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August 18, 2023

VIA ELECTRONIC MAIL

Scott Downs
Assistant Superintendent
Sahuarita Unified School District
#22-04-196 SUSD Sahuarita Bus Barn Asphalt Replacement

RE: GUARANTEED MAXIMUM PRICE PROPOSAL | SUSD Bus Barn Asphalt Replacement

Dear Scott,

On behalf of CORE Construction, I am pleased to submit our proposal for the SUSD Bus Barn Asphalt Replacement, for use under the SUSD RFQ 2022-2.

GMP Summary:

Total Guaranteed Maximum Price	\$1,656,466
Breakout #1 – Capital Improvements	\$718,738
Breakout #2 – Adjacent Ways	\$937,728

Enclosed you will find the Basis of GMP Clarifications, GMP Cost Summary and Schedule of Values.

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 blue ink, appearing to read "Tommy Zamora", with a stylized flourish at the end.

Tommy Zamora
PreConstruction Manager
CORE Construction



The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP estimate dated August 18th, 2023.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

- Anticipated Construction Duration: 2 months (1 month in 2023, 1 month in 2024)

Contingency

- Construction Contingency of 5% (\$53,835 direct cost) is included 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 on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- Owner/Design Contingency is NOT included in this proposal.
- Escalation Contingency is NOT included in this proposal.

General Assumptions

- This GMP proposal is valid for 15 days.
- Any cost savings from approved value engineering after executed GMP will be added to the CMAR's Construction Contingency.
- CORE has not included any costs for building permit, mechanical/electrical/plumbing permits.
- We assume normal working hours.
- This GMP proposal includes all costs related to warranty as required in the contract.
- This estimate proposal is considered a Lump Sum, not line item proposal.
- We acknowledge the following Geotechnical Report issued by Western Technologies:
Geotechnical Report 2922JH116 dated December 13, 2022
- CORE has not included any existing relocation or new off-site street lighting, Fire Department crossing lighting, or other off-site improvements.
- The following agreed to hourly rates will be used to determine and define "Actual Costs". The agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.
- We have NOT include any site utility adjustments, work to existing storm drain systems, and adjusting utility lids.
- CORE has included asphalt material testing.





Specific Exclusions to GMP

- a. The following are excluded and assumed to be by Owner or Owner's vendor:
- Hazardous Material (Asbestos) Abatement
 - Trenching
 - Salvage and Relocation of any existing equipment or furnishings
 - Dry Utilities
 - Water, Sewer, Gas & Storm Water Utilities
 - Security and Access Control Systems
 - Fencing & Gates
 - Delivery and Installation of all above

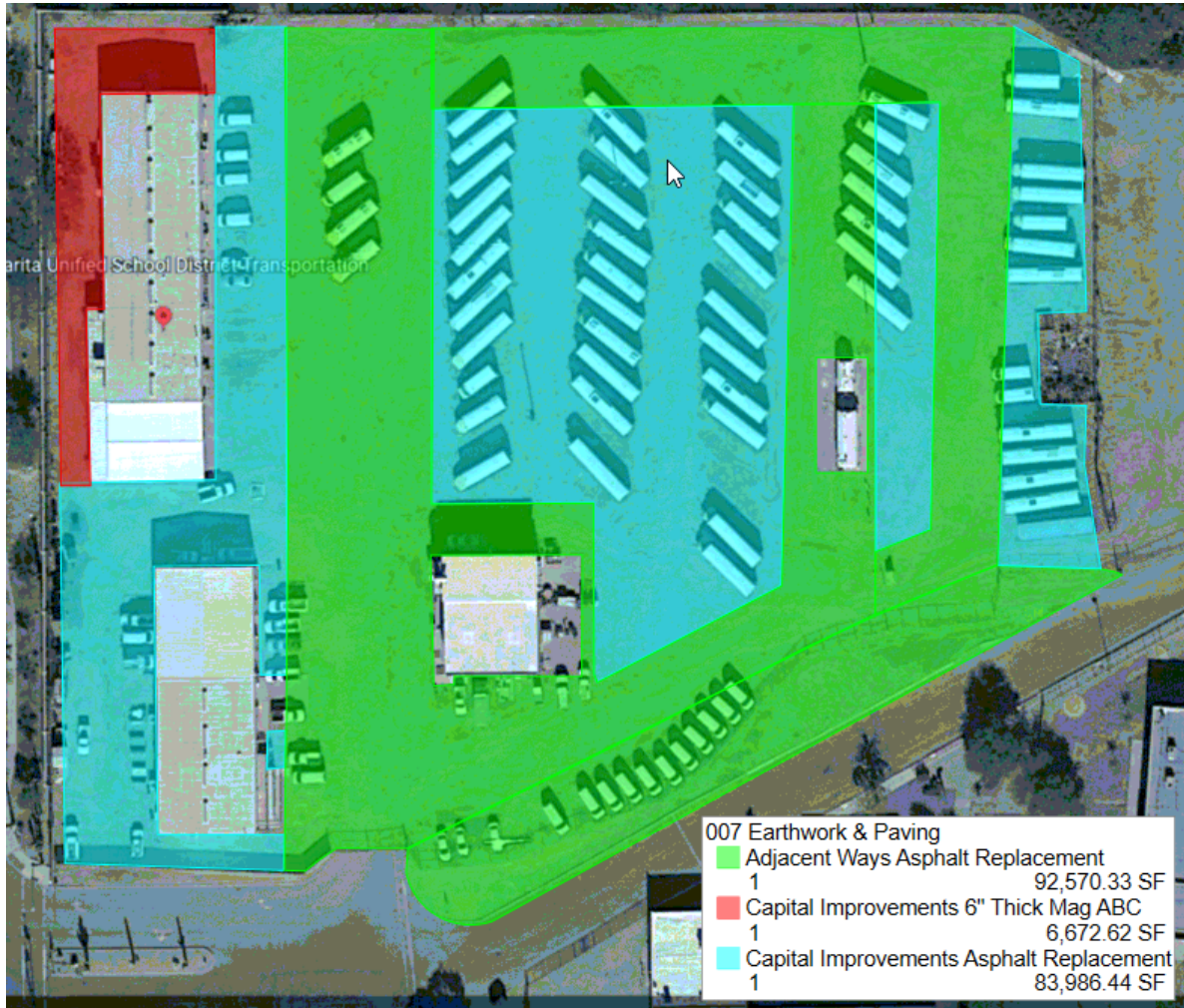
Other Scope Specific Assumptions and Clarifications:

LINE ITEM 7 | Earthwork & Paving

1. We have included:
- Excavate excess material and stockpile onsite as shown below
 - Asphalt Replacement - 4" Thick Pag 1 PG 70-10 Placed in one lift on 3" ABC on 4% Cement Treated Base
 - Decorative Rock in area behind the transportation building, placed over prepped subgrade, in lieu of stabilized aggregate originally requested.
 - Survey
 - Parking lot striping

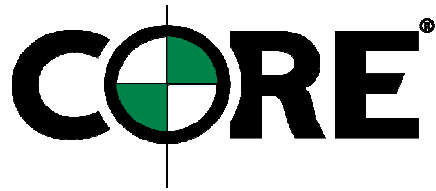


Breakout Areas:



Onsite Excess Material Stockpile:





SUSD Bus Barn Asphalt Replacement

8/18/2023

LOCATION: Sahuarita, AZ

ARCHITECT: N/A

PROCUREMENT

DURATION(mnths): 2

WARRANTY(yrs): 2

TAX METHOD: GROSS RECEIPTS

#	Description		Base Price	BREAKOUTS	
				BO #1 Capital Improvements	BO #2 Adjacent Ways
	GENERAL REQUIREMENTS		\$5,350	\$2,569	\$2,781
GR1	General Requirements	CORE	\$1,600	\$694	\$906
MT	Material Testing	CORE	\$3,750	\$1,875	\$1,875
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$0	\$0	\$0
	SITE WORK (ROUGH)		\$1,230,519	\$533,673	\$696,846
7	Earthwork & Paving	Cactus	\$1,230,519	\$533,673	\$696,846
	SITE WORK (FINISH)		\$0	\$0	\$0
	CONTINGENCIES & ALLOWANCES		\$53,835	\$23,359	\$30,476
3.25%	Construction Contingency	CORE	\$53,835	\$23,359	\$30,476
Subtotal			\$1,289,704	\$559,601	\$730,103
Subtotal (with GC's)			\$1,418,144	\$615,331	\$802,813
Subtotal (with GC's & Insurance)			\$1,473,604	\$639,395	\$834,209
Subtotal (with GC's, Insurance, & Tax)			\$1,573,643	\$682,802	\$890,841
Subtotal (GC's, Insurance, Tax, & Fee)			\$1,656,466	\$718,738	\$937,728
			Estimate Amount	BO #1 Capital Improvements	BO #2 Adjacent Ways
Estimate Total			\$1,656,466	\$718,738	\$937,728