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DD Budget Proposal

January 11, 2022

VIA ELECTRONIC MAIL

Mark Gomes
Florence Unified School District
Florence, AZ
1GPA - #18-15PV-05
#20-04-161 – Walker Butte K-8 Adjacent Ways

Dear Mark,

On behalf of CORE Construction, I am pleased to submit our budget proposal for this "Design Development" stage of design. Enclosed you will find the basis of estimate clarifications and schedule of values which includes the requested scope of work, general conditions, sales tax, bonds, insurances, and fee.

Total Proposal – \$729,928

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ricardo Jimenez", written in a cursive style.

Ricardo Jimenez
CORE Construction, Inc.

The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this proposal. This proposal is based upon the most recent plans issued to CORE, dated June 4, 2021, and the scope clarifications below.

Assumptions, Clarifications, & Exclusions

Schedule

- Anticipated Start: Fall 2021
- Long Lead Items: N/A – Asphalt pricing is held until April 1, 2022.
- Projected Duration: 6 weeks

Contingency & Allowances

- We have included a 7.5% Contractor Contingency in this proposal – This 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 – This 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.
- We have NOT included an Owner Contingency in this proposal – This is intended to be used to cover any added scopes of work which are unknown and therefore not included at time of this proposal to determine a definitive cost for wish list or extra items.
- We have included a 5% Escalation Contingency in this proposal – This is intended to be used to cover escalation of materials, equipment and labor if the project scheduled start is known to be 3+ months from date of this proposal.

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 Contingency or Allowance will be credited back to Owner.
- We assume normal working hours.
- General Conditions and/or General Requirements are considered cost of the work.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs
- 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.

- The Date of Commencement of the Work shall mean the date of commencement of the Construction Phase. The Construction Phase shall be approximately five (5) days from Construction Manager's receipt of the latter of the following:
 - Fully executed Job Order.
 - Issuance of Site Permit, Building Permit, and any other permits required to commence the Work.
 - Owner's Notice To Proceed with Construction.

Specific Assumptions

DEMOLITION –

- Dust Permit – Includes the cost of the procurement of a dust permit. The cost of construction water, track-out, and dust control is captured in other scopes of work.

SITE WORK (ROUGH) –

- Material Testing – Includes the material testing associated with earthwork, paving and concrete, as recommended by the geotechnical report.
- Survey & Layout – Includes the boundary layout and construction staking detailed within the civil plans, as required to complete construction.
- Demolition & Earthwork – Includes the site demolition of existing asphalt, curbs, sidewalks, and 3 light pole bases, as required, to complete the installation of the new civil improvements. This includes all saw cutting, removals and haul-off. This does not include any removal of ACM or structural demolition. Includes the earthwork required to move cuts to fills and export approximately 51 cubic yards of soil to an off-site dump.
- Paving – Includes the installation of paving as shown on the civil plans, including fine grading, moisture conditioning and compacting subgrade to +/- 0.10 feet, constructing a 6 inch aggregate base course (ABC) section, fine grade aggregate base course and compact to grade, and lastly pave approximately 18,792 square feet with 1/2 Inch MAG asphalt surface course to an average finished depth of 3 inches after compaction with a steel wheeled vibratory roller. This does not include any removals, replacements or patching of asphalt paving outside of the area shown on the plans.

SITE WORK (FINISH) –

- Site Signage & Striping (Allowance) – Reserved for the installation of code required fire lane / bus lane signage, striping and curb painting. This does not include any directional, wayfinding, digital, lighted or auxiliary signage.
- Landscaping & Irrigation (Allowance) – Reserved for repairs, as required, to landscaping and irrigation directly impacted by the project scope of work. This does not include any additional landscape and irrigation that was not previously existing.
- Fencing (Allowance) – Reserved for the modifications to existing chain link fencing and gates, as required, to create construction access points, reroute traffic/parking as the schedule/logistics dictate and as the final plan dictates to maintain access onsite post-construction. This does not include any new fencing outside of those areas directly impacted by the project scope of work.
- Site Concrete – Includes the forming and pouring of all site concrete per plans, including 2 Foot Wide Ribbon Curb (2,132 Linear Feet). This does not include any new concrete outside of those areas specifically noted in the plans.

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)
- Non-Firelane Signage (by Owner)
- Security Systems (i.e. - Camera's, Access Control, etc.)
- Structured Cabling (i.e. - Voice & Data, Cable, etc.)
- Electrical Systems (Site Lighting, Site Power, etc.)
- Site Utilities (Storm Sewer, Sanitary Sewer, etc.)

