

**Maine Turnpike Authority**  
**ARCHITECTURAL & ENGINEERING DESIGN & CONSTRUCTION SERVICES FOR**  
**GRAY MAINTENANCE OFFICE/GARAGE/BODY SHOP CONSTRUCTION**  
**SCOPE OF WORK**

**A. GENERAL DESCRIPTION**

The project includes the demolition of an existing 40 year old 4,252 s.f. body repair shop building, relocating the paint booth and body shop equipment to an existing 3 bay metal clad equipment maintenance building, demolishing an existing wooden salt shed and replacing with a new 50 ft. by 54 ft. material storage building, and building a new approximately 8,500 s.f. 8 bay equipment maintenance garage and 2,500 s.f. office/break room/bathroom facility. A conceptual site plan is also included as a reference. The construction project is currently programmed for the 2012 construction season with an anticipated bid date of February 10, 2012. The current construction program funding is approximately \$2,700,000.

**B. SCOPE OF WORK**

The Consultant will perform all services required to provide the Authority with conceptual floor plans and preliminary construction cost estimates to final Construction Plans and Specifications in order to bid the project, as well as provide construction phase inspection and quality assurance.

Services Required Include:

- Overall Project Management
- Concept/Preliminary Design review
  - All needed site survey
  - All needed Geotechnical engineering
  - All needed environmental assessments of site
  - Initial review of project for LEED certification – though not required the Authority is interested in an energy efficient design
  - Initial conceptual building type, building materials, floor plans and layout
  - Provide Authority with a Preliminary construction cost estimate
- Design Phase:
  - Architectural
  - Structural
  - Electrical, Communication and Mechanical
  - Construction Cost estimating
  - Code review
  - Site Design including environmental assessment
  - Develop, coordinate and manage any environmental or building permits including state electrical and plumbing permits. Site plan review is being investigated and may impact proposed schedule.
- Bid Phase:
  - Assemble final contract documents for bidding utilizing Maine Department of Transportation Standard Specifications as modified by Authority General Provisions
- Construction Phase:
  - Provide Construction Inspection, Management and support services during construction

- Construction materials testing

Final Scope to be negotiated. If the consultant is unable to provide services directly or with a subconsultant hired by the consultant, the Authority may be able to provide.

### **C. TERM**

Term of this contract is anticipated to be through a short period following construction completion.

### **D. NOTICE TO PROCEED**

The Task/Project Order will be the consultant's formal notice to proceed and will refer to a specific final scope of work. Each scope of work for each phase may be negotiated and determined at the time of need.

### **E. COMPENSATION**

Compensation and Reimbursement will be outlined in the contract. The Authority proposes a cost plus fixed fee arrangement.