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October 24, 2023

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 AMENDMENT | QCUSD JH & Elementary Additions – North Eastmark School Addition Portion of Work

Dear Cole,

On behalf of CORE Construction, I am pleased to submit our Guaranteed Maximum Price (GMP) proposal for the QCUSD JH & Elementary Additions – North Eastmark School Addition Portion of Work.

Total Guaranteed Maximum Price	\$2,766,466
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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,

Jeff Smith
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 October 24th 2024.

All costs are based on CORE's incorporation of the scope shown on the 8/8/2023 1st City Submittal Set of construction documents and the scope clarifications below.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

- The goal is to be complete with this project by the beginning of school 2024
 - *Once we understand the City of Mesa requirements and lead times the schedule will be updated
 - *Permits are assumed to be in hand by November 15th, 2023

Contingency

- Construction Contingency of 5% 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.
- Design Contingency of 3% – is included in this proposal – 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 Design Team.
- Owner Contingency of 3.5% – is included in this proposal – Owner 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.

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. Escalation Allowance is included in this proposal
 - a) This allowance is included on the Schedule of Values 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.

2. City Review Comment Allowance is included in this proposal

This allowance is included on the Schedule of Values below Contingencies & Allowances and is intended to be used to cover any scope of work changes that might come from the City of Mesa's review process

Alternates

None Included

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 have included a Dust permit and NESHAP for the demo.
- 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 DO NOT acknowledge any Geotechnical Report. Any scope changes on a forthcoming Geotech report will be funded from contingency.
- 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.
- 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.

PreConstruction:

Director of PreConstruction

Standard Rate

\$166

Overtime
Rate

-





PreConstruction Manager	\$138	-
Asst. PreConstruction Manager	\$105	-
PreConstruction Coordinator	\$83	-

Project Management:

Project Director	\$166	-
Sr. Project Manager	\$150	-
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	\$83	-
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

- Site Furnishings
- FF&E - Furniture, Fixtures, and Equipment
- Modifications or rebuilding of the masonry walls and fencing on the NE corner of Ray and Copernicus
- Special inspections
- Offsite utility adjustments or improvements other than listed on the documents
- Drywells / Retention basins (None called out on drawings)

Other Scope Specific Assumptions and Clarifications:

LINE ITEM MT | Material Testing

- We have included:



- Material testing for the concrete, earthwork, and asphalt

LINE ITEM 7 | Earthwork & Paving

1. We have included:
 - Earthwork & Paving Per Plan with the following clarifications:
 - Copernicus Paving as 3.5" AC on 6" ABC
 - Ray Road as 5.5" AC on 10" ABC
 - Point 22 as 5.5" AC on 10" ABC

LINE ITEM 12 | Traffic Signal & Site Lighting

1. We have included:
 - Street lights at Copernicus
 - Relocate TS poles at Ray and Copernicus
 - New Traffic Signal at Ray Rd and High School Access

LINE ITEM 14 | Site Signage & Striping

2. We have included:
 - Striping per plan

LINE ITEM 15 | Landscaping & Irrigation

1. We have included:
 - Landscaping patching at all 4 breakout areas

LINE ITEM 19 | Site Concrete

1. We have included:
 - Site Concrete Per Plan (ADA Ramps, Valley Gutters, Curb/Curb and gutters)
2. We have NOT included:
 - Colored concrete or anything other than broom finish concrete



Eastmark HS Offsite Improvements

10/24/2023

LOCATION: Queen Creek, AZ
DURATION(mnths): 8
WARRANTY(yrs): 2

#	Description		Base Price
	GENERAL REQUIREMENTS		\$28,973
GR1	General Requirements		\$9,533
MT	Material Testing		\$19,440
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$0
1	Demolition	(SEE LINE #7)	\$0
3	Off-site Utility Infrastructure	(NOT INCLUDED)	\$0
	SITE WORK (ROUGH)		\$1,238,658
6	Surveying/Staking		\$25,910
7	Earthwork & Paving		\$548,748
8	Site Utilities	(SEE LINE #7)	\$0
9	Drywells	(NOT INCLUDED)	\$0
12	Traffic Signal & Site Lighting		\$664,000
	SITE WORK (FINISH)		\$273,140
14	Site Signage & Striping		\$39,550
15	Landscaping & Irrigation		\$76,318
18	Fencing & Gates	(NOT INCLUDED)	\$0
19	Site Concrete		\$157,273
20	Site Masonry	(NOT INCLUDED)	\$0
24	Site Furnishings	(NOT INCLUDED)	\$0
	STRUCTURE		\$0
	ENCLOSURE		\$0
	INTERIOR FINISHES		\$0
	SPECIALTIES		\$0
	EQUIPMENT		\$0
	MEP SYSTEMS		\$0
	SPECIAL SYSTEMS		\$0
	CONTINGENCIES & ALLOWANCES		\$414,970
5.0%	Construction Contingency		\$138,323
3.0%	Design Contingency		\$82,994
1.5%	Escalation Allowance		\$41,497
3.5%	Owner Contingency		\$96,826
2.0%	City Review Comment Allowance		\$55,329

Subtotal	\$1,955,742
Subtotal (with GC's)	\$2,395,176
Subtotal (with GC's & Insurance)	\$2,486,531
Subtotal (with GC's, Insurance, & Tax)	\$2,628,142
Subtotal (GC's, Insurance, Tax, & Fee)	\$2,766,466

	Estimate Amount
Estimate Total	\$2,766,466

BREAKOUTS			
BO #1 Copernicus Widening	BO #2 Right Decel Lane (Ray/Copernicus)	BO #3 Traffic Signal (Ray/Access A)	BO #4 Left Turn Decel Lane (Point 22/Access D)
\$9,352	\$7,015	\$7,398	\$5,208
\$2,752	\$1,805	\$3,958	\$1,018
\$6,600	\$5,210	\$3,440	\$4,190
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$299,262	\$231,769	\$565,560	\$142,067
\$10,200	\$6,570	\$4,060	\$5,080
\$202,062	\$148,199	\$61,500	\$136,987
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$87,000	\$77,000	\$500,000	\$0
\$136,240	\$52,991	\$66,665	\$17,244
\$15,300	\$16,250	\$5,500	\$2,500
\$41,318	\$25,000	\$5,000	\$5,000
\$0	\$0	\$0	\$0
\$79,623	\$11,741	\$56,165	\$9,744
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$119,811	\$78,583	\$172,267	\$44,309
\$39,937	\$26,194	\$57,422	\$14,770
\$23,962	\$15,717	\$34,453	\$8,862
\$11,981	\$7,858	\$17,227	\$4,431
\$27,956	\$18,336	\$40,196	\$10,339
\$15,975	\$10,478	\$22,969	\$5,908

\$564,666	\$370,358	\$811,890	\$208,828
\$691,540	\$453,574	\$994,313	\$255,749
\$717,917	\$470,873	\$1,032,237	\$265,504
\$758,803	\$497,690	\$1,091,024	\$280,625
\$798,740	\$523,884	\$1,148,447	\$295,395

BO #1 Copernicus Widening	BO #2 Right Decel Lane (Ray/Copernicus)	BO #3 Traffic Signal (Ray/Access A)	BO #4 Left Turn Decel Lane (Point 22/Access D)
\$798,740	\$523,884	\$1,148,447	\$295,395



ENUMERATION OF DOCUMENTS

Queen Creek High School - Eastmark Campus
Ray Road and Copernicus Drive
08.08.23

DRAWINGS						
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color
Offsite Plans	Ray Road and Copernicus Drive					
OP-1	Cover Sheet	8-Aug-23	8-Aug-23	27-Sep-23	None	White
OP-2	Notes, Cross Sections and Legend	8-Aug-23	8-Aug-23	27-Sep-23	None	White
OP-3	Offsite Paving Plan and Profile	8-Aug-23	8-Aug-23	27-Sep-23	None	White
OP-4	Offsite Paving Plan	8-Aug-23	8-Aug-23	27-Sep-23	None	White
OP-4	Offsite Paving Plan and Profile	8-Aug-23	8-Aug-23	27-Sep-23	None	White
Offsite Plans						
sheet 6 of 13	Signal Design Plans	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 7 of 13	Conductor Schedule	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 8 of 13	Striping Obliteration (Eastmark HS)	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 9 of 13	Signing and Striping Plans	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 10 of 13	Signal Modification Plans	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 11 of 13	Striping Obliteration (Copernicus)	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 12 of 13	Signing and Striping Plans	8-Aug-23	8-Aug-23	27-Sep-23	None	White
sheet 13 of 13	Signing and Striping Plans for Point 22	8-Aug-23	8-Aug-23	27-Sep-23	None	White
ADDENDUMS and/or Additional Documents						
Addendums	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color