

Ganneston Construction Corp

VALUE MANAGEMENT PROPOSAL LOG

Caribou Police Station - Caribou, ME

June 27, 2025

ITEM #	VM ITEM DESCRIPTION	PROPOSED VALUE	ACCEPT	HOLD	DECLINE
1	Delete requirement for P&P Bond	(\$47,663.00)			
2	Delete sales tax (in addition to misappropriated below)	(\$109,500.00)			
3	Change metal roof to black EPDM. Maintain fascia. Similar to Caribou Community School	(\$240,000.00)			
4	Delete gutters	(\$24,000.00)			
5	Change stainless steel counters to solid surface	(\$3,125.00)			
6	Change solid surface window sills to p-lam	(\$1,000.00)			
7	Change cabinet interiors from p-lam to melamine	(\$1,000.00)			
8	Change to standard cabinet hardware	(\$1,000.00)			
9	Change solid surface counters to p-lam	(\$11,800.00)			
10	Change dry sprinkler system piping from galvanized steel schedule 40 to black steel schedule 10	(\$2,250.00)			
11	Change light gauge metal framing at eave/soffits to KD wood.	(\$10,000.00)			
12	Change ATAS siding to 26 Ga. Exposed fastener corrugated R-panel	(\$70,000.00)			
13	Change window treatments to single-shade	(\$3,680.00)			
14	Change 3" thick overhead door panels to 2"	(\$1,800.00)			
15	Redesign personal lockers to be 24" x 24" x 84" single door with top shelf & garment rail only. No bench or pull out drawers	(\$6,750.00)			
16	Delete Evidence Locker EQ2.1 (4 opening)	(\$6,545.00)			
17	Change remaining resinous floor (after Alt. 7 deduct) to Ashford Formula w/ no wall base	(\$31,500.00)			
18	Replace Scheduled PVI Conquest water heaters with Rheem 100 Gallon 400,000 BTU LP Water heaters with standard factory warranty	(\$124,594.00)			
19	Replace Scheduled Intellection Domestic Hot Water Mixing Valve with a 1 1/4" Caleffi \ Legiomix mixing valve	(\$5,906.00)			

20	Replace ASHP-1 and all of the FCU's with a Mitsubishi VRF System consisting of two outdoor units and indoor ducted units. This will eliminate all chilled water piping, valves, fittings, chilled water pumps CHWP 1 & 2, buffer tank B-2, air separator AS-1, glycol feed pump GF-1, expansion tank ET-2, and the under ground piping heat trace system. Includes removing the underground chilled water lines feeding the building and replacing them with refrigerant piping run above grade. Includes pre-insulated refrigerant piping line sets and Type L ACR piping with insulation. Includes replacing the Specified DOAS Unit with a Renewaire Energy Recovery Unit with External Duct Heating Coil, as there would be no more chilled water system to feed this unit if this item is accepted. The added cooling load has been allowed for in the sizing of the ducted indoor units and Mitsubishi VRF System.	(\$161,121.00)			
21	Delete spec section 23 25 00 HVAC System Water Treatment. This eliminates the chemical feed pump systems as well as system treatment chemicals that would have to be monitored, maintained and altered as the system ages	(\$11,197.00)			
22	Remove Glycol Mixing Station GF-1 from Boiler System and install a tee, pressure gauge, fill point, hoses, 120v transfer pump, and a 50 gallon drum of pre mixed glycol for the heating system	(\$6,800.00)			
23	Replace the Cast Iron No hub drainage waste and vent piping in the building with PVC Pipe and Fittings with firestops and fire caulking	(\$37,807.00)			
24	Delete plumbing/mech commissioning involvement if not a requirement	(\$14,100.00)			
25	Remove vibration isolation and seismic bracing from the project due to all equipment that poses a risk of vibration noise come from the factory with internal vibration	(\$25,650.00)			
26	Remove the requirement of MEP coordination drawings	(\$19,000.00)			
27	Remove The dehumidification unit DHU-1 from evidence storage and install Namco RW-150 dehumidifier. Add indirect waste for condensate removal	(\$13,780.00)			
28	Replace the Sally Port Trench Drains with four (4) 4" standard floor drains	(\$7,973.00)			
29	Remove the specified Dog Kennels P-17 and replace them with Vibrant Life 48" Wire Dog Crate. Replace the Dog Wash Station P-16 with a 3/4" domestic hot water tempering valve, thermometer, hose, and hose sprayer	(\$16,161.00)			
30	Replace the scheduled boilers with Veissman Boilers with an insulated low loss header, eliminates the need for buffer tank BT-1	(\$11,737.00)			

31	Provide R-30 spray foam applied Air Vapor Barrier in lieu of fluid applied & 4" rigid insulation at all exterior walls	(\$17,200.00)			
32	Delete site bollards at sidewalk	(\$18,750.00)			
33	Fund paving under alternate source	(\$100,000.00)			
34	Fund gravel for driveway under alternate source	(\$65,000.00)			
35	Fund waterline into site under alternate source	(\$75,000.00)			
36	Change all bullet-resistant doors, frames, windows & glass from UL 752 Level 4 to Level 3	(\$59,103.00)			
37	Reduce rating on two(2) STC wood doors from STC 52 to STC 40	(\$9,420.00)			
38	Change detention doors & frames at the three (3) Holding openings to 14 gauge frames & 14 gauge steel stiffened commercial grade doors	(\$7,320.00)			
39	Allow equal entry mats from Matter Surfaces	(\$1,500.00)			
40	Change LVT wear layer from 30 mil to 20 mil	(\$1,800.00)			
41	Change static VCT to standard VCT	(\$1,150.00)			
42	Change resinous flooring from double flake to single flake (assumes Alternate 7 deduct is accepted; can't be taken with item #17)	(\$3,000.00)			
43	ELECTRICAL VE	PENDING			
	TOTALS	(\$1,386,682.00)	\$0.00	\$0.00	\$0.00

	Ganneston Original Base Bid	\$13,040,000.00			
	Base Bid Misappropriated Sales Tax	(\$94,135.00)			
	Base Bid Sub/Supplier Credits	(\$60,921.00)			
	Alternate 5 Deduct Reconciliation	(\$81,600.00)			
	Ganneston Revised Base Bid	\$12,803,344.00			
	City Acceptance of All Deduct Bid Alternates	(\$210,535.00)			
	Ganneston Revised Base Bid + Deduct Alternates	\$12,592,809.00			
	Revised Price If All VM Accepted	\$11,206,127.00			
	Revised Price With Accepted VM	TBD			

Contract to install foundation before winter 2025:
Includes site demo, site cut/fills, excavate & backfill for foundation, install foundation complete excluding slabs, provide steel shop drawings & material for steel embeds & anchor bolts, foundation dampproofing & waterproofing, and covering foundation for winter protection

\$1,522,400.00

