

Agua Fria Unified School District
Millennium HS Gymnasium
GMP #01 - Make Ready Package
December 9, 2020
Building Summary Breakdown



Description		GMP #01 - Mobilization - Softball Field
Interior Demolition		GMP #02
Building Concrete		GMP #02
Masonry		GMP #02
Structural Steel		GMP #02
Rough Carpentry		\$8,500
Architectural Wood Casework		GMP #02
Thermal Insulation		GMP #02
EIFS		GMP #02
Roofing / GSM		GMP #02
Metal Wall Panels/Air Barrier		GMP #02
Joint Sealants		GMP #02
Doors, Frames and Hardware		GMP #02
Coiling Doors and Grilles		GMP #02
Aluminum Storefront / Doors / Glass		GMP #02
Metal Stud / Gypsum Board Assemblies		GMP #02
Tiling		GMP #02
Acoustical Ceilings		GMP #02
Flooring		GMP #02
Painting		GMP #02
Visual Display Units		GMP #02
Signage		GMP #02
Wall and Door Protection		GMP #02
Toilet, Bath, and Laundry Accessories		GMP #02
Lockers		GMP #02
Athletic Equipment		GMP #02
Window Treatments		GMP #02
Entry Feature Allowance		GMP #02
Fire Suppression		GMP #02
Plumbing		GMP #02
HVAC		\$311,200
Electrical Fire Alarm / Spec Sys Rough-in		GMP #02
Soil Treatment		GMP #02
Survey / Layout		\$500
Site Demolition		\$1,028
Grading		\$41,005
Asphalt and Stabilized DG Paving		GMP #02
Site Concrete		GMP #02
Fences and Gates		\$31,729
Landscaping/Irrigation		\$67,044
Site Wet Utilities		GMP #02
Site Electrical		GMP #02
Direct Cost		\$461,006
General Conditions		\$75,000
Subtotal Direct Cost		\$536,006
Construction Contingency		\$16,080
Estimating Contingency		\$16,080
General Liability Insurance		\$139,779
Builders Risk Insurance		\$24,267
Performance & Payment Bond		\$101,436
Contractor Fee		\$46,526
Sales Tax		\$50,346
Total Construction Cost		\$930,520



**Agua Fria Union High School District
Millennium High School
Goodyear, Arizona**

Gymnasium Facility & Renovations – GMP #01 Deliverable

Clarifications/Qualifications

December 9, 2020

Owner: Agua Fria Union High School District
1481 N. Eliseo Felix Jr. Way
Avondale, AZ 85323

Architect: BWS Architects
341 E. Camelback Rd., #100
Phoenix, AZ 85012

General Contractor: McCarthy Building Companies
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016

PROPOSAL QUALIFICATIONS

General

1. Includes McCarthy's general liability and builders risk insurances.
2. Includes McCarthy's performance & payment bonds.
3. Includes a 2yr warranty.
4. Pricing includes a 3% Design Contingency and a 3% Construction Contingency.
5. Excludes all FF&E items which are assumed to be office furniture, Team Room desks/tables/chairs/smart boards/TVs, Office desks/tables/chairs, Concession area appliances or stainless steel cabinets/table tops, scorer's tables, wrestling mats or practice mat flooring, team benches, laundry equipment, uniform storage systems, athletic equipment storage systems, any athletic equipment or training equipment not specifically noted below as included.
6. Excludes plan review and building permit fees.
7. Excludes water and sewer development fees.
8. Excludes fees for Power Company service, equipment, and connections.
9. Excludes Health Department fees and inspections.
10. Excludes third party special inspection and testing fees.
11. The parties acknowledge the ongoing risk and uncertainty regarding unusual and severe material shortages, price increases, delays and other impacts caused by tariffs, trade wars, natural disasters, state or national emergencies, pandemics (including COVID-19) and actions of government or authorities having jurisdiction in connection with such events. The parties acknowledge it is not possible to accurately price such risks prior to the effective date of the Contract. Accordingly, in the event Contractor's costs for labor, materials or equipment increase over the Contractor's estimated costs or Contractor is delayed in the performance of the Work as a result of any such cause(s) beyond the control of Contractor, Contractor shall have the right to an equitable adjustment of the [Contract Price] and/or [Contract Time], as appropriate."
12. The Estimate reflects current market conditions and excludes any future escalation.
13. McCarthy has assumed that no staff or students will be onsite throughout the summer. Buildings for access must comply with McCarthy phasing plan.
14. McCarthy reserves the right to self-perform any scope of work necessary to maintain the project schedule, safety and quality expectations as set forth by AFUHSD.
15. Excludes insurance for existing facilities (assumes this is currently carried by the Owner and is not required by McCarthy).
16. Excludes demolition of existing barn/structures and new practice fields in NW Corner (see Trend Log).
17. Excludes parking lot to north of new Gym (see Trend Log).

Allowances

18. \$311,200 included for early purchase of Mechanical Equipment.

GMP #01 – MAKE READY / EQUIPMENT / RELOCATION OF SOFTBALL FIELDS

HVAC & Controls

19. Allowance includes cost to pre-purchase four 30ton air handling units for gymnasium building. Any unused funds remaining after purchase of equipment will be re-allocated for inclusion in GMP #02.

Earthwork and Paving

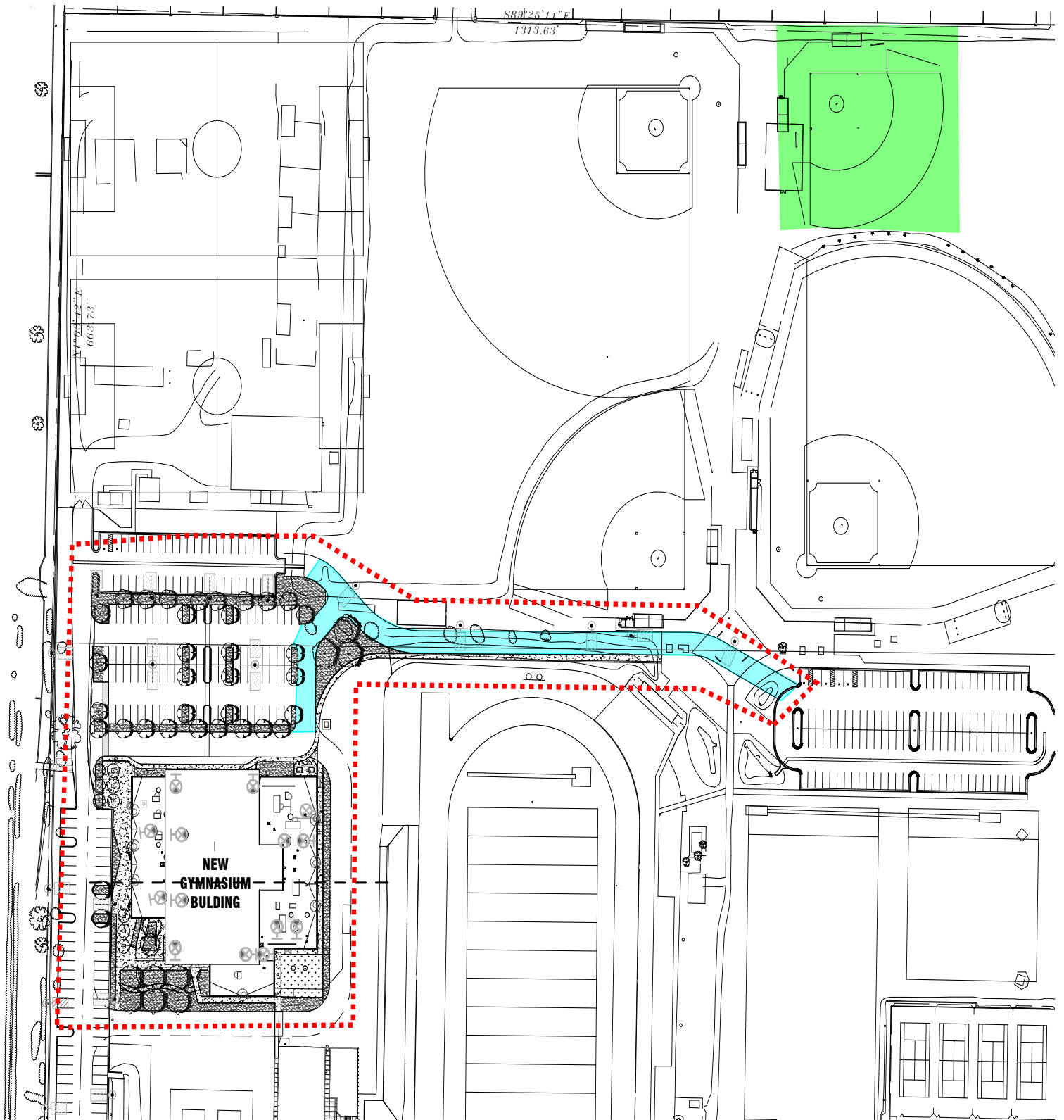
20. Assumes site will balance, no import or export of material.
21. Removal of existing concrete walk and curb near east parking lot for temporary access road for construction.
22. Placement of ABC for temporary construction access road on north.
23. Grading of new softball field in northeast corner of site.
24. Excludes crack repair or seal coat of any existing asphalt paved areas.
25. Excludes haul off existing turf (to be buried beneath practice field during grading).
26. Excludes any re-striping of existing.
27. Excludes Rock Excavation or Hard dig, if cannot be ripped by 140 H Blade or equivalent.

Fences and Gates

28. Relocated existing softball field backstop, fencing, benches, and dugouts to new location. Layout to be same. New material to be provided where existing cannot be relocated.
29. New canvas covering over dugouts.

Landscape and Irrigation

30. Irrigation system for new softball field. Assumes existing irrigation line is sized to provide adequate water supply for new irrigation area.
31. Includes seed at new softball field and new infield soil mixture.
32. Excludes modifying or upsizing existing irrigation controllers.



Agua Fria Unified School District
Millennium HS Gymnasium
GMP #01 and DD Budget Update
December 9, 2020
Building Summary Breakdown



Description	GMP #01 - Mobilization - Softball Field	GMP #02 DD Budget TOTAL	GMP #01 & GMP #02DD Budget TOTAL
Interior Demolition		\$19,176	\$19,176
Building Concrete		\$540,766	\$540,766
Masonry		\$551,398	\$551,398
Structural Steel		\$1,013,880	\$1,013,880
Rough Carpentry	\$8,500	\$47,915	\$56,415
Architectural Wood Casework		\$92,660	\$92,660
Thermal Insulation		\$73,456	\$73,456
EIFS		\$90,024	\$90,024
Roofing / GSM		\$804,064	\$804,064
Metal Wall Panels/Air Barrier		\$705,708	\$705,708
Joint Sealants		\$56,894	\$56,894
Doors, Frames and Hardware		\$253,382	\$253,382
Coiling Doors and Grilles		\$16,440	\$16,440
Aluminum Storefront / Doors / Glass		\$238,298	\$238,298
Metal Stud / Gypsum Board Assemblies		\$743,175	\$743,175
Tiling		\$65,145	\$65,145
Acoustical Ceilings		\$230,910	\$230,910
Flooring		\$437,629	\$437,629
Painting		\$183,142	\$183,142
Visual Display Units		\$16,481	\$16,481
Signage		\$15,207	\$15,207
Wall and Door Protection		\$2,158	\$2,158
Toilet, Bath, and Laundry Accessories		\$60,494	\$60,494
Lockers		\$80,762	\$80,762
Athletic Equipment		\$811,160	\$811,160
Window Treatments		\$35,165	\$35,165
Entry Feature Allowance		\$226,050	\$226,050
Fire Suppression		\$136,049	\$136,049
Plumbing		\$498,126	\$498,126
HVAC	\$311,200	\$894,967	\$1,206,167
Electrical Fire Alarm / Spec Sys Rough-in		\$1,663,404	\$1,663,404
Soil Treatment		\$11,355	\$11,355
Survey / Layout	\$500	\$25,944	\$26,444
Site Demolition	\$1,028	\$9,761	\$10,789
Grading	\$41,005	\$164,874	\$205,879
Asphalt and Stabilized DG Paving		\$13,871	\$13,871
Site Concrete		\$110,662	\$110,662
Fences and Gates	\$31,729	\$61,804	\$93,533
Landscaping/Irrigation	\$67,044	\$160,793	\$227,837
Site Wet Utilities		\$287,880	\$287,880
Site Electrical		\$103,706	\$103,706
Direct Cost	\$461,006	\$11,554,733	\$12,015,739
General Conditions	\$75,000	\$1,331,238	\$1,406,238
Subtotal Direct Cost	\$536,006	\$12,885,971	\$13,421,977
Construction Contingency	\$16,080	\$386,579	\$402,659
Estimating Contingency	\$16,080	\$386,579	\$402,659
General Liability Insurance	\$139,779	\$0	\$139,779
Builders Risk Insurance	\$24,267	\$0	\$24,267
Performance & Payment Bond	\$101,436	\$0	\$101,436
Contractor Fee	\$46,526	\$762,892	\$809,418
Sales Tax	\$50,346	\$825,528	\$875,874
Total Construction Cost	\$930,520	\$15,247,548	\$16,178,068