



Estimate Cover Letter

Date: May 10, 2021
Owner: Dysart Unified School District
Project: West Point Elementary, Entry Modifications
Location: 13700 W Greenway Rd, Surprise, AZ 85374
Contact: Bob Young
Procurement: 1GPA 18-15PV-09

McCarthy Building Companies, Inc. is pleased to submit this Estimate to you. The development of this scope of work and proposal were created to match the existing materials and construction means as defined by the end user.

Project Cost	\$	850,543
Owner Contingency	\$	42,527
Total	\$	893,071

This Estimate amount includes sales tax, bond, insurance, and fee. Upon request, a meeting can be scheduled to review the scope and estimate further at your convenience.

Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jared Storms", is written over a light blue horizontal line.

Jared Storms, LEED AP
Director
McCarthy Building Companies, Inc.

Basis of Estimate

The Basis of this Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this Estimate dated 5/10/2021.

All costs are based on drawings dated 04/23/2021 by HESS - ROUNTREE, INC.

Proposal Exhibits:

- A - Summary Estimate
- B - Estimate Detail
- C - Clarifications & Assumptions
- D - Estimate Variance Report
- E - Quantity Takeoff Exhibit

Clarifications:

All work is to be performed during normal business hours between 6AM and 3PM. Work site area and access to be available during normal business hours. See attached exhibit C for additional clarifications.

Exclusions:

Permits, unforeseen conditions, revisions in the field to accommodate the errors of others, identification and/or removal of hazardous materials, any work not specifically identified in the scope of work, premium time, overtime, holiday work. Please see attached exhibit C for additional clarifications and assumptions.

Contingency: \$ 42,527

This Owners Contingency has been provided as directed as an "***allowance***" to address any unforeseen conditions that may arise during construction. Unused Owner's Contingency will be returned to the owner at the close of the project.

Exhibit A - Summary Proposal



Customer: Dysart Unified School District
Address: 15802 N. Parkview Place
Address:
City, State ZIP: Surprise, AZ 85374
Contact Name: Bob Young
Contact #: 623-876-7028
Contact Email: bob.young@dysart.org

Project Name: West Point Elementary, Entry Modifications
Project Number:
Estimate Number:
Date: Wednesday, May 26, 2021
Location: 13700 W Greenway Rd, Surprise, AZ 85374
Procurement: 1GPA 18-15PV-09
Bid Type: JOC

SHEET	DESCRIPTION	QTY	UNIT	UNIT COST	District Cost	Onsite Adjacent Ways	Offsite Adjacent Ways	Total All Areas
GC's	GENERAL CONDITIONS				\$ 8,404	\$ 98,335	\$ 12,761	\$ 119,500
	Project Management	1	LS	\$ 40,000.00	\$ 4,904	\$ 29,835	\$ 5,261	\$ 40,000
								\$ -
	TEMPORARY SITE FACILITIES							
	Jobsite Support Costs (Traffic Control, SWPPP, etc.)	1	LS		\$ 3,500	\$ 18,500	\$ 7,500	\$ 29,500
	Allowance for Drainage Channel Diversion/Bypass	1	LS			\$ 50,000		\$ 50,000
02 40 00	Demolition and Structure Moving				\$ 2,817	\$ 26,852	\$ 17,273	\$ 46,942
		1	LS	\$ -	\$ 2,817	\$ 26,852	\$ -	\$ 29,669
							\$ 17,273	\$ 17,273
03 31 00	Structural Concrete				\$ 6,800	\$ 246,804	\$ -	\$ 253,604
		1	LS	\$ -	\$ 6,800	\$ 246,804	\$ -	\$ 253,604
								\$ -
03 37 00	Specialty Placed Concrete				\$ -	\$ 6,750	\$ -	\$ 6,750
		1	LS	\$ -	\$ -	\$ 6,750	\$ -	\$ 6,750
03 47 00	Site-Cast Concrete				\$ 18,239	\$ 10,930	\$ 65,384	\$ 94,552
		1	LS	\$ -	\$ 18,239	\$ 10,930	\$ 65,384	\$ 94,552
04 22 00	Concrete Unit Masonry				\$ 13,908	\$ -	\$ -	\$ 13,908
		1	LS	\$ -	\$ 13,908	\$ -	\$ -	\$ 13,908
05 52 00	Metal Railings				\$ -	\$ 3,570	\$ -	\$ 3,570
		1	LS	\$ -	\$ -	\$ 3,570	\$ -	\$ 3,570
26 00 00	Electrical				\$ -	\$ 7,500	\$ 21,375	\$ 28,875
		1	LS	\$ -	\$ -	\$ 7,500	\$ 21,375	\$ 28,875
31 22 00	Grading & Earthwork				\$ 9,632	\$ 44,585	\$ 15,321	\$ 69,537
		1	LS	\$ -	\$ 9,632	\$ 44,585	\$ 15,321	\$ 69,537
32 12 00	Asphalt Paving				\$ 9,725	\$ 24,516	\$ 24,667	\$ 58,908
		1	LS	\$ -	\$ 9,725	\$ 24,516	\$ 24,667	\$ 58,908
32 17 00	Signage & Striping				\$ 800	\$ 1,800	\$ 1,800	\$ 4,400
		1	LS	\$ -	\$ 800	\$ 1,800	\$ 1,800	\$ 4,400
32 30 00	Landscaping & Irrigation				\$ 23,585	\$ -	\$ -	\$ 23,585
		1	LS	\$ -	\$ 23,585	\$ -	\$ -	\$ 23,585
		1	LS	\$ -	\$ -	\$ -	\$ -	\$ -

Exhibit A - Summary Proposal



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SHEET	DESCRIPTION	QTY	UNIT	UNIT COST	District Cost	Onsite Adjacent Ways	Offsite Adjacent Ways	Total All Areas
					BASE PRICE	ALTERNATE 1	ALTERNATE 2	ALTERNATE 2
	SUB TOTAL				\$ 93,909	\$ 471,642	\$ 158,580	\$ 724,130
	Warranty			0.00%	Included	Included	Included	Included
	Builder's Risk Insurance			1.20%	\$ 1,127	\$ 5,660	\$ 1,903	\$ 8,690
	BASE BID, WARRANTY, AND BUILDRES RISK SUB TOTAL				\$ 95,035	\$ 477,302	\$ 160,483	\$ 732,820
	Insurance			0.912%	\$ 867	\$ 4,353	\$ 1,464	\$ 6,683
	Bond			0.920%	\$ 882	\$ 4,431	\$ 1,490	\$ 6,803
	Sales Tax (65% of...)			5.525%	\$ 5,347	\$ 26,856	\$ 9,030	\$ 41,233
	Contractor's Fee			8.000%	\$ 8,171	\$ 41,035	\$ 13,797	\$ 63,003
	BASE BID, WARRANTY, BUILDRES RISK, INSURANCE AND BONDS, WITH SALES TAX AND CONSTRUCTION FEE SUB TOTAL				\$ 110,302	\$ 553,978	\$ 186,263	\$ 850,543
	Owners Contingency			5%	\$ 5,515	\$ 27,699	\$ 9,313	\$ 42,527
	TOTAL				\$ 115,817	\$ 581,677	\$ 195,577	\$ 893,071



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Exhibit C – Estimate Clarifications & Assumptions

The following are based upon HESS – ROUNTREE, INC. dated 04/23/2021.

00 - General Items:

1. Pricing assumes construction through end of Q3, 2021.
2. Revision 5/21/2021 includes deceleration lane per HESS – ROUNTREE Sketch dated 5/18/2021

01 – General Conditions & Requirements

3. Assumes access to parking facilities on South west side of building will not require access during construction.

02 – Existing Conditions / Demo

4. One (1) tree and ten (10) shrubs have been removed and assumed to be disposed of off-site. Transplanting of trees or bushes have not been included. Assumes existing HVAC unit serving the classroom shall remain undisturbed.
5. Existing box culverts, guardrails components to remain. (Demo of East Headwall for extension has been included).

03 – Concrete

6. Patch back of canal shotcrete lining has been included at location of new headwall only.
7. Sidewalk ramp assumed to have grooved sidewalk patterns for crosswalks to meet ADA requirements. Truncated dome plates have not been included.
8. Two (2) Cofferdams and one (1) bypass pump system are included for box culvert work for rain events. See allowance on summary sheet.

04 – Masonry

9. Masonry screen infill wall included to match existing in block type and color.

10 – Specialties

10. Signage & striping included only for district parking lot and new entry drive. New striping, stop bars, signage and similar have not been included for Greenway Road.

26 – Electrical

11. Pole bases, pedestal, induction loops or other equipment to future traffic signal have NOT been included. One (1) raceway has been included under the new entrance for future intersection signalization.
12. Relocation of one (1) existing light pole at CUP entrance drive has been included. It is assumed acceptable to reuse light pole, fixture and wiring.



A McCarthy Holdings, Inc. company



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31 – Landscaping

13. *Decomposed granite at former entry/exit has been assumed to match existing at 2" thickness.*
14. *An addition of fifteen (15) 1-Gal. shrubs have been included for newly landscaped areas. It is assumed that existing irrigation system can be tapped in to support new plants.*
15. *Modifications to existing irrigation system have been included for areas affected by driveway realignment. New zones or home runs to valve boxes, unless located adjacent to work area are not included.*

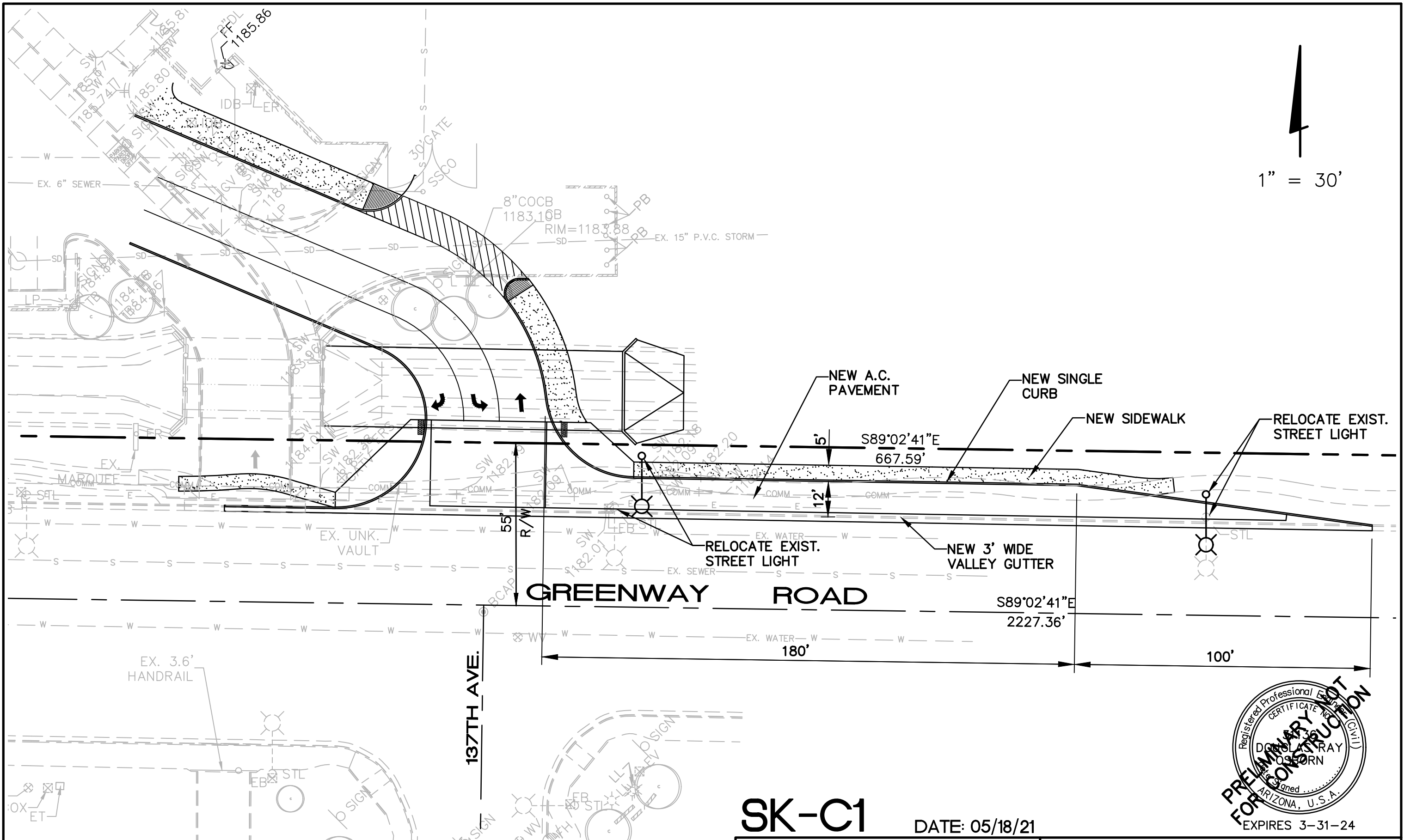
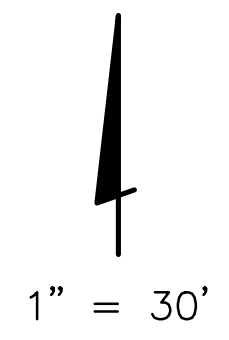
32 – Earthwork

16. *A soils report was not provided. Site conditions are assumed to not require any overexcavating or recompacting other than a 10" scarify, moisture conditioned and compacted surface for box culvert, new concrete hardscape and AC pavement.*



A McCarthy Holdings, Inc. company

ROC Arizona Contractors License Nos. A 080910, B-1 080911, Air Conditioning & Refrigeration License No. 138400, Plumbing License No. 251222,
Nevada Contractors License Nos. AB 0066125, B 0011780, C-5 0069589, New Mexico Contractors License No. 019226



SK-C1

DATE: 05/18/21

TITLE: DRIVEWAY ADDITION & RIGHT TURN LANE AT WEST POINT ELEMENTARY SCH.				
DES.	DRN.	CKD.	JOB NO.	
DRO	ANM	DRO	2103-01	



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
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