

Exhibit A1 - GMP SOV

Higley Unified School District

**Phase II - Campus & Site Improvements**

February 27, 2023

7,029

SF, BUILDING

DIV	DESCRIPTION	SITE	BUILDING	ADJACENT WAYS	TOTAL COST
1A	Project Requirements	2,852	2,852	13,308	19,011
1B	Survey, Layout, Locating & Potholing	12,760	0	2,640	15,400
2A	Demolition	56,937	34,745	15,447	107,129
3A	Concrete	119,147	0	100,554	219,701
4A	Masonry	10,147	7,152	0	17,299
5A	Structural Steel	1,950	1,273	0	3,223
6A	Rough Carpentry	0	17,523	0	17,523
7A	Insulation	0	1,486	0	1,486
7F	Caulking & Sealants	7,368	4,569	0	11,937
8A	Doors Frames & Hardware	0	3,526	0	3,526
9A	Framing & Drywall	0	105,550	0	105,550
9B	Stucco/EIFS	3,869	0	0	3,869
9C	Tile	0	255,522	0	255,522
9E	Flooring	0	109,048	0	109,048
9F	Paint	742	31,673	0	32,415
10A	Specialties	1,939	155,371	0	157,310
10B	Signage	0	2,812	0	2,812
21A	Fire Protection	0	20,500	0	20,500
22A	Plumbing	0	330,500	0	330,500
23A	HVAC	0	24,602	0	24,602
26A	Electrical	135,943	79,217	23,990	239,149
26B	Fire Alarm	0	22,141	0	22,141
31A	Earthwork	197,561	0	85,185	282,746
32A	Fencing	189,694	0	0	189,694
32B	Landscaping	52,803	0	4,120	56,923
33A	Site Utilities	36,224	0	0	36,224
80A	General Conditions	20,951	20,951	97,769	139,671
	Materials Testing	by Owner	by Owner	by Owner	0
	Special Inspections	by Owner	by Owner	by Owner	0
	Permit Fees	by Owner	by Owner	by Owner	0
	Architectural & Engineering Fees	by Owner	by Owner	by Owner	0
	Project/Owner/Contractor/City Contingency	12,517	18,109	5,046	35,671
	Escalation Contingency	10,013	14,487	4,037	28,537
	Liability Insurance	13,017	18,833	5,248	37,098
	Builder's Risk Insurance	6,509	9,416	2,624	18,549
	Payment & Performance Bond	10,013	14,487	4,037	28,537
	Contractor Fee	50,067	72,434	20,183	142,684
	Gross Receipts Tax	48,318	69,904	19,478	137,701
	<b>TOTAL CONSTRUCTION COSTS:</b>	<b>1,001,341</b>	<b>1,448,681</b>	<b>403,665</b>	<b>2,853,687</b>

## Exhibit A1 - GMP ESTIMATE DETAIL

Higley Unified School District

**Phase II - Campus & Site Improvements**

7,029

Building SF

February 27, 2023

DIV	DESCRIPTION	TOTAL QUANTITY	UNIT	TOTAL COST	DIVISION SUM
1B	Survey, Layout, Locating & Potholing				
	Establish Benchmark	8	Hours	800	
	Mass Grading & Limits	16	Hours	1,600	
	Asphalt & Curbs	24	Hours	2,400	
	Wet Utilities	8	Hours	800	
	Hardscape	24	Hours	2,400	
	Additional Surveying	8	Hours	800	
	<u>Misc Survey</u>	0		0	
	Locating Services	2	Trips	3,300	
	Pothole Existing Utilities	2	Trips	3,300	
	<b>Total Survey &amp; Layout</b>	0		0	<b>15,400</b>
		0		0	
2A	Demolition	0		0	
	<u>Selective Demolition</u>	0		0	
	Demo Door/Frame/Hardware	14	EA	3,150	
	Demo Floor Tile	5,531	SF	0	
	Demo Wall Tile/Backer Board	14,802	SF	24,033	
	Demo Countertop	224	LF	2,240	
	Demo VCT (Workroom, Building 200)	669	SF	669	
	Demo CMU Walls	21	SF	1,050	
	Demo Partition Walls	85	SF	353	
	<u>Site Demolition</u>	0		0	
	Demo Curb & Gutter	1,028	LF	8,224	
	Demo Asphalt	5,550	SF	22,200	
	Demo Decomposed Granite	21,064	SF	3,160	
	Demo Vertical Curb	310	LF	930	
	Demo Tree	11	EA	7,425	
	Demo Sidewalk	1,248	SF	5,304	
	Demo Wrought Iron Fence, 6'-0"	48	LF	1,200	
	Demo Sod	7,190	SF	5,393	
	Demo Drive Entrance	426	SF	1,704	
	Demo Valley Gutter	168	SF	672	
	Demo Scaffolding/Salvage	1	EA	2,500	
	Demo Double Swing Gate @ Track (Not Shown)	1	EA	1,250	
	Demo Shrubs	22	EA	1,100	
	Demo/Salvage Trash Enclosure Gate	1	Pair	750	
	Demo CMU Walls	287	SF	1,435	
	Demo 6" PCCP	453	SF	2,718	
	Demo Bollards	4	EA	600	
	Demo Wrought Iron Fence Near Courtyard, 6'-0" (Not Shown on Demo Plans)	36	LF	1,080	
	Demo Wrought Iron Fence @ Recker Rd, 6'-0" (Not Shown on Demo Plans)	158	LF	4,740	
	<u>Engineering Permits &amp; Haul-off</u>	0		0	
	Structural Shoring & Bracing	1	LS	1,750	
	NESHAP Permits	1	EA	1,500	
	<u>Asbestos Abatement</u>	0		0	
	Asbestos Abatement	1	Excluded	0	
	<b>Total Demolition</b>	0		0	<b>107,129</b>
		0		0	
3A	Concrete	0		0	
	<u>Site Concrete</u>	0		0	
	Curb & Gutter	496	LF	18,352	
	Vertical Curb	1,222	LF	37,882	
	Handicap Ramps	262	SF	4,847	
	Valley Gutter	498	LF	24,900	
	Splash Pad @ Retention Basin	137	SF	2,740	
	6" PCCP	448	SF	15,232	
	Continuous Foundations (2'-0" x 1'-0") - Trash Enclosure	3	CY	2,625	
	4" Sidewalk on Native Grade (Grey)	7,212	SF	63,826	

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	Light Pole Bases	3	EA	3,300	
	<u>Misc Concrete</u>	0		0	
	Removals & Replacements, Sidewalk @ New Gate	81	SF	3,240	
	Miscellaneous Concrete Repairs	1	LS/Allowance	5,000	
	Patch Back Courtyard Lighting (Exposed Aggregate)	1,748	SF	37,757	
	<b>Total Concrete</b>	0		0	<b>219,701</b>
		0		0	
4A	Masonry	0		0	
	<u>CMU Site Walls</u>	0		0	
	Site CMU Walls (8-8-16, Grey) - Trash Enclosure	292	SF	10,147	
	<u>Misc Masonry</u>	0		0	
	CMU Repairs (Door Frame Demo)	4	EA	5,800	
	Punch & Dimple HM Frame Install	1	EA	1,352	
	<b>Total Masonry</b>	0		0	<b>17,299</b>
		0		0	
4B	Stone & Veneer	0		0	
	<b>Total Stone &amp; Veneer</b>	0		0	<b>0</b>
		0		0	
5A	Structural Steel	0		0	
	<u>Misc Steel</u>	0		0	
	Steel Bollard	6	EA	1,950	
	Steel Lintel @ New Door	1	EA	1,273	
	<b>Total Structural Steel</b>	0		0	<b>3,223</b>
		0		0	
5B	Prefabricated Metal Buildings	0		0	
	<b>Total Prefabricated Metal Buildings</b>	0		0	<b>0</b>
		0		0	
6A	Rough Carpentry	0		0	
	<u>Backing &amp; Blocking</u>	0		0	
	Miscellaneous Backing & Blocking	1	LS	17,523	
	<b>Total Rough Carpentry</b>	0		0	<b>17,523</b>
		0		0	
6B	Millwork	0		0	
	<b>Total Millwork</b>	0		0	<b>0</b>
		0		0	
7A	Insulation	0		0	
	<u>Interior Wall &amp; Ceiling Insulation</u>	0		0	
	Wall Batt Insulation (R11), Storage & Wing Walls	762	SF	1,486	
	<b>Total Insulation</b>	0		0	<b>1,486</b>
		0		0	
7B	Roofing & Sheet Metal	0		0	
	<b>Total Roofing &amp; Sheet Metal</b>	0		0	<b>0</b>
		0		0	
7C	Metal Panels	0		0	
	<b>Total Metal Panels</b>	0		0	<b>0</b>
		0		0	
7D	Skylights	0		0	
	<b>Total Skylights</b>	0		0	<b>0</b>
		0		0	
7E	Translucent Panels	0		0	
	<b>Total Translucent Panels</b>	0		0	<b>0</b>
		0		0	
7F	Caulking & Sealants	0		0	
	<u>Caulking &amp; Sealants</u>	0		0	

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	Caulking & Sealants, Miscellaneous	7,029	BSF	4,569	
	<u>Site Caulking &amp; Sealants</u>	0		0	
	Site Caulking & Sealants, Miscellaneous	1	LS	7,368	
	<b>Total Caulking &amp; Sealants</b>	0		0	<b>11,937</b>
		0		0	
8A	Doors Frames & Hardware	0		0	
	<u>Interior Doors &amp; Frames</u>	0		0	
	HM Door/Frame/Hardware (3'-0" x 7'-0")	1	EA	3,452	
	<u>Interior Door Hardware &amp; Install</u>	0		0	
	Door Handling & Sorting	1	EA	74	
	<b>Total Doors Frames &amp; Hardware</b>	0		0	<b>3,526</b>
		0		0	
8B	Overhead Doors	0		0	
	<b>Total Overhead Doors</b>	0		0	<b>0</b>
		0		0	
8C	Glass & Glazing	0		0	
	<b>Total Glass &amp; Glazing</b>	0		0	<b>0</b>
		0		0	
8D	Operable Glass Folding Partitions	0		0	
	<b>Total Operable Glass Folding Partitions</b>	0		0	<b>0</b>
		0		0	
9A	Framing & Drywall	0		0	
	<u>Interior Wall Framing</u>	0		0	
	3-5/8" Stud Partition Framing, 2-Side Gyp	388	SF	3,938	
	3-5/8" Stud Framing, 1-Side Gyp (Storage)	374	SF	3,422	
	Cement Backer Board @ Wall Tile Areas	13,409	SF	53,636	
	Gyp Board & Texture Walls, Refinish Existing	4,772	SF	11,930	
	<u>Interior Framed Ceilings</u>	0		0	
	Gyp Board Ceiling, Texture Ceiling	5,844	SF	20,454	
	<u>Interior Finishes &amp; Protection</u>	0		0	
	Finish, Touch-Up	5,534	SF	5,534	
	Finish, Dumpsters & Debris Removal	4	Loads	1,900	
	Finish, Protection	18,943	SF	4,736	
	<b>Total Framing &amp; Drywall</b>	0		0	<b>105,550</b>
		0		0	
9B	Stucco/EIFS	0		0	
	<u>Site Stucco</u>	0		0	
	One-Kote Stucco System, Trash Enclosure	292	SF	3,869	
	<b>Total Stucco/EIFS</b>	0		0	<b>3,869</b>
		0		0	
9C	Tile	0		0	
	<u>Wall Tile</u>	0		0	
	Wall Tile, 9'-0", Epoxy Grout	13,409	SF	255,522	
	<b>Total Tile</b>	0		0	<b>255,522</b>
		0		0	
9D	Acoustical Assemblies	0		0	
	<b>Total Acoustical Assemblies</b>	0		0	<b>0</b>
		0		0	
9E	Flooring	0		0	
	<u>Concrete</u>	0		0	
	Concrete, Epoxy (Over Existing Tile)	5,376	SF	97,574	
	Concrete, Polished (Light Grind)	640	SF	3,821	
	<u>Misc Flooring</u>	0		0	
	Floor Prep	640	SF	3,200	
	Rubber Base	381	LF	953	

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	Floor Protection	1	LS	3,500	
	<b>Total Flooring</b>	0		0	<b>109,048</b>
		0		0	
9F	Paint	0		0	
	<u>Interior Paint</u>	0		0	
	Paint, Interior Walls	762	SF	762	
	Epoxy Paint, Interior Walls (Workrooms, 200, Adult 700)	4,772	SF	16,702	
	Paint, Interior Gypsum Ceilings	5,844	SF	10,227	
	Paint, Interior Touch-Up	11,378	SF	3,982	
	<u>Site Paint</u>	0		0	
	Paint, Site CMU Walls	292	SF	292	
	Paint, Site Steel Bollards	6	EA	450	
	<b>Total Paint</b>	0		0	<b>32,415</b>
		0		0	
10A	Specialties	0		0	
	<u>Bathroom Partitions</u>	0		0	
	Bathroom Partitions, Bobrick Sierra SCRC	72	EA	90,000	
	Urinal Screen, Bobrick Sierra SCRC	21	EA	20,475	
	<u>Bathroom Accessories</u>	0		0	
	Grab Bars (18", 36", 42")	123	EA	10,455	
	OFCI Bathroom Accessories (SND, TTD, Paper Towel, Soap)	58	Rooms	5,800	
	Handicap Shower Bench	4	EA	1,700	
	Changing Table, Smirthwaite Easi Bench 3086 (Building 200)	1	EA	12,351	
	Hand Dryer, World Hand Dryer Smart Dri	38	EA	10,450	
	Mirror, Bobrick B-165-2436	92	EA	4,140	
	<u>Additional Items</u>	0		0	
	Knox Pad Lock (Trash Enclosure)	1	EA	108	
	Kox Box (Automatic Gates)	2	EA	1,831	
	<b>Total Specialties</b>	0		0	<b>157,310</b>
		0		0	
10B	Signage	0		0	
	<u>Room Signage</u>	0		0	
	Overall Signage Package (Room, Code, Wayfinding)	7,029	BSF	2,812	
	<b>Total Signage</b>	0		0	<b>2,812</b>
		0		0	
10C	Operable Partitions	0		0	
	<b>Total Operable Partitions</b>	0		0	<b>0</b>
		0		0	
11A	Athletic Equipment	0		0	
	<b>Total Athletic Equipment</b>	0		0	<b>0</b>
		0		0	
11B	Food Service Equipment	0		0	
	<b>Total Food Service Equipment</b>	0		0	<b>0</b>
		0		0	
11C	Theatrical Equipment	0		0	
	<b>Total Theatrical Equipment</b>	0		0	<b>0</b>
		0		0	
11D	Fuel Equipment	0		0	
	<b>Total Fuel Equipment</b>	0		0	<b>0</b>
		0		0	
11E	Dock Equipment	0		0	
	<b>Total Dock Equipment</b>	0		0	<b>0</b>
		0		0	
12A	Window Coverings	0		0	
	<b>Total Window Coverings</b>	0		0	<b>0</b>

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DIV	DESCRIPTION	TOTAL QUANTITY	UNIT	TOTAL COST	DIVISION SUM
		0		0	
13A	Special Construction	0		0	
	<b>Total Special Construction</b>	0		0	<b>0</b>
		0		0	
14A	Elevators	0		0	
	<b>Total Elevators</b>	0		0	<b>0</b>
		0		0	
21A	Fire Protection	0		0	
	<u>Misc Fire Sprinklers</u>	0		0	
	Fire Sprinklers, Reemove/Replace Heads	7,029	SF	19,000	
	Fire Sprinklers, Permit	1	EA	1,500	
	<b>Total Fire Protection</b>	0		0	<b>20,500</b>
		0		0	
22A	Plumbing	0		0	
	<u>Plumbing System - Complete</u>	0		0	
	K12 Education, School, Plumbing	7,029	BSF	330,500	
	<u>Plumbing Fixtures</u>	0		0	
	Lavatory	92	INC	0	
	Urinal	22	INC	0	
	Water Closet	85	INC	0	
	Bottle Filler (Hi/Low)	23	INC	0	
	<b>Total Plumbing</b>	0		0	<b>330,500</b>
		0		0	
23A	HVAC	0		0	
	<u>Misc Mechanical</u>	0		0	
	K12 Education, Miscellaneous	7,029	SF	24,602	
	<b>Total HVAC</b>	0		0	<b>24,602</b>
		0		0	
26A	Electrical	0		0	
	<u>Building Electrical</u>	0		0	
	K12 Education, School, Building Electrical	7,029	BSF	73,945	
	<u>Misc Electrical</u>	0		0	
	Temp Power & Lighting	7,029	SF	5,272	
	<u>Site Electrical</u>	0		0	
	K12 Education, Site Electrical	47,039	SF	159,933	
	<b>Total Electrical</b>	0		0	<b>239,149</b>
		0		0	
26B	Fire Alarm	0		0	
	<u>Fire Alarm</u>	0		0	
	Fire Alarm, Make Safe/Modify Existing System	7,029	BSF	22,141	
	<b>Total Fire Alarm</b>	0		0	<b>22,141</b>
		0		0	
27A	Special Systems	0		0	
	<b>Total Special Systems</b>	0		0	<b>0</b>
		0		0	
31A	Earthwork	0		0	
	<u>Grading</u>	0		0	
	Mobilization, Mass Grading	1	EA	8,500	
	Clear & Grub	3.17	Acres	26,105	
	Mass Grading	1,821	SY	40,681	
	Mobilization, Fine Grading	1	EA	6,250	
	Fine Grading	9,936	SF	34,776	
	<u>Asphalt Pavement</u>	0		0	
	Mobilization, Asphalt Pavement	1	EA	4,500	
	Asphalt Pavement, Light Duty (2"/6" ABC)	932	SY	35,649	

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	Asphalt Pavement, Heavy Duty (3"/6" ABC)	889	SY	41,347	
	Asphalt Pavement, Removals & Replacements	204	SY	25,092	
	<u>Striping &amp; Signage</u>	0		0	
	Striping & Signage, Stalls, Misc Cross Walk	27,361	LS	27,361	
	<u>Misc Earthwork</u>	0		0	
	Construction Entrance	1	EA	2,900	
	Dust Control Permit	1	EA	1,060	
	Dust Control, 2,000 Gallon Water Truck	3	Months	9,750	
	SWPPP Establishment	1	LS	7,643	
	SWPPP Maintenance	2	Months	2,048	
	Street Sweeping	4	Weeks	680	
	Construction Water	2,025	SY	8,404	
	<b>Total Earthwork</b>	0		0	<b>282,746</b>
		0		0	
31B	Termite Control	0		0	
	<b>Total Termite Control</b>	0		0	<b>0</b>
		0		0	
32A	Fencing	0		0	
	<u>Chainlink Fence</u>	0		0	
	Chainlink Fencing, 6'-0"H (Track)	324	LF	12,960	
	Chainlink Fencing, 8'-0"H (Warehouse)	124	LF	6,200	
	Chainlink Gate, 8'-0" x 6'-0" (Track)	1	Pair	1,755	
	Chainlink Gate, 20'-0" x 6'-0" (Track)	2	Pair	10,830	
	<u>Wrought Iron Fencing</u>	0		0	
	Wrought Iron Fencing, 6'-4"H	660	LF	72,270	
	Wrought Iron Gate, 6'-0" x 6'-4"	6	EA	14,166	
	Wrought Iron Gate, 13'-0" x 6'-4"	1	Pair	3,560	
	Wrought Iron Gate, 15'-0" x 6'-4"	1	Pair	5,290	
	Wrought Iron Swing Gate, 26'-0" x 6'-4" (Auto Operator)	2	Pair	25,124	
	Wrought Iron Barrier Gates, 28'-0"	1	Pair	1,265	
	Wrought Iron Barrier Gates, 31'-0"	2	Pair	9,797	
	Wrought Iron Barrier Gates, 36'-0"	1	Pair	5,126	
	Wrought Iron Barrier Gates, 42'-0"	1	Pair	5,861	
	<u>Misc Fence &amp; Gates</u>	0		0	
	Install Salvaged Trash Enclosure Gate	1	Pair	1,532	
	Tomar Signal Detector	2	EA	3,306	
	Removals & Replacements, Safety Detector Loop	2	EA	10,652	
	<b>Total Fencing</b>	0		0	<b>189,694</b>
		0		0	
32B	Landscaping	0		0	
	<u>Trees &amp; Shrubs</u>	0		0	
	Trees, 24" Box	5	EA	6,750	
	<u>Groundcover</u>	0		0	
	Decomposed Granite, 2" Depth, Desert Gold	27,467	SF	41,201	
	Turf, Sod	3,781	SF	8,507	
	<u>Misc Landscape</u>	0		0	
	Rip-Rap (Retention Basin)	31	SF	465	
	<b>Total Landscaping</b>	0		0	<b>56,923</b>
		0		0	
32C	Site Furnishings	0		0	
	<b>Total Site Furnishings</b>	0		0	<b>0</b>
		0		0	
32D	Athletic Courts & Tracks	0		0	
	<b>Total Athletic Courts &amp; Tracks</b>	0		0	<b>0</b>
		0		0	
33A	Site Utilities	0		0	
	<u>Storm Drain</u>	0		0	

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	Headwalls	2	EA	17,270	
	Storm Drain, 18" HDPE	81	LF	18,954	
	<b>Total Site Utilities</b>	0		0	<b>36,224</b>
		0		0	
33B	Drywells	0		0	
	<b>Total Drywells</b>	0		0	<b>0</b>