



QCUSD- EHS Bus Lane

ROM Budget 01.29.20

LOCATION: 9560 E. Ray Rd, Mesa, AZ

ARCHITECT: Orcutt|Winslow

DURATION(mnths): 1.5

WARRANTY(yrs): 2

SITE ACREAGE: 0.76

SQUARE FOOTAGE: 33,310

#	Description		Base Price
	GENERAL REQUIREMENTS		\$1,050
GR1	General Requirements		\$1,050
MT/SI	Material Testing / Special Inspection	By Owner	\$0
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$0
	SITE WORK (ROUGH)		\$103,641
6	Surveying/Staking	CORE	\$1,999
7	Earthwork & Paving	CORE	\$95,543
8	Site Utilities	CORE	\$6,100
	SITE WORK (FINISH)		\$57,630
15	Landscaping & Irrigation	CORE	\$8,141
18	Fencing & Gates	CORE	\$9,000
19	Site Concrete	CORE	\$40,489
	STRUCTURE		\$0
	ENCLOSURE		\$0
	INTERIOR FINISHES		\$0
	SPECIALTIES		\$0
	EQUIPMENT		\$0
	MEP SYSTEMS		\$0
	SPECIAL SYSTEMS		\$0
	CONTINGENCIES & ALLOWANCES		\$7,409
3.0%	Construction Contingency		\$7,409

Subtotal		\$169,730
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	GENERAL CONDITIONS		SUB TOTAL
REQUIRED	General Conditions		\$47,280
REQUIRED	Spare		\$0

Subtotal (with GC's and Prof. Services)		\$217,010
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Subtotal (with GC's, Prof. Services, & Insurance)		\$221,973
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Subtotal (with GC's, Prof Services, Insurance, & Tax)		\$234,614
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RATE	CONTRACTOR'S FEE		SUB TOTAL
5.00%	Construction Manager At Risk Fee	\$246,962	\$12,348

Subtotal (GC's, Prof Services, Insurance, Tax, & Fee)		\$246,962
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	Estimate Amount
Estimate Total	\$246,962
	\$/SF \$7.41

The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this proposal. All costs are developed through site walk conducted on January 6, 2020, and the scope clarifications below

Assumptions, Clarifications, & Exclusions

Schedule

- Anticipated Start: TBD
- Long Lead Items: N/A
- Projected Duration: 6 weeks

Contingency & Allowances

- **We have included a 3% Contractor Contingency (of \$7,193) in this proposal** – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope established in this proposal and may require further clarification or coordination. These costs may include but are not limited to scope gap, coordination issues between trades, overtime, expediting, missed scope during subcontractor bidding process, etc. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- **We have NOT included a Design Contingency in this proposal** - Design Contingency is intended to be used at CORE's discretion to cover costs associated with the completion of the design and/or scopes of work for which sufficient detail was not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder.
- **We have NOT included an Owner Contingency in this proposal** – Owner Contingency is intended to be used to cover owner and/or architect added scopes of work which are known or included at time of this proposal to determine a definitive cost for wish list or extra items.
- **We have NOT included an Escalation Contingency in this proposal** – Owner Contingency is intended to be used to cover owner and/or architect added scopes of work which are known or included at time of this proposal to determine a definitive cost for wish list or extra items.

General Assumptions

- This cost proposal is considered a Lump Sum, not line item Estimate.
- Unless otherwise included in scope below, CORE has not included any costs for permits, including but not limited to: building permit, systems permit, or dust control.
- All approved value engineering savings will be added to the Contractor's Contingency.
- All un-used Contractor's Contingency or Owner's Allowance will be credited back to Owner.
- General Conditions and/or General Requirements are considered cost of the work.
- A registered professional did not provide sealed plans or specifications and therefore no form of permit is in place. CORE Construction, Inc., shall not be held responsible for performance of systems or equipment, code interpretations, engineering, etc. requirements and will perform the requested scope of work as defined by the Owner representative(s).
- Proposal valid for 30 days, unless otherwise directed by CORE Construction.

Specific Assumptions

DEMOLITION – N/A

SITE WORK (ROUGH) –

- **Survey & Layout** – Survey and layout of access road grades, paving, and curbs.
- **Earthwork & Paving** –
 - Rough Grading at north end of bus lane
 - Asphaltic Concrete Paving –
 - We assume 2" AC on 3" ABC at existing bus lane currently graded with ABC in place.
 - We assume 2" AC on 5" ABC at north end of bus lane from existing to Point 22 Road.
 - We have included haul-off of spoils.
 - We have not included excavation of the new retention area at the North Parking Lot.
- **Site Utilities** – We have not included storm drainpipe to the new retention area at the North Parking Lot.

SITE WORK (FINISH) –

- **Landscaping & Irrigation** –
 - We have included turf put back at the areas adjacent to the practice field
 - We have included decomposed granite at the west side of the bus lane between the existing bus lane and Point 22 Road.
- **Fencing & Gates** –
 - We have included a vehicle gate at the bus lane entrance on Point 22 Road.
 - We have included 6'-0" high chain link gates at the north and south end of the bus lane.
- **Site Concrete** –
 - We have included a vertical concrete curb along the entire length of both sides of the bus lane.

STRUCTURE – N/A

ENCLOSURE – N/A

INTERIOR FINISHES – N/A

SPECIALTIES – N/A

EQUIPMENT – N/A

MEP SYSTEMS – N/A

SPECIAL SYSTEMS – N/A

Specific Exclusions

- Hazardous Material Abatement
- Costs associated with Material Testing and/or Special Inspections
- Costs associated with General Building Inspections
- FF & E – Furniture, Fixtures, and Equipment (by Owner)
- Structural modifications (i.e. - Steel, Concrete & Masonry removal or replacement)



- Signage (by Owner)
- Visual Display Boards
- Finish Carpentry & Millwork
- Fire Sprinkler & Alarm Systems
- Fire Extinguisher's, AED's & Cabinets
- HVAC Systems, Controls & Test and Balance
- Access Doors & Frames
- Security Systems (i.e. - Camera's, Access Control, etc.)
- Structured Cabling (i.e. - Voice & Data, Cable, etc.)
- Audio/Visual Systems (i.e. - Displays, Speakers, Projectors, Screens, etc.)
- Electrical Power or Lighting