requisitions. During key periods we will be on site once a week for review and to answer RFIs.
 - c. During the end of each project we will complete a punch list along with a final letter of substantial completion.

LASSEL ARCHITECTS PA

Architecture

Urban Design

Energy Auditing/ Consulting

P.O. Box 370
 370 Main Street
 South Berwick, Maine 03908
 Tel 207 384 2049
 Fax 207 384 4860
 lasselarchitects.com

**Waterboro Fire Station Addition****6. Fee proposal:**

Existing Conditions	\$ 2,500 to \$ 3,000	Based on Hourly Rate
Estimator	\$ 2,000	Hourly Assumption
Approval Process: state fire marshal, planning board meetings (assume 2), local code;	approx. \$ 1,000	Based on Hourly Rate
Existing/ Approval Subtotal	\$ 6,000	

Renovation Work	\$ 6,000 to \$ 10,000	Based on Hourly Rate
Programming/Schematic Design	\$ 7,000	Hourly Assumption
Design Development	\$ 7,500	"
Construction Documents	\$ 20,000	"
Bidding	\$ 2,500	"
Construction Administration	\$ 10,000	"
Architectural Fees Subtotal	up to \$ 57,000	
Structural	\$ 6,000	
MEP (incl. Sprinkler and Life Safety)	\$ 14,000	
Arch, MEP, Structural Cost	\$ 72,500 to \$ 77,000	

Civil Engineering \$ 21,591

(We recommend the Civil Engineer is hired directly by the owner, however LA will coordinate the design with the Engineers.)

- a. Retainer 5% of total fee will be deducted over the course of the project in each billing cycle
- b. Fees will be paid as follows:
Payment is due 14 days after receipt of monthly billing

7. Additional services: Based upon hourly rate as defined in the attached spread sheet by consultant and sub-consultant. Note these services are spread out over the course of the project depending on their need to support the approval or design activities.

- a. Survey: Attar, Engineering
 - i. Locate building for test pits
 - ii. As required for site work and landscaping design and town approval
- b. Geotechnical Soils study: (provided by owner)
- c. Printing/Postage/Presentation boards:
 - i. Estimate cost for all media work and blue printing
 - ii. Assume sets for building committee and all consultants during the design process
 - iii. Assume one bid set for each contractor, building committee and consultant
 - iv. Final construction set one of each
 - v. Presentation boards and associated documentation
- d. Energy Audits of existing buildings: LA and Bennett Engineering:
 - i. Compile past and current utility invoices and construct a comprehensive database of key utility data (i.e., usage, demand, and price.)
 - ii. Building envelope analysis: Documentation of essential building information to determine the building energy efficiency, incl. building dimensions, construction type and structural configuration, existing wall construction, insulation, air infiltration and vapor barriers.
 - iii. Blower door test, Infrared scan
 - iv. Review of mechanical, electrical and plumbing to recommend energy/ utility use reductions.
 - v. Energy audit analysis: A written report outlining the findings is provided. Energy model to help determine the most cost effective retrofit/ renovation plan.
 - vi. Existing equipment capacity to meet new needs Alternative energy sources cost and payback.

We look forward to working with you.

Michael W. Lassel AIA LEED AP

Enclosures: Standard Hourly Rates and Fees, Attar Engineering Proposal.

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Waterboro Fire Station Addition

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Scope of Services

This proposal is based on the following program discussed in our meeting of October 25. A new addition of approximately 5275 SF on the north-east side of the existing facility is proposed, see below for approximate program and space allocation. The existing building will involve limited renovation work (including the change of two offices to bedrooms) and an added sprinkler system.

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Renovation Scope

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Waterboro Fire Station Addition

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Existing/ Approval Subtotal	\$ 6,000	

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Design Development	\$ 7,500	"
Construction Documents	\$ 20,000	"
Bidding	\$ 2,500	"
Construction Administration	\$ 10,000	"
Architectural Fees Subtotal	up to \$ 57,000	
Structural	\$ 6,000	
MEP (incl. Sprinkler and Life Safety)	\$ 14,000	
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- d. Energy Audits of existing buildings: LA and Bennett Engineering:
 - i. Compile past and current utility invoices and construct a comprehensive database of key utility data (i.e., usage, demand, and price.)
 - ii. Building envelope analysis: Documentation of essential building information to determine the building energy efficiency, incl. building dimensions, construction type and structural configuration, existing wall construction, insulation, air infiltration and vapor barriers.
 - iii. Blower door test, Infrared scan
 - iv. Review of mechanical, electrical and plumbing to recommend energy/ utility use reductions.
 - v. Energy audit analysis: A written report outlining the findings is provided. Energy model to help determine the most cost effective retrofit/ renovation plan.
 - vi. Existing equipment capacity to meet new needs Alternative energy sources cost and payback.

We look forward to working with you.

Michael W. Lassel AIA LEED AP

Enclosures: Standard Hourly Rates and Fees, Attar Engineering Proposal.

October 25, 2010
00052

Mr. Matthew Bors, Fire Chief
Town of Waterboro Fire/EMS
6 John Smith Road
Waterboro, ME 04030

Proposal for Professional Services – Waterboro Central Fire Station Addition

Dear Mr. Bors:

I appreciated meeting with Lt. Cloonan, III to review the proposed 6,000 square foot expansion at the Waterboro Central Fire Station. Our tour of the existing facility and review of the expansion plans were helpful in understanding the project objectives. We have prepared the following scope of services and budget to assist the Fire Department with schematic design development, site planning, permitting and preparation of construction bidding documents for the project.

Project Understanding

The Fire Department constructed a wood-framed 8,840 square foot, four bay Fire Station around 2001-2002 on Town property located off Route 5 and the Old Alfred Road. Since construction of the original Fire Station, the Fire Department has become full-time and experienced growth requiring additional interior space. Your initial planning efforts suggest 6,000 square feet of additional building space is needed for offices, bathrooms, a meeting room and kitchenette.

The new addition will most likely be constructed along the easterly side of the building extending into the existing paved parking lot area. A portion of the parking lot will be displaced requiring reconfiguration of the parking lot and new construction. The new addition is expected to be wood-framed, asphalt shingle roof and vinyl siding similar to the current Fire Station. Utilities serving the project site include an onsite wastewater disposal system, a drilled well and underground electrical, telephone and cable services.

The project approach will be to work with the Fire Department to develop a floor and space plan and prepare architectural building elevations. In addition, our mechanical engineer will review the existing building HVAC systems to evaluate the capability of the current systems to accommodate the expansion and provide recommendations for needed improvements. We also anticipate having our structural engineer review the existing trussed roof system since the new addition will require modifications at the existing roof trusses.

We will prepare a new Site, Grading, Utility and Landscape Plans for the addition along with a Site Plan Application for submittal to the Waterboro Planning Board. Our site evaluator will also need to review the existing septic system and prepare a new design for either expanding the current system or construction of a new septic system. If our analysis indicates more than 800 gallons per day (gpd) of wastewater will be generated from the existing and proposed project, the Town will require a hydrogeological study be completed as part of the Site Plan review process. At this time, we have assumed the system will not exceed 800 gpd.

We understand the Fire Station occasionally holds bean suppers or other public functions. The State of Maine Drinking Water Program regulates and defines certain activities that may result in a project with a private well being classified as a Community, Transient or Non-Transient water system. Based upon information provided by you, it appears the project does not meet these requirements at this time. Please note a Non-Transient and Non-Community Water Systems are defined as the following:

- a. Non-Community Water Systems: A Non-Community Water System that serves at least 25 of the same persons for 6 months or more per year and may include, but is not limited to, a school, factory, industrial park or office building; and
- b. Transient Non-Community Water Systems: A Non-Community Water System that serves at least 25 persons, but not necessarily the same persons, for at least 60 days per year and may include, but is not limited to, a highway rest stop, seasonal restaurant, seasonal motel, golf course, park or campground. A bottled water company is a Transient, Non-Community Water System.

If you are aware that the Fire Station activities will meet any of these conditions, please let us know. A separate permitting and design scope of services will be required.

Scope of Services

1.0 Survey Services

- 1.1 We propose to utilize the existing boundary survey previously completed by Sebago Technics, Inc. As a result, no boundary survey work is included in our proposal.
- 1.2 We will as-built the existing parking lot and building location to utilize for our site planning efforts and design. At the same time, we will also complete an updated 1-foot contour interval field topographical survey of the development area for use in preparing Grading and Drainage Plans.

2.0 Conceptual Site Planning

- 2.1 Prepare a Conceptual Site Plan depicting building addition, parking lot and circulation improvements.
- 2.2 Review and estimate anticipated wastewater flows. We will also prepare a preliminary system design. We have assumed the Town will provide an excavator and operator to dig test pits for our site evaluator.

- 2.3 Attend an initial meeting with the Town Planner to review the Concept Plan. An initial meeting provides the opportunity to assess potential public or Planning Board concerns that may impact the project design.

3.0 Architectural Services

- 3.1 Meet with the Fire Department to review the project requirements and space planning needs along with building construction and finishes.
- 3.2 Prepare a Conceptual Floor Plan for Fire Department review.
- 3.3 Prepare a refined Floor Plan and building elevations for use in the Town permitting process, preparation of a Design-Build Request for Proposal (RFP) and Fire Marshall's office review.
- 3.4 Meet with the State Fire Marshall.
- 3.5 Prepare building and bid specifications.

The architectural services will be completed by our teaming partner (John W. Einsiedler, R.A.).

4.0 Structural Services

- 4.1 Conduct a review of the existing roof system with report of findings and recommendations for modifications that may be required to accommodate the new building addition.

5.0 Mechanical and Electrical Services

- 5.1 Conduct a review of the existing mechanical and electrical systems. The review will focus on system capabilities to accommodate the new addition together with recommendations for modifications or new systems.

6.0 Civil Design and Permitting

- 6.1 Based upon the approved Conceptual Design, prepare the following plans for submittal to the Town Planning Board:
 - Existing Conditions Plan
 - Site Plan
 - Grading and Drainage Plans
 - Utilities Plans
 - Planting Plans
 - Construction Detail Sheets
- 6.2 Prepare an application and supporting documentation for Planning Board review and approval. We have assumed the project will not require more than two meetings with the Planning Board.
- 6.3 Provide an estimate of traffic generation from the project. We have assumed the project will not require a Maine Department of Transportation (MaineDOT)

Traffic Movement Permit (TMP) as trip generation from the project is not expected to exceed 100 peak hour trips.

- 6.4 Conduct a limited stormwater assessment for managing stormwater runoff from the project. Given the sandy soils, we anticipate utilizing shallow treatment swales. Provided the project does not generate more than one acre of new non-revegetated surface, a Stormwater Permit through the Maine Department of Environmental Protection is not required. The original project did not include or require stormwater permitting.

7.0 Bidding Services

7.1 Preparation of Design-Build RFP

- o Preparation of a RFP including scope of services, performance specifications and contract documents.
- o Coordination with the Fire Department to finalize the RFP. Once the RFP is finalized, we will reproduce the RFP, plans and studies for distribution.
- o Attend mandatory Pre-bid Meeting at the Fire Station with contractors and Town representatives.
- o Prepare response to questions from contractors as an addendum.

7.2 Bid Review and Contractor Selection

- o Review submittals by construction companies, prepare summary comparison and meet with the Town to review.
- o Attend interviews with design-build firms (three assumed during one afternoon/evening).
- o Provide recommendation for contractor selection.
- o Assist with evaluating proposed modifications to the scope to services by the contractor for cost saving options or alternatives.
- o Prepare contract documents once a contractor is selected.
- o Attend and coordinate Pre-construction Meeting.

8.0 Construction Services

- 8.1 Once a contractor is selected, the contractor will need to generate final construction plans, obtain permits and prepare submittals for Town review. This generally requires a fair amount of time and effort to review the plans/submittals for consistency with the contract. If the Town desires, we can provide these services.
- 8.2 Provide periodic construction observations and coordination with contractor. We understand the Town will serve as the Clerk of the Works on the project and that our involvement will not be required. Should you require services from Sebago Technics, Inc, we can provide construction support on a time and materials basis.

Fee Schedule

Our fee schedule for the scope of services specifically outlined herein, including professional services and reimbursable expenses is as follows:

Basic Design Services		Total
1.0	Survey Services	\$1,600.00
2.0	Conceptual Site Planning	\$1,700.00
3.0	Architectural Services	\$5,500.00
4.0	Structural Services	\$950.00
5.0	Mechanical and Electrical Services	\$2,900.00
6.0	Civil Design & Permitting	\$9,700.00
7.0	Bidding Services	\$6,300.00
8.0	Construction Services	TBD
	Reimbursable Expenses - Estimated	<u>\$1,200.00</u>
Total Budget – Base Services		\$29,850.00

Budget and Terms

We propose to perform the tasks outlined above on a time and materials basis with an estimated budget as provided above. If out-of-scope and/or additional services become necessary, we will provide those services on a time and materials basis or under a supplemental budget. This budget does not include application or agency review fees (if any), specialized subconsultant studies (including but not limited to geotechnical or environmental studies, etc.), State or federal permitting or any other services not specifically identified in our scope of work. If a geotechnical study is required, we can provide a separate scope and budget to assist you. Application fees will need to be paid directly by the Town at the time of submittal and are not included in our budgets.

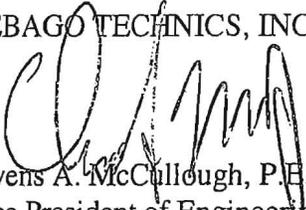
We submit progress invoices monthly for work performed during the preceding four weeks. Payment is expected within 30 days of the billing date. Outstanding invoices may be subject to a 1.5% per month interest charge, together with the cost of collections and reasonable attorney and paralegal fees. If the owner finds it necessary to abandon the project and terminate this agreement, Sebago Technics shall be compensated for all work completed up to the time we are notified in writing that the project has been terminated. Our project approach assumes a design-build concept whereby our team will prepare general building plans and performance specifications for use by the bidding contractors.

If you wish us to proceed with the work described herein, please sign in the space provided below and return one copy for our files. We look forward to teaming with the Town of Waterboro on the Central Fire Station addition. Upon your review of this proposal, please call with any questions or comments.

As always, please feel free to contact me with any questions.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.
Vice President of Engineering and Project Development

OAM:oam/kn

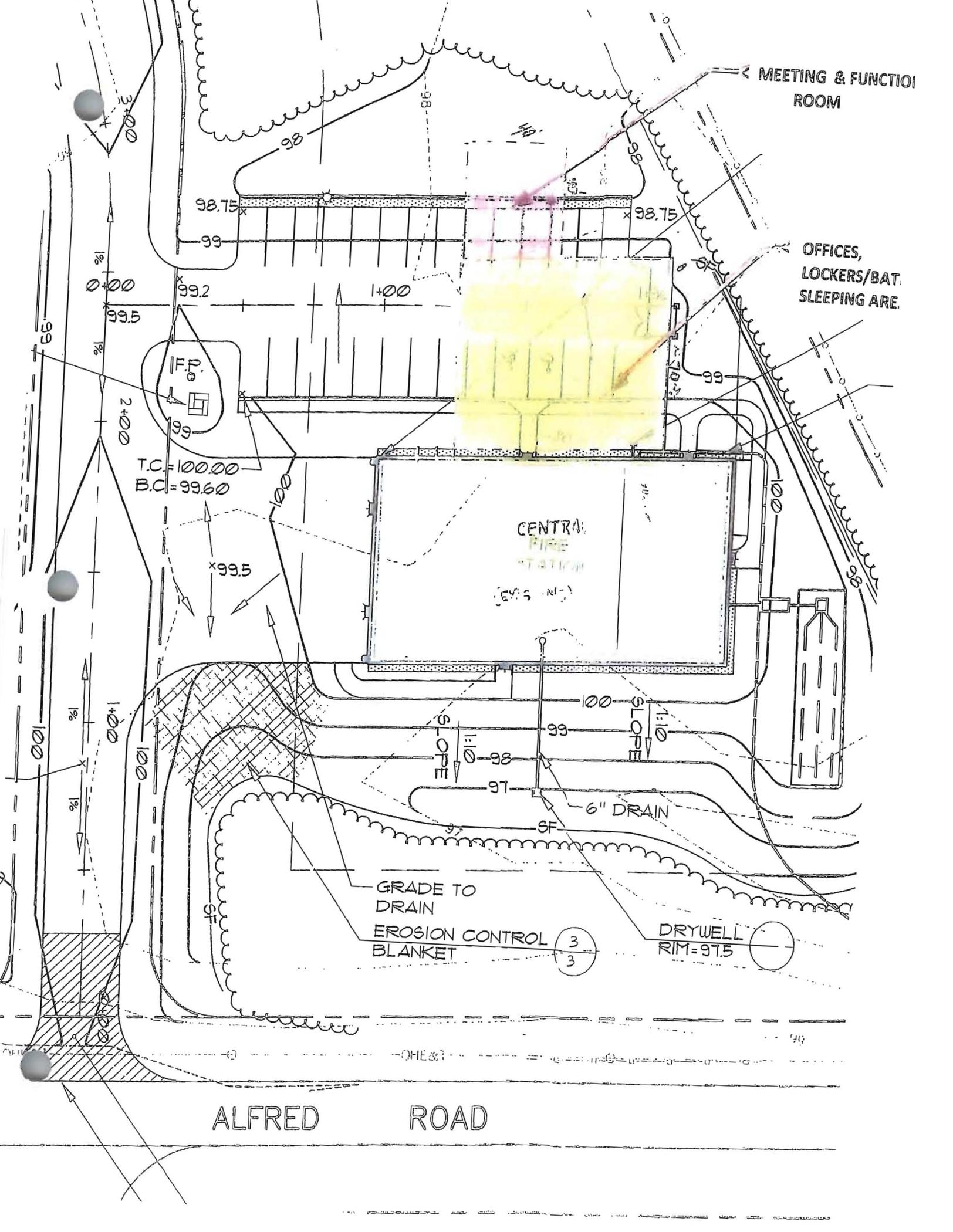
ACCEPTED and AUTHORIZED
(Sebago Technics Job # 00052)

By _____

Title _____

Representing _____

Date _____



MEETING & FUNCTION ROOM

OFFICES, LOCKERS/BAT. SLEEPING ARE.

CENTRAL FIRE STATION
(20' x 10')

T.C.=100.00
B.C.=99.60

SLOPE 1:10

SLOPE 1:10

6" DRAIN

GRADE TO DRAIN

EROSION CONTROL BLANKET

DRYWELL RIM=97.5

ALFRED ROAD

Central Station Space and Office Needs



Picture shows the current layout of the office space used for investigations, inspection and file storage.



Picture (above) shows a cabinet for files. This room also used for a large amount of supplies, paper and other essentials used daily. Small closet next to this room for supplies as well.



CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS: 2013 - 2018

	TARGET YEAR	CAPITAL COST
Prepared by Capt. Pete Turgeon	FY 2013 - 2014	\$ 15,231.00 + 5% Annually
Reviewed by _____ Town Administrator	FY 2014 - 2015	\$
Reviewed by _____ Board of Selectmen	FY 2015 - 2016	\$
Reviewed by _____ Finance Committee	FY 2016 - 2017	\$
	FY 2017 - 2018	\$

PROJECT DESCRIPTION

Holmatro Extrication tool upgrade, current extrication system model #DPU60P, #DPU30, #3242, #3040NCT, #3322UL and #3321ULU was purchased in 2004. It is a Gasoline powered hydraulic system that allows firefighters to cut and/or spread motor vehicles that have been involved in accidents where the occupants become trapped and/or entangled in the passenger compartment by the disfigurement of the vehicle.

Waterboro Fire Departments current hydraulic cutters have a cutting force of 40,000lbs which is not enough force to cut the advanced steels being used in the new standard of vehicle manufacturing. The newer model # 4050NCT Cutter has a 208,000lb cutting force. The Gasoline powered hydraulic pumps model #DPU60P and #DPU30 will be upgraded from a dual hydraulic hose system to a single hose system known as the Core System, which shortens tool set up time less connection confusion and provides a safer work zone for firefighters. The Core System utilizes a single hose with the discharge and the return of hydraulic fluid in one hose. The hydraulic spreaders model # 3242UL as well as the Rams model #3322L and 3321UL would also be converted over to the Core System. The Core System also requires an upgrade to the hydraulic hoses which consists of purchasing two (2) fifty foot hoses.

TYPE OF PROJECT

This project would upgrade our current extrication system to meet today's technology in the manufacturing of new vehicles.

PROJECT JUSTIFICATION

Vehicle manufacturers are using advanced steel called Boron. This advanced steel is a combination of metals heated up to create steel that is 100 times stronger than the steel in vehicles that were built just five (5) years ago. Some vehicle manufacturers are also layering metals as much as 7 times to create a stronger "cage" around the passenger compartments. This upgrade would benefit the firefighter's ability to cut through and spread the Boron steel and the multi layered steel in the event of a motor vehicle collision.

URGENCY

IMPLICATIONS IF NOT FUNDED OR IF NOT COMPLETED

This would create prolonged extrication jeopardizing life safety. Additional resources would need to be called in delaying the extrication process.

CAPITAL COSTS & RETURN ON PUBLIC INVESTMENT

\$15,231.00 per manufacturer, add 5% for price adjustments annually.

FUNDING SOURCES

Town funded.

**ADDITIONAL
SUPPORTIVE
DOCUMENTATION**

Industrial Protection Services Inc. is the only vender of the Holmatro Extrication System in the Northeast.

Literature attached.

One quote was obtained as we have only a single distributor for this equipment.



185 Spring Street, Yarmouth, ME 04096
 PH: 207-847-3313 FX: 207-847-3316
 Mike Canon, Maine Branch Manager

PRICE QUOTE FOR:
 Waterboro Fire Department
 Pete Turgeon
 24 Townhouse Road
 East Waterboro, ME 04030

DATE: 10/6/10

Product / Description		Price Each	Unit/s	Price
Holmatro Extrication Equipment and upgrades				
Tool Upgrades	Core coupling upgrade for Any 3000 generation tool (spreader, rams)	\$263.00	3	\$789.00
New Cutter Recommendation	4050NCT Core Cutter Part # 158.012.078	\$5,423.00	1	\$5,423.00
Power Unit Upgrade	DPU30 Core Upgrade Kit Part # 158.182.025	\$2,300.00	1	\$2,300.00
Power Unit Upgrade	DPU60 Core Upgrade Kit Part # 158.182.026	\$2,300.00	1	\$2,300.00
50ft Hose	50ft. Core Hose, Orange Part # 158.572.126	\$1,025.00	2	\$2,050.00
32ft Hose	32ft. Core Hose, Orange Part # 158.572.125	\$822.00	2	\$1,644.00
TOTAL COST of Minimum Recommended Upgrades at 2010 PRICING				\$14,506.00
Additional Options				
DPU31	DPU31 Compact Duo Pump Part # 158.152.111	\$8,605.00	1	\$8,605.00
DHR100C	100ft. Core Hose on Reel (with electric rewind) Part # 158.072.049	\$4,617.00	1	\$4,617.00

4050NCT Cutter



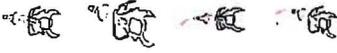
SPECIFICATIONS

	Standard	Metric
▶ Maximum Operating Pressure	10,500 psi	(720 bar)
▶ Max. Cutting Force (In cutting notch)	208,000 lbs	(927 kN)
▶ Cutting Capacity (NFPA 1936)	386" L DSEY	
▶ Max. Opening at Tips	7 1/8"	(181 mm)
▶ Weight, Ready for Use (twin line)	43 lbs	(19.5 kg)
▶ Weight, Ready for Use (CORE Technology™)	40 lbs	(18.1 kg)
▶ Dimensions, Incl. Pigtail Hoses (L x W x H)	33 3/4" x 10 3/8" x 7 5/8"	(858 x 264 x 194 mm)
▶ Dimensions, CORE Technology™ (L x W x H)	31" x 10 3/8" x 7 5/8"	(789 x 264 x 194 mm)
▶ Net Required Oil Volume	9.9 cu in	(162 cc)
▶ UL Listed Tool	Yes	
▶ NFPA Compliant Tool	Yes	
▶ CORE Technology™ Condition	Standard	
▶ Twin Line Pigtails	Available	

holmatro rescue equipment
505 McCormick Drive, Glen Burnie, Maryland 21061

Phone: 410-768-9662
Fax: 410-768-4878
info@holmatro-usa.com

CU 4050 (C) NCT™ II



One of Holmatro's strongest hydraulic cutters for rescuers. The CU 4050 C NCT™ II is equipped with NCT™ II blades. Tested on 2005 car models and prototypes, the cutter is proven to be **suitable for the latest vehicle constructions**. It has a cutting capacity of **95 tons**, cuts **41 mm round bar** and weighs only **18 kg**. The CU 4050 NCT™ II has the new revolutionary i-Bolt central bolt construction and a handle with integrated LED lighting (see for more information under Features & benefits). This cutter is standard equipped with **CORE™ Technology** (CU 4050 C NCT™ II), but traditional dual hoses are optional (CU 4050 NCT™ II).

Holmatro's NCT™ II cutters are the second generation of New Car Technology™ cutters which have been developed for and extensively tested on the latest car models and prototypes. With an improved blade design and durability, the NCT™ II cutters perform even better on modern vehicle constructions than their NCT™ (I) predecessors.

[Back](#)

model		CU 4050 C NCT™ II	CU 4050 NCT™ II
cutting force	kN / t	927 / 95	927 / 95
blade opening	mm	181	181
weight, ready for use	kg	18.0	19.1
equipped with		CORE™	dual hoses
round bar (acc. to EN 13204)	mm	41	41
req. oil contents (effective)	cc	163	163
max. working pressure	bar / MPa	720 / 72	720 / 72
temperature range	°C	-20° – +55°	-20° – +55°
EN 13204		BC165H-18.0	BC165H-19.1
article number		150.012.094	150.012.093

Rescue equipment

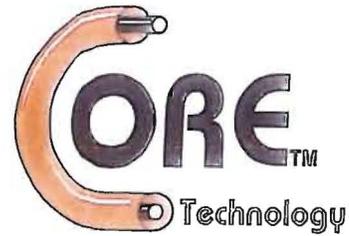
Holmatro

CORE™ Technology
4000-series

 **holmatro**
mastering power

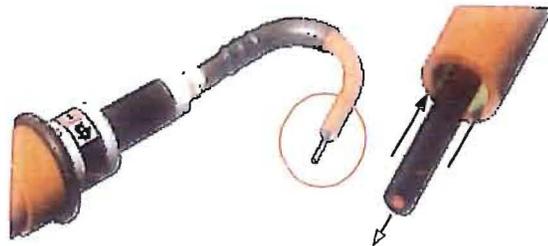
CORE™ Technology, the next major step forward

- 1965 - 1975 introduction of hydraulics in the field of extrication
- 1975 - 1985 technical shift towards high pressure
- 1985 - 2005 shift to a more patient-orientated rescue
- 2005 introduction of CORE™ Technology



What is CORE™ Technology?

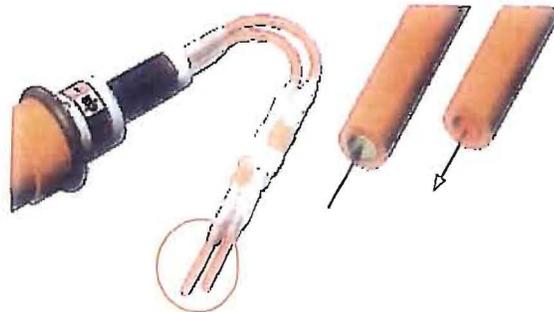
CORE™ Technology (Coaxial Rescue Equipment Technology) refers to the hoses, couplers (and valves) of a rescue system. In other words the way hydraulic oil is directed from the pump to the tool and vice versa. A traditional dual hose system consists of a separate pressure and return hose connecting pump and rescue tool. A CORE™ system consists of only one hose: a high pressure inner hose inside a low pressure outer hose. The hydraulic principle and tool performance of CORE™ Technology and traditional technology are of course identical.



- CORE™ Technology

Why CORE™ Technology?

CORE™ Technology is a revolutionary turning point in rescue tool technology and definitely more than a new piece of equipment. It allows you, as a rescuer, to rethink and simplify your extrication techniques and your standard operating procedures. Once working with CORE™, you will discover the unprecedented benefits it offers. Compared to working with a traditional system, working with CORE™ is **safer, easier & quicker**.



- Traditional dual hose technology



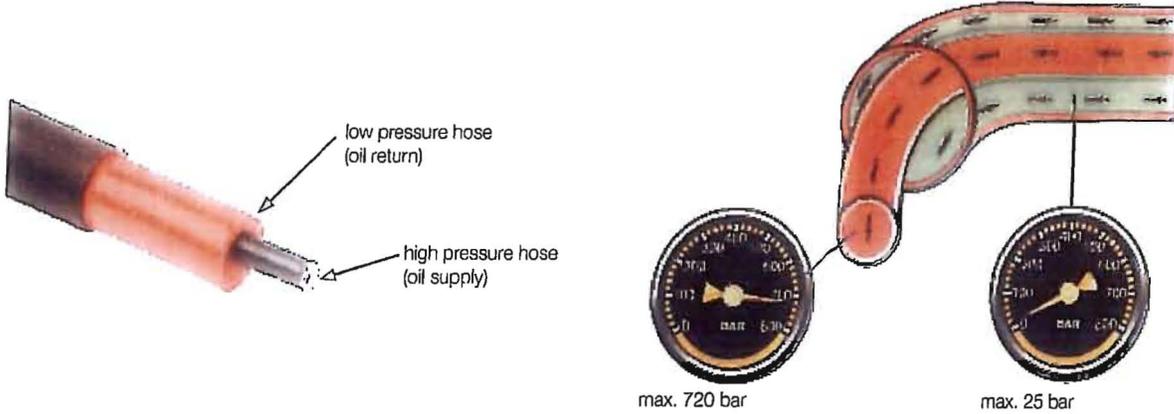
CORE™ Technology is safer, more user-friendly, saves time and manpower.



Safer

One hose system (hose in hose) - protected power

- increased safety for the rescuer; high pressure hose inside and protected by low pressure outer hose



Para-aramid fiber reinforced hose (no steel)

- no risk of kinking or pinholes



CORE™ - para-aramid reinforced



Dual - steel reinforced

According to international safety norms

- 4:1 safety ratio for both pressure and return line
- according to EN 13204 and NFPA 1936 (certificates by independent body available)

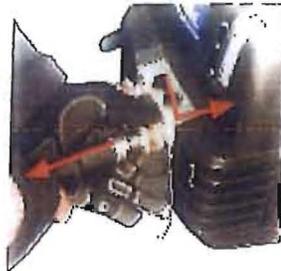


Safety couplers

- one step auto-lock coupler
- two step uncoupling system



- couples and locks in just one push



- accidental uncoupling impossible during operation

Hose testing

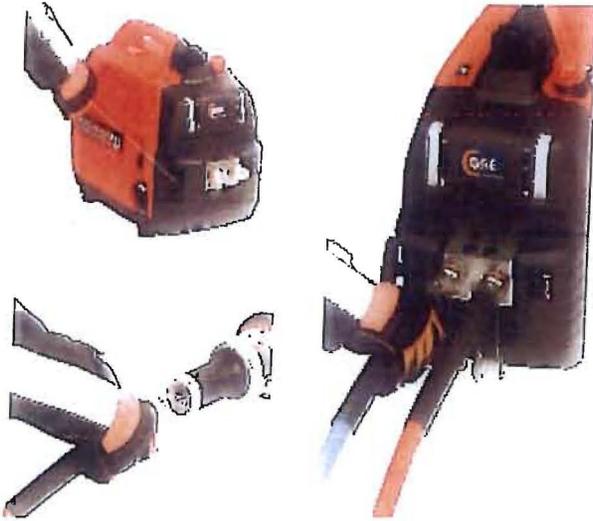
- all testing according to every appropriate safety norm





Easier & Quicker

Simple set up



- connect CORE™ hose to pump or tool with or without pump running

Changing tools under flow during use

- change tools any time without operating a release valve on the pump



- saves precious manpower

Para aramid reinforced hose

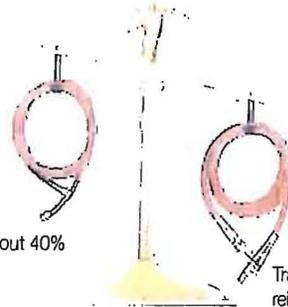
- no kinking



- easy to handle / manoeuvre



- lightweight



CORE™ hose: about 40% weight reduction

Traditional steel reinforced hoses

- easy to roll and unroll



- all hoses with standard hose binders for easy storage



Maintenance friendly

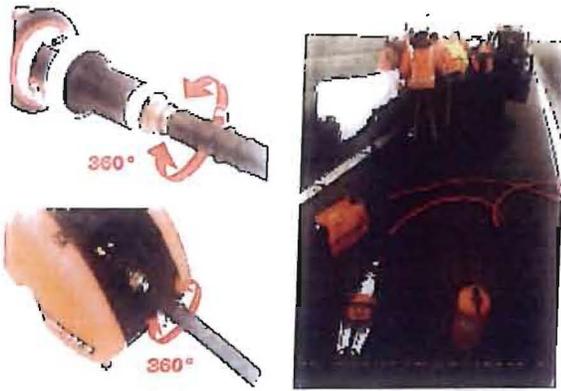
- less couplers
- less hoses
- no pigtail hoses on tools
- no release valves on pumps

Easier & Quicker

Unique CORE™ couplers

-360° rotating couplers on tool and on pump; no hose entanglement

-maintenance friendly flat face couplers



-easy to clean



-no dirt inside couplers

Coupler mounted directly on the tools

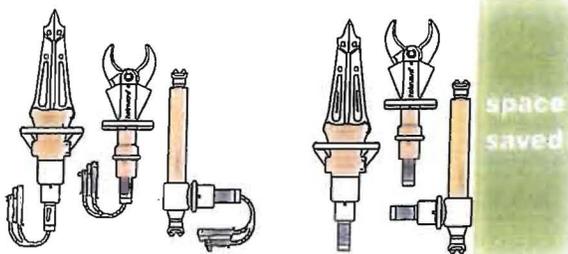
-no pigtail hoses necessary

-tool couplers not lying in the dirt



-compact, space saving in rescue vehicle

-no swinging couplers



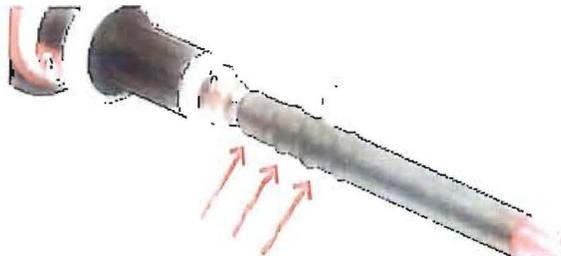
Dual hoses

CORE™ Technology

One hand coupling

-tool (dis-)connecting with one hand possible while standing

-hose grips at both hose ends

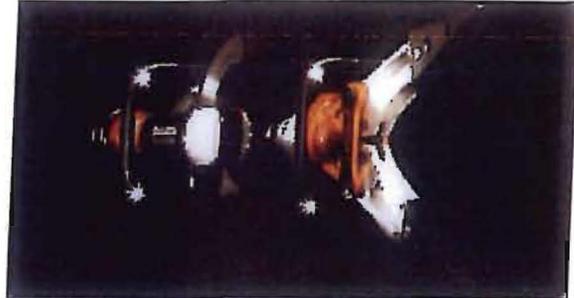


4000-series

The following innovative features are standard on almost all Holmatro 4000-series rescue tools, both CORE™ Technology and traditional dual hose versions.

Carrying handles with integrated lighting

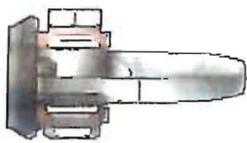
- Standard on almost all Holmatro 4000-series cutters, combi tools and spreaders.
- Never work in your own shadow again, neither at night or during daytime when bright sunshine can cause dark shady areas.
- The integrated LED lighting also provides illumination in those cases where rescue scene lighting is absent (e.g. certain rapid interventions situations).
- On one standard AA battery, the LED's work about 6 hours continuously.
- The battery can be replaced in less than 60 seconds.



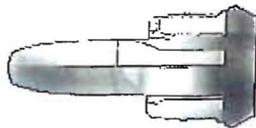
i-Bolt Technology

The new revolutionary central bolt construction

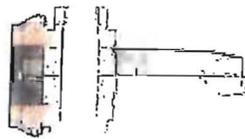
- Standard on almost all Holmatro 4000-series cutters and combi tools.
- The i-Bolt is sunk into the blade holder; this results in a much flatter design which provides better access in narrow spaces.
- The blades are squeezed together directly. This as opposed to conventional bolt constructions where the bolt sits on top of the blade holder and squeezes the ('softer') aluminium blade holder together, with the blades in between. i-Bolt Technology therefore results in less blade separation and a more efficient cutting process. A cutter with i-Bolt Technology outperforms an identical cutter with a conventional bolt construction.
- The bolt and blade holder are protected by a stainless steel cover. Direct damage of bolt and blade holder during an extrication process is therefore no longer possible.



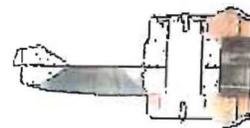
1. Traditional bolt construction



2. i-Bolt construction



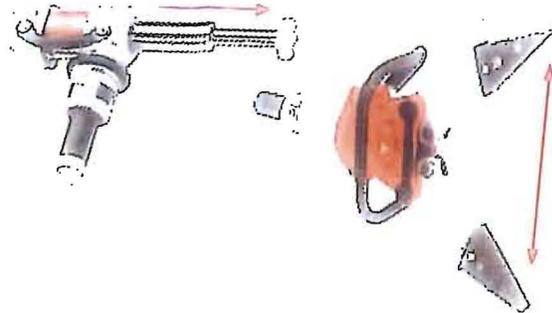
1. Squeezes ("softer" aluminium) blade holder. Blades are squeezed indirectly only.



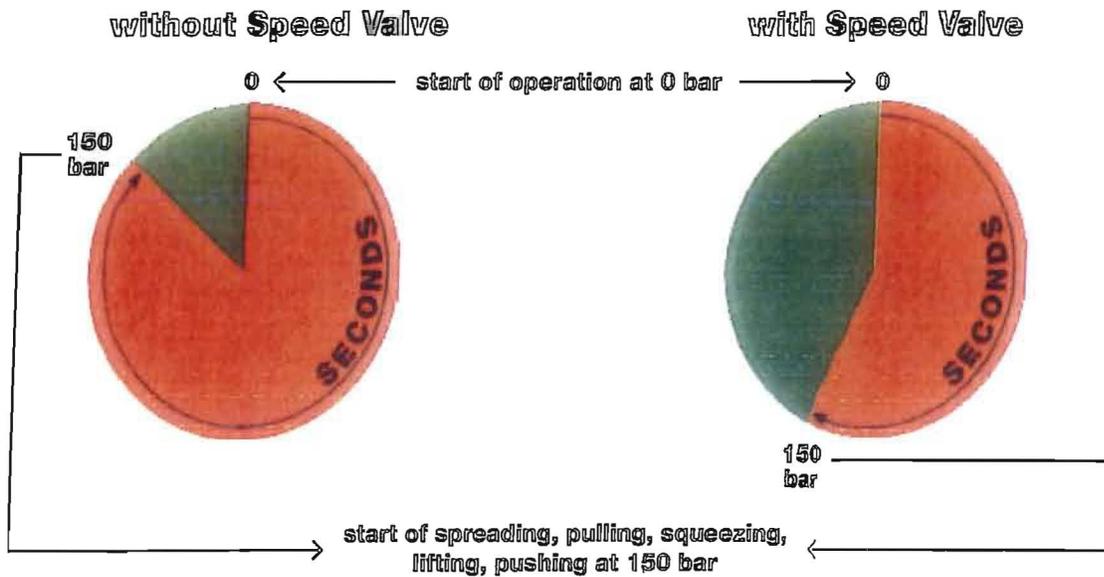
2. Squeezes blades directly for a superior cutting performance.

Speed Valve

-Standard on all 4000-series spreaders and rams.
 -With the Speed Valve tools open up significantly faster, at pressures below 150 bar. This allows for faster, more efficient tool placement, thus shortening the duration of the extrication time required. At 150 bar working pressure the valve automatically reduces the opening speed back to 'normal' to ensure a controlled and safe extrication process. The control handle of course allows for accurate and proportional opening and closing at both high and low speeds.



Opening times spreaders and rams at working pressures below 150 bar





N.V. Holmatro
World Headquarters
Raamsdonksveer, The Netherlands



Holmatro Rescue Equipment B.V.
Raamsdonksveer, The Netherlands
T - 31 (0)162 58 92 00
E rescue@holmatro.com
Manufacturing, sales & service



Holmatro, Inc.
Glen Burnie, MD, U.S.A.
Manufacturing, sales & service



Holmatro China
Shanghai, China
Joy Tower, 14th floor
Sales & service



Holmatro Polska Sp. z o.o.
Walsaw, Poland
Manufacturing, sales & service

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**CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS: 2013 - 2018**

Prepared by John Cloonan/File Records

Reviewed by _____
Town Administrator

Reviewed by _____
Board of Selectmen

Reviewed by _____
Finance Committee

TARGET YEAR

FY 2013 - 2014

FY 2014 - 2015

FY 2015 - 2016

FY 2016 - 2017

FY 2017 - 2018

CAPITAL COST

\$50,000 +10%
55,000

\$ _____

\$ _____

\$ _____

\$ _____

PROJECT DESCRIPTION

Replace the roof of the main part of the building, hose tower, install flashing and side the entire building with vinyl siding.

TYPE OF PROJECT

Maintenance of municipal property.

PROJECT JUSTIFICATION

The main roof of the building has endured many years of ice backup under the shingles which caused many leaks inside the building and has reduced the life of the shingles. Since the heating system has been replaced, the chimney now sits unused and is leaking into the building. The two people entrance doors have water and ice problems that are causing a hazardous condition for our live-in students.

The hose tower has an old metal roof and a window on the side that are both leaking. The siding is T1-11 and hasn't been maintained for years. It has rotten places along the bottom of the T1-11 and around the window. There is also a cement block chimney on the side of the tower that is no longer in use and should be removed as it is starting to crumble and crack.

URGENCY

With two live-in students, this project should be accomplished as soon as possible. The condition of the hose tower could start to cause mold to form in the station, particularly in the student's area. The leaking chimney will eventually rot the framing that is around it and will also cause mold to form.

IMPLICATIONS IF NOT FUNDED OR IF NOT COMPLETED

The building will become inhabitable and will have to be replaced.

CAPITAL COSTS & RETURN ON PUBLIC INVESTMENT

FUNDING SOURCES

Municipal Tax, Bond or other

ADDITIONAL SUPPORTIVE DOCUMENTATION



Certainteed

DAVID J. DESCHAINE Installations, Inc. "Keep out the rain - Call Dave Deschaine" South Portland 774-9200 Lewiston 786-7663



PROPOSAL SUBMITTED TO: Town Of Waterboro, c/o John Cloonan; PHONE: 608-9724; DATE: 10-01-2009; STREET: 6 John Smith Road; JOB NAME: Waterboro Fire Building; CITY, STATE and ZIP CODE: Waterboro, ME 04030; JOB LOCATION: 29 Pearl Street; WORK REQUESTED; START DATE; Waterboro, ME 04030; JOB PHONE

PRODUCT: Woodscape, Landmark, Lifetime, Architectural, Rolled, Other Metal; AREAS TO BE ROOFED: Front, Back, Left, Right, Garage, Breezeway, Other; SHINGLE COLOR: REMOVAL, Strip, # Layers, Layover, Workmanship, Warrantee; UNDERLAYMENT: Grace, Full Coverage, 9 Ft., 6 Ft., 3 Ft., Locations, Tar Paper, #15 lb, #30lb; 8" DRIP EDGE: White, Brown, Mill, Standard, Flow Rite, Ridgevent; FLASHING: Step, Base, Valley, Counter, RELEAD CHIMNEY, Yes, No, Single Flute, Double Flute

Special Considerations Install strapping over existing shingle roof. Install ABC non hidden Metal roof system to entire

the station excluding upper roof on tower which is already metal. Install Monogram vinyl siding to three sides of rear tower to

to flash new roof to T-111 Siding. \$29,920.00

Option: Side the entire remainder of the building with Monogram siding from Certainteed. Wrap all trim with aluminum coil trim

coverage. \$17,950.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: 50% schedule, 25% Midpoint, 25% completion dollars (\$ See above).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Authorized Signature: [Signature]; Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above and accept all terms on reverse side. All discounts on all work to be done must be presented to David J. Deschaine Installations Inc, Representative before contract is accepted by David J. Deschaine Installations Inc. and Interest Parties. All discounts after Contract Signing are not valid. I have reviewed and agree with the job specifications described above. If rotted wood is discovered AFTER removing the existing roofing, or if it could not be identified at the time of sale, there will be an additional charge of \$55.00 per sheet of Plywood and \$5.00 per lineal foot for Dimensional lumber.

Signature _____ Date of Acceptance: _____ Signature _____

TERMS AND CONDITIONS

1. **APPROVAL OF CONTRACT.** This contract must be approved by David J. Deschaine Installations, Inc. management to be binding. In the event this Contract is not approved by David J. Deschaine Installations, Inc. management, any payment made hereunder shall be refunded to the Buyer. This contract shall be null and void and of no force or effect. Buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancelled after 3 day recession period requires 15% restocking fee.
2. **CHANGE ORDER.** Any alteration or deviation from specifications will be binding only upon a written change order. Any such authorization shall be on a Change Order form, approved by both parties, which shall become a part of this Contract. Where such additional work is added to this Contract, it is agreed that all terms and conditions of this Contract shall apply equally to such additional work. No repair work or alterations shall be done, except as specified and expressly agreed by David J. Deschaine Installations, Inc.
3. **DAVID J. DESCHAIINE INSTALLATIONS, INC. RESPONSIBILITIES.** David J. Deschaine Installations, Inc. shall complete the work pursuant to the terms and specifications of the contract. The work shall be completed in a timely fashion in a substantial and skillful manner. If scaffolding or swing staging is needed to do this work, it will be furnished by David J. Deschaine Installations, Inc. unless otherwise agreed to in writing. All material is guaranteed to be as specified. David J. Deschaine Installations, Inc. shall provide a transferable product warranty for the roofing materials and accessories. David J. Deschaine Installations, Inc. shall also provide a 20-year labor warranty as agreed. David J. Deschaine Installations, Inc. shall obtain all necessary building permits and upon completion shall deliver to Buyer a completion certificate.
4. **BUYERS' RESPONSIBILITIES.** Unless otherwise specified, David J. Deschaine Installations, Inc. price is based upon Buyer's representations that there are no conditions preventing David J. Deschaine Installations, Inc. from proceeding with the usual installation procedures for the material required under this Contract. Buyer represents that personal effects, personal property and plants will be relocated or trimmed prior to the beginning of work so that David J. Deschaine Installations, Inc. has free access to portions of the premises where work is to be done. Buyer will also clear all gutters, downspouts and valleys of leaves, debris or obstruction. Buyer authorizes David J. Deschaine Installations, Inc. and its applicator crew permission to use Buyer's electricity for work to be completed under this contract with David J. Deschaine Installations, Inc. Buyer further understands that as a precautionary measure all pictures and wall accessories that are not securely fastened should be removed until all work has been completed. Buyer shall carry premises liability insurance. If necessary for the work, Buyer shall secure permission to work on or over adjoining property at no cost to David J. Deschaine Installations, Inc. Buyer agrees to be responsible and to hold David J. Deschaine Installations, Inc. harmless and accept any risk resulting from access through adjacent properties. Buyer grants to David J. Deschaine Installations, Inc. and its employees the right to perform contracted services during daylight hours Monday through Saturday between 7 AM and 9 PM unless otherwise specified by Buyer.
5. **NON-RESPONSIBILITY.** David J. Deschaine Installations, Inc. shall not be responsible for any damage occasioned by the Buyer or their agents, rain, windstorm, Acts of God, or other causes beyond control of David J. Deschaine Installations, Inc. David J. Deschaine Installations, Inc. is not liable for any act of negligence or misuse by the Buyer or any other party. David J. Deschaine Installations, Inc. shall not be responsible for damage to existing arches, shrubs, trees, clotheslines, personal property, telephone and electric lines, doorbells, Cable-TV, or light fixtures unless otherwise specified in this contract. David J. Deschaine Installations, Inc. is not responsible for delays caused by strikes, weather, accidents, or other events beyond David J. Deschaine Installations, Inc. control. Except through negligence, David J. Deschaine Installations, Inc. is not liable for damages to interior fixtures, drywall, plaster, wall construction, decorations or to other parts of the premises or its contents. Further, David J. Deschaine Installations, Inc. shall have no responsibility for correcting any existing structural defects which may be recognized during the course of the work. David J. Deschaine Installations, Inc. is not responsible for work done by others. existing structure defects, material furnished by Buyer, dry rot or code violations.
6. **ADVERTISING.** Buyer grants David J. Deschaine Installations, Inc. the right to display advertising signs on the premises during the thirty (30) days following completion of work. Buyer further gives David J. Deschaine Installations, Inc. permission to take pictures or video of the premises before and after completion of the project for use in David J. Deschaine Installations, Inc. advertising. Buyer grants to David J. Deschaine Installations, Inc. the right to use any correspondence directed to David J. Deschaine Installations, Inc. concerning the work in David J. Deschaine Installations, Inc. advertising promotion.
7. **PAYMENTS.** David J. Deschaine Installations, Inc. shall be entitled to prompt payment in full when the work described in the Contract has been performed. If, after David J. Deschaine Installations, Inc. had declared the work to be satisfactorily preformed and Buyer claims that work still remains to be done. Buyer agrees to make prompt payment on the Contract amount, less only an amount needed to complete the work claimed yet to be done by Buyer. Upon completion of the remaining work, David J. Deschaine Installations, Inc. immediately be paid the remaining balance due. David J. Deschaine Installations, Inc. shall have the right to stop work and keep the job idle if any progresses are not made as required. In event Buyer does not pay David J. Deschaine Installations, Inc. according to agreed terms, David J. Deschaine Installations, Inc. may add a monthly service charge to the balance owed. The service charge will be one and one-half (1 1/2%) per month.
8. **DISPUTES.** It is specifically understood and agreed between the parties hereto that in the event of a dispute over any of the terms, conditions, or clauses contained herein shall have full and exclusive jurisdiction and/or venue over the parties and the subject matter hereof. This Contract shall be construed in accordance with and governed by the laws of State of Maine. Buyer shall be responsible for any collection costs or applicable attorney fees. Buyer warrants that this contract is signed without any reliance upon any representations or promises of David J. Deschaine Installations, Inc. or its agents except as is specifically written on this contract, and that no such promises or representations have been offered as an inducement for signing. The parties agree that this Contract constitutes the entire agreement and understanding.
9. **MISCELLANEOUS PROVISIONS.** All unused material shall remain the property of David J. Deschaine Installations, Inc. Buyer agrees that this contract may be assigned by David J. Deschaine Installations, Inc. to another qualified contractor. This contract shall bind and obligate to the heirs, successors and assigns of the parties. This Contract and Agreement for Credit, if any, shall constitute the entire agreement between the parties. Any prior agreements or arrangements not expressly set forth herein are of no force or effect. Any provision of this contract prohibited by law ineffective to the extent of such prohibition and without invalidation the remaining provisions of this contract.

PROPOSAL NO
185
 SHEET NO
48
 DATE
10-2-09

PROPOSAL SUBMITTED TO:
 NAME
Town of Waterboro
 ADDRESS
Pearl ST
Waterboro me 04097
 PHONE NO

WORK TO BE PERFORMED AT
 ADDRESS
Same
 DATE OF PLANS
as needed
 ARCHITECT
Rob Norris CONST

As hereby proposed to furnish the materials and work to be done for the replacement of New Roof
on the Waterboro Fire Dept one inch insulation
board. Relegd one chimney, 3 inch pipe boot,
metal skirt ground tower, New metal cap
and Trip Standing seam, metal will be
Final Roof

Ronel J Dubois Insurance
Agency 86c main Street
Waterboro me 04073
207 - 324 - 5600

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ 21,418)

with payments to be made as follows:

Respectfully submitted [Signature]
 Per Rob Norris CONST

any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, quantities and conditions are satisfactory and are hereby accepted for the authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
 Signature _____

PROPOSAL NO. 184
 SHEET NO. 47
 DATE 10-2-04

NAME: Town of Waterford
 ADDRESS: Pearl St Waterford Me
 PHONE NO: 04087

WORK TO BE PERFORMED AT: Same
 ADDRESS: Same
 DATE OF PLANS: 95 needed
 ARCHITECT: Rob Harris Const

To hereby propose an estimate of materials and labor for the removal of the New Roof on the Waterford Fire Dept, ONE Inch Sheathing, ONE Inch Insulation, board 1/4" sheathing, 1 Chamber to be Replaced, metal sheet copper flashing, Coppered metal Roof, with metal floor and cap will be the result. Further completion of the job.

Fully Insured by Ronel J Dubois Insurance Agency, 860 Main Street, Saco Me 04073
 # 207-724-8600

If material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of 9,840 Dollars (\$ 9,840)

with payments to be made as follows:

Respectfully submitted Rob Harris
 Per Rob Harris Const LLC

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. The contractor shall be bound by the terms and conditions specified. Payments will be made as outlined above.

Signature _____
 Signature _____

860 Main Street
Sanford, Maine 04073
www.RJDuboisInsurance.com



(207) 324-5600
(800) 734-4671
(207) 490-5009 (Fax)

June 26, 2009

Robert Norris
Rob Norris Construction
433 Mann Road
Acton ME 04001

Dear Rob:

I am pleased to enclose the general liability policy you recently applied for. All coverage, limits and premium have been issued as quoted.

Your deposit premium of ~~4000~~ has been received by the company. Your next billing date is scheduled for December 23, 2009 for which you'll receive an invoice direct from the company a couple of weeks prior.

Should you have any questions regarding your policy or if you need any certificates of liability insurance for your customers, please don't hesitate to call me.

Please call me for all your other insurance needs. Thank you for your business, it is appreciated!

Sincerely,

Roger A Grondin, AAI

Waterboro Fire Department Capital Equipment List

Unit - Vehicle	Condition	Replace Date	Est. Cost	AGE	Priority	Aquired New/Used	Replace	Status	\$\$ Source
1997 E-One Engine	Good	2017-2018	\$ 300,000.00	14	4	New	New	In-Service	Town
1998 E-One Engine	Good	2018-2019	\$ 300,000.00	13	4	New	New	In-service	Town
1994 E-One 100' Ladder	Good	2020-2021	\$ 400,000.00	17	4	Used	Used	In-service	EMS Bill
2008 E-One Tanker	Good	2028-2029	\$ 300,000.00	3	4	New	New	In-service	EMS Bill
2007 E-One Engine	Good	2027-2028	\$ 300,000.00	4	4	New	New	In-service	Town
2005 Yankee Air Boat	Good	N/A		5	4	New	N/A	In-service	Grant
2001 PL Custom	Good	2009-2010	\$ 175,000.00	10	1	New	New	In-service	EMS Bill
2005 PL Custom	Good	2014-2015	\$ 175,000.00	7	4	New	New	In-service	EMS Bill
2008 Chevy Trailblazer	Good	2008	\$ 25,000.00	3	4	Used	New	In-Service	Town
1999 Dodge Ram	POOR	2014	\$ 25,000.00	12	2	Used	New/Used	In-Service	Town
1999 GMC	Fair	2010-2011	\$ 30,000.00	27	1	Used	New	In-Service	Town
16' Lund Boat w/40hp	Good		\$ 15,000.00		4	Used		In-Service	Maine
Stations		Modifications							
Central	Good/Space	2012	\$ 750,000.00	11	2	New	Renovation	In-Service	
South Station	Needs Repairs	2011	\$ 1,000,000.00		1		NEW	In-Service	

Priority	1- ASAP Concern
	2- > 1 Year
	3- > 2 Years
	4- > 5 Years