



3036 East Greenway Rd.  
Phoenix, AZ 85032

T 602.494.0800  
F 602.992.0648

February 16, 2024

**VIA ELECTRONIC MAIL**

Cole Morris  
Executive Director of Operations and Construction  
Queen Creek Unified School District  
20217 E Chandler Heights Rd,  
Queen Creek, AZ 85142

**RE: GUARANTEED MAXIMUM PRICE PROPOSAL | QCUSD HS #3 – Permanent Access Road Phase 1**

Dear Cole,

On behalf of CORE Construction, I am pleased to submit our Guaranteed Maximum Price (GMP) proposal amendment for the QCUSD HS #3 – Permanent Access Road Phase 1 Portion of Work.

GMP Summary:

Total Guaranteed Maximum Price	\$423,958
--------------------------------	-----------

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

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,

Zack Frew  
Project Manager  
CORE Construction



The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP estimate dated February 16, 2024

All costs are based on CORE's incorporation of the scope shown on the 01/17/2024 100% CD Set of construction documents and the scope clarifications below.

## ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

---

### Schedule

- Anticipated construction start: May 27, 2024
- Duration of Project from Start to Finish: 2 Months
- Substantial Completion: July 16th, 2024

### Contingency

- **Construction Contingency of 5% (\$21,198 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 of 1.5% (\$6,395 direct cost)** – is included in this proposal – Owner/Design contingency is intended to be used at the Owner's discretion to cover unforeseen conditions, design revisions, or additional scope requests made by the Owner and/or Design Team.
- **Escalation Contingency of 1.5% (\$6,395)** – is included in this proposal – Escalation Contingency below Contingencies & Allowances and is intended to be used to cover the industry-wide fluctuation and cost increases due to escalation of materials, equipment, or products costs between the date of this GMP proposal and the time when the job is ready for the installation of the affected material. If there is an increase in price of materials, equipment, or products, this allowance shall be used to cover these increased costs, provided that the Contractor gives the Owner written notice and documentation of the increased costs.

### Allowances

- "Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is responsible for any amount over the allocation. We have included the "Allowances" listed below:
  1. **Speed Hump** – \$5,000 (direct cost)





- a) This allowance is included on the Schedule of Values below Contingencies & Allowances to carefully install speed humps along the Permanent Access Road

## Alternates

## 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 included a Dust permit.
- 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 RAMM Engineering:  
Geotechnical Report G27174 dated March 04, 2021
- There are no Addendum issued for this project.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs
- CORE does not recommend or endorse any specific topical vapor moisture barrier as they have proven to promote Alkaline Silica Reaction (ASR). In addition, CORE does not recommend installation of an under-slab vapor barrier at areas where polished or sealed concrete will be the finished product. It is our experience that using an under-slab vapor barrier will contribute to slab curling which will affect the final appearance on concrete grinding, especially for "salt-and-pepper" light aggregate exposure finish.
- CORE has included slab-on-grade concrete with a higher Water/Cement (W/C) ratio and omitted vapor barrier wherever floor coverings are not included. All W/C ratios for non-structural slab-on-grades will be reviewed, evaluated, and subject to modification by CORE. This would include all polished and sealed concrete areas.
- 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.

	<u>Standard Rate</u>	<u>Overtime Rate</u>
<b>PreConstruction:</b>		
Director of PreConstruction	\$168	-
PreConstruction Manager	\$138	-
Asst. PreConstruction Manager	\$105	-
PreConstruction Coordinator	\$83	-
<b>Project Management:</b>		
Project Director	\$166	-





Sr. Project Manager	\$155	-
Project Manager	\$138	-
Asst. Project Manager	\$105	-
Project Engineer	\$96	-
Scheduler	\$110	-
Virtual Construction Director	\$138	-
Virtual Construction Manager	\$112	-
Construction Coordinator	\$83	-
Project Accountant	\$84	-
Contracts Administrator	\$76	-
IT Technician	\$78	-
Intern	\$46	\$69

**Field Operations:**

Director of Field Operations	\$175	-
General Superintendent	\$166	-
Sr. Superintendent	\$160	-
Project Superintendent	\$137	-
Asst. Superintendent	\$112	-
Safety Director	\$115	-
Carpenter	\$88	\$132
Water Truck Driver	\$85	\$128
Painter	\$85	\$128
Laborer	\$67	\$101

Note: All rates may be subject to a 5% increase on June 1, 2024

## Specific Exclusions to GMP

## Other Scope Specific Assumptions and Clarifications:

### LINE ITEM 6 | Survey & Staking

1. We have included a complete Survey and Staking Package.

### LINE ITEM 7 | Earthwork & Paving

1. We have included:
  - Mobilizations
  - Rip Rap
  - Private Locator
  - Import Material to Balance Site
  - Finish Grade
  - Lime Treatment
  - Asphalt (3") over ABC (8")





- Sawcut
- Thickened Edge Type A
- Dust Control Permit
- SWPPP

#### LINE ITEM 14 | Site Signage & Striping

1. We have included:

- Striping Arrows

#### LINE ITEM 18 | Fencing & Gates

1. We have included:

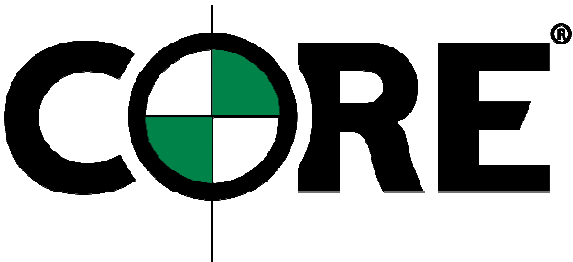
- Chain Barrier
- Existing Post Demolition
- Fencing Spoils Haul Off

#### LINE ITEM 19 | Site Concrete

1. We have included:

- Concrete Gutter Per MAG Detail 240
- Valley Gutter Spoils Haul Off
- Wash Out Pit





Crismon HS Onsite Permanent Access  
Phase 1 - CM@R

GMP - 2024.02.12

CORE PROJECT NUMBER: 21-01-013  
LOCATION: Queen Creek  
ARCHITECT: Lloyd Engineering  
PROCUREMENT: CM@R  
DURATION(mnths): 2  
WARRANTY(yrs): 2  
SITE ACREAGE: 0.6  
SQUARE FOOTAGE: 20,200

#	Description		Base Price
GENERAL REQUIREMENTS			\$4,130
GR1	General Requirements		\$0
MT	Material Testing		\$4,130
FC	Final Clean	(SEE LINE #7)	\$0
DEMOLITION/ OFF-SITE INFRASTRUCTURE			\$0
1	Demolition	(SEE LINE #7)	\$0
SITE WORK (ROUGH)			\$256,980
6	Surveying/Staking		\$8,500
7	Earthwork & Paving		\$248,480
SITE WORK (FINISH)			\$33,709
14	Striping		\$2,000
18	Fencing & Gates		\$23,209
19	Site Concrete		\$8,500
CONTINGENCIES & ALLOWANCES			\$38,917
5.0%	Construction Contingency		\$21,198
1.5%	Design Contingency		\$6,359
0.0%	Owner Contingency		\$0
1.5%	Escalation Contingency		\$6,359
AL1	Speed Hump Allowance		\$5,000

Subtotal		\$333,736
----------	--	-----------

	GENERAL CONDITIONS		SUB TOTAL
REQUIRED	General Conditions		\$27,650

Subtotal (with General Conditions)		\$361,386
------------------------------------	--	-----------

Subtotal (with GC's & Insurance)		\$375,553
----------------------------------	--	-----------

Subtotal (with GC's, Insurance, & Tax)		\$402,760
--	--	-----------

RATE	CONTRACTOR'S FEE	BASED ON	SUB TOTAL
5.00%	Construction Manager At Risk Fee	\$423,958	\$21,198

Subtotal (GC's, Insurance, Tax, & Fee)		\$423,958
--	--	-----------

Estimate Amount	
Estimate Total	\$423,958



ENUMERATION OF DOCUMENTS

QCUSD HS #3 - Fields Additions  
Permanent Access Road Phase 1  
Construction Documents  
16 February, 2024

PROJECT MANUAL						
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision	Color
DRAWINGS						
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color
C0.1	Cover Sheet	28-Dec-24	17-Jan-24	18-Jan-24		White
C0.2	General Notes	28-Dec-24	17-Jan-24	18-Jan-24		White
C1.0	Paving Plan & Profile	28-Dec-24	17-Jan-24	18-Jan-24		White
C2.0	Details	28-Dec-24	17-Jan-24	18-Jan-24		White
ADDENDUMS						
Addendums	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color