



# Union Elementary School District No. 62 Transportation Yard Improvements

GMP#1 Proposal

November 2, 2023

**1. Basis of GMP**

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**3. Enumeration of Documents**

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**5. Site Logistics Plan**



# Basis of GMP





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November 2, 2023

**VIA ELECTRONIC MAIL**

Ms. Kristine Morris  
Superintendent  
Union Elementary School District No. 62  
3834 South 91<sup>st</sup> Avenue  
Tolleson, AZ 85353

**RE: Guaranteed Maximum Price Proposal (GMP#1) | Union Elementary School Transportation Yard**

Dear Kristine,

On behalf of CORE Construction, I am pleased to submit our Guaranteed Maximum Price (GMP#1) proposal for the Union Elementary School Transportation Yard.

**GMP Summary:**

<b>Guaranteed Maximum Price #1</b>	<b>\$377,587</b>
Adjacent Ways Breakout	\$327,729

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

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,

Leroy L. Trujillo, Jr.  
Preconstruction Manager  
CORE Construction



The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP#1 Proposal dated November 2, 2023.

All costs are based on CORE's incorporation of the scope shown on the 100%CD Civil Documents issued to CORE 10/05/23, Geotechnical Report No. G29410 issued to CORE 10/05/23, 100%CD Electrical Documents issued to CORE 10/06/23, Civil Specifications issued to CORE 10/06/23, and the scope clarifications below.

## ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

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### Schedule

- Anticipated Construction Start: December 18, 2023
- Duration of Project from Start to Finish: 3 weeks
- Substantial Completion: January 6, 2024

### Contingency

- **Construction Contingency of 5.0% (\$18,879 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.
- **Design Contingency of 1.0% (\$3,776 direct cost)** – 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 Owner and/or Design Team.
- **Escalation & Owner Contingencies** – are NOT included in this proposal.

### Allowances (None)

- "Allowances" are considered 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.

### Alternates (None)

### 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, dust, mechanical/electrical/plumbing permits.







- We assume normal working hours.
- The Construction Schedule does not account for any weather delays. If any weather delays are encountered, a Change Order request will be issued for impacts.
- This GMP#1 proposal includes all costs related to warranty as required in the contract.
- This GMP#1 proposal is considered a Lump Sum, not line-item proposal.
- We acknowledge the following Geotechnical Report issued by RAMM:
  - Geotechnical Report No. G29410 dated October 3, 2023
  - Asphalt Coring Report No. T29484 dated November 2, 2023
- 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	\$166	-
PreConstruction Manager	\$138	-
Asst. PreConstruction Manager	\$105	-
PreConstruction Coordinator	\$83	-
<b>Project Management:</b>		
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
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**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
- Off-site improvements not indicated in the Design Documents
- Salvage and/or relocation of any existing equipment or furnishings
- Hazardous material abatement (asbestos)

## Other Scope Specific Assumptions and Clarifications:

### LINE ITEM MT | Material Testing

1. **As part of Adjacent Ways breakout**, we have included pricing for material testing of earthwork subgrade, sub-base for asphalt, and asphalt density testing.

### LINE ITEM 6 | Survey & Staking

1. We have included survey scope of work as required for on-site improvements.
2. **As part of Adjacent Ways breakout**, we have included pricing for survey and layout for bus parking and fire lane improvements including earthwork subgrade, sub-base for asphalt, asphalt, concrete curbing, sidewalk for bus drop-off, valley gutters, relocated parking lot lighting for bus parking, rolling gate and operator for bus parking lot, electrical for relocated bus parking lot lighting, and power for the rolling gate & operator.

### LINE ITEM 7 | Earthwork & Paving

1. We have included earthwork and asphalt scope of work as indicated in the drawings and specifications.
2. **As part of Adjacent Ways breakout**, we have included pricing for demolition, earthwork improvements, export of existing soil, asphalt pavement and sub-base material.



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

1. We have included signage and striping for relocated ADA parking stalls including cross hatch, stencils, and post mounted signage.
2. **As part of Adjacent Ways breakout**, we have included pricing for bus parking stalls and red curb painting.

#### LINE ITEM 15 | Landscaping & Irrigation

1. We have included landscape and irrigation scope of work as follows:
  - Repair existing irrigation and turf areas at the South retention basin where new electrical conduit will be extended from Building I for the new bus access gate and operator
  - Repair existing irrigation and turf at the Northeast corner of Building B for the new concrete sidewalk
  - Capping existing irrigation at removed parking lot landscape islands

#### LINE ITEM 18 | Fencing & Gates

1. **As part of Adjacent Ways breakout**, we have included pricing for the following scope of work:
  - Bus access gate with operator, ground loop detectors, safety eyes, and keypad pedestal
  - Bus parking lot security fencing and access gate with hardware

#### LINE ITEM 19 | Site Concrete

1. We have included site concrete scope of work as follows:
  - Sidewalk patch for new electrical extension from Building I
  - Sidewalk replacement at Northeast corner of Building B
2. **As part of Adjacent Ways breakout**, we have included pricing for the following scope of work:
  - Vertical curb
  - Sidewalk for bus drop-off
  - Valley gutters
  - Relocated light pole bases

#### LINE ITEM 44 | Joint Sealants

1. We have included joint sealant scope of work as follows:
  - Sidewalk expansion joints
  - Sidewalk to valley gutter joints
  - Sidewalk to vertical curb joint
  - Fence posts to concrete



LINE ITEM 102 | Electrical Systems

1. **As part of Adjacent Ways breakout**, we have included pricing for the following scope of work:
  - Power for bus access gate operator and keypad pedestal
  - Power for bus parking lot lighting relocation

Draft





# Backsheet





## Union ESD Transportation Yard

GMP#1 - November 2, 2023

CORE PROJECT NUMBER: 23-10-017

LOCATION: 3834 S. 91st Ave, Tolleson, AZ  
85353

ARCHITECT: DLR Group

PROCUREMENT CM@R

DURATION(mnths): 0.75

WARRANTY(yrs): 2

SITE ACREAGE: 0.65

SQUARE FOOTAGE: 0

#	Description		Base Price	BREAKOUTS
				Adjacent Ways
	<b>GENERAL REQUIREMENTS</b>		\$7,475	\$6,805
GR1	General Requirements		\$5,075	\$4,405
MT	Material Testing		\$2,400	\$2,400
	<b>DEMOLITION/ OFF-SITE INFRASTRUCTURE</b>		\$0	\$0
	<b>SITE WORK (ROUGH)</b>		\$127,918	\$113,718
6	Surveying & Staking		\$3,800	\$3,800
7	Earthwork & Paving		\$124,118	\$109,918
	<b>SITE WORK (FINISH)</b>		\$86,412	\$70,312
14	Site Signage & Striping		\$2,740	\$1,040
15	Landscaping & Irrigation		\$10,000	\$0
18	Fencing & Gates		\$40,522	\$40,022
19	Site Concrete		\$33,150	\$29,250
	<b>STRUCTURE</b>		\$0	\$0
	<b>ENCLOSURE</b>		\$1,645	\$0
44	Joint Sealants		\$1,645	\$0
	<b>INTERIOR FINISHES</b>		\$0	\$0
	<b>SPECIALTIES</b>		\$0	\$0
	<b>EQUIPMENT</b>		\$0	\$0
	<b>MEP SYSTEMS</b>		\$38,700	\$36,700
102	Electrical Systems		\$38,700	\$36,700
	<b>SPECIAL SYSTEMS</b>		\$0	\$0
	<b>CONTINGENCIES &amp; ALLOWANCES</b>		\$22,655	\$19,664
5.0%	Construction Contingency		\$18,879	\$16,386
1.0%	Design Contingency		\$3,776	\$3,277
<b>Subtotal</b>			\$284,805	\$247,199
<b>Subtotal (with Professional Services)</b>			\$325,632	\$282,635
<b>Subtotal (with GC's &amp; Insurance)</b>			\$338,278	\$293,611
<b>Subtotal (with GC's, Insurance, &amp; Tax)</b>			\$358,707	\$311,343
<b>Subtotal (GC's, Insurance, Tax, &amp; Fee)</b>			\$377,587	\$327,729
<b>GMP#1 Total</b>			\$377,587	Adjacent Ways \$327,729



# Enumeration of Documents





PROJECT MANUAL						
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision	Color
Division 01	General Requirements	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 02	Existing Conditions/Site	6-Oct-23	6-Oct-23	6-Oct-23	None	White
02 4100	Demolition	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 03	Concrete	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 04	Masonry	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 05	Metals	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 06	Wood, Plastics, and Composites	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 07	Thermal and Moisture Protection	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 08	Openings	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 09	Finishes	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 10	Specialties	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 11	Equipment	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 12	Furnishings	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 13	Special Construction	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 14	Conveying Equipment	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 21	Fire Suppression	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 22	Plumbing	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 23	Heating, Ventilating, and Air Conditioning	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 25	Integrated Automation	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 26	Electrical	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 27	Communications	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 28	Electronic Safety and Security	6-Oct-23	6-Oct-23	6-Oct-23	None	White
	None	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 31	Earthwork	6-Oct-23	6-Oct-23	6-Oct-23	None	White
31 2200	Grading	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 32	Exterior Improvements	6-Oct-23	6-Oct-23	6-Oct-23	None	White
32 1216	Asphaltic Concrete Paving	6-Oct-23	6-Oct-23	6-Oct-23	None	White
32 1600	Concrete Curbs, Gutters, Valley Gutters, and	6-Oct-23	6-Oct-23	6-Oct-23	None	White
32 6000	Wrought Iron Fences & Gates	6-Oct-23	6-Oct-23	6-Oct-23	None	White
Division 33	Utilities	6-Oct-23	6-Oct-23	6-Oct-23	None	White
33 4000	Storm Drain Construction (NOT INCLUDED)	6-Oct-23	6-Oct-23	6-Oct-23	None	White
CD DRAWINGS						
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision	Color
C-1	Civil Cover Sheet	3-Oct-23	3-Oct-23	5-Oct-23	None	White







# Construction Schedule





# Union ESD Transportation Yard - GMP #1 Schedule

ID	Task Name	Duration	Start	Finish	Dec 11, '23	Dec 18, '23	Dec 25, '23	Jan 1, '24	Jan 8, '24	Jan 15, '24	Jan 22, '24	Jan 29, '24	Feb 5, '24
0	<b>Union ESD Transportation Yard - GMP #1 Schedule</b>	<b>33 d</b>	<b>Mon 12/18/23</b>	<b>Thu 2/1/24</b>									
1	<i>NTP/Construction Start</i>	<i>0 d</i>	<i>Mon 12/18/23</i>	<i>Mon 12/18/23</i>	◆ 12/18								
89	<b>On-Site Civil Construction (Phase 1)</b>	<b>14 d</b>	<b>Mon 12/18/23</b>	<b>Sat 1/6/24</b>									
90	<i>Mobilization</i>	<i>0 d</i>	<i>Mon 12/18/23</i>	<i>Mon 12/18/23</i>	◆ 12/18								
91	Establish Site Boundaries	1 d	Mon 12/18/23	Mon 12/18/23									
92	Private Utility Locate	1 d	Mon 12/18/23	Mon 12/18/23									
93	Temp Fence	1 d	Mon 12/18/23	Mon 12/18/23									
94	Make Safe MEP & Utilities	1 d	Mon 12/18/23	Mon 12/18/23									
95	Saw-cut	1 d	Tue 12/19/23	Tue 12/19/23									
96	Demolition	2 d	Tue 12/19/23	Wed 12/20/23									
97	Trench or Bore for Electrical	3 d	Tue 12/19/23	Thu 12/21/23									
98	Install Fencing Posts	1 d	Wed 12/20/23	Wed 12/20/23									
99	Install Gate Operator, Track, and Sliding Gate	6 d	Thu 12/21/23	Fri 12/29/23									
100	Install Wrought Iron Fencing	3 d	Tue 12/26/23	Thu 12/28/23									
101	Rough Grade Site	2 d	Thu 12/21/23	Fri 12/22/23									
102	Form and Pour New Valley Gutter & Curbing	4 d	Tue 12/26/23	Fri 12/29/23									
103	Pour Back Sidewalks	1 d	Fri 12/29/23	Fri 12/29/23									
104	Grade & Compaction Testing	3 d	Tue 1/2/24	Thu 1/4/24									
105	Paving	1 d	Fri 1/5/24	Fri 1/5/24									
106	Site Clean-up	1 d	Fri 1/5/24	Fri 1/5/24									
107	Remove Fencing	1 d	Sat 1/6/24	Sat 1/6/24									
115	<b>Light Poles</b>	<b>11 d</b>	<b>Wed 12/20/23</b>	<b>Fri 1/5/24</b>									
116	Drill	1 d	Wed 12/20/23	Wed 12/20/23									
117	Electrical Indoor Pathway Routing	5 d	Thu 12/21/23	Thu 12/28/23									
118	Install Re-bar, Grounding, Sweeps	3 d	Thu 12/21/23	Tue 12/26/23									
119	Inspect	1 d	Wed 12/27/23	Wed 12/27/23									
120	Pour Pole Foundations	1 d	Thu 12/28/23	Thu 12/28/23									
121	Set Light Fixtures	1 d	Fri 12/29/23	Fri 12/29/23									
122	Install Circuits and Pull / Terminate Cabling	2 d	Tue 1/2/24	Wed 1/3/24									
123	Pull and Make-up Light Fixtures	1 d	Thu 1/4/24	Thu 1/4/24									
124	Inspection	1 d	Fri 1/5/24	Fri 1/5/24									
194	<i>Substantial Completion</i>	<i>0 d</i>	<i>Fri 1/5/24</i>	<i>Fri 1/5/24</i>	◆ 1/5								
195	<i>Final Completion</i>	<i>0 d</i>	<i>Thu 2/1/24</i>	<i>Thu 2/1/24</i>	◆ 2/1								

Task Summary Deadline Progress   
Milestone Project Summary Critical



# Site Logistics Plan





# Union ESD Transportation Yard - Logistics Plan

12/18/2023 - 01/06/2024





# CORE

