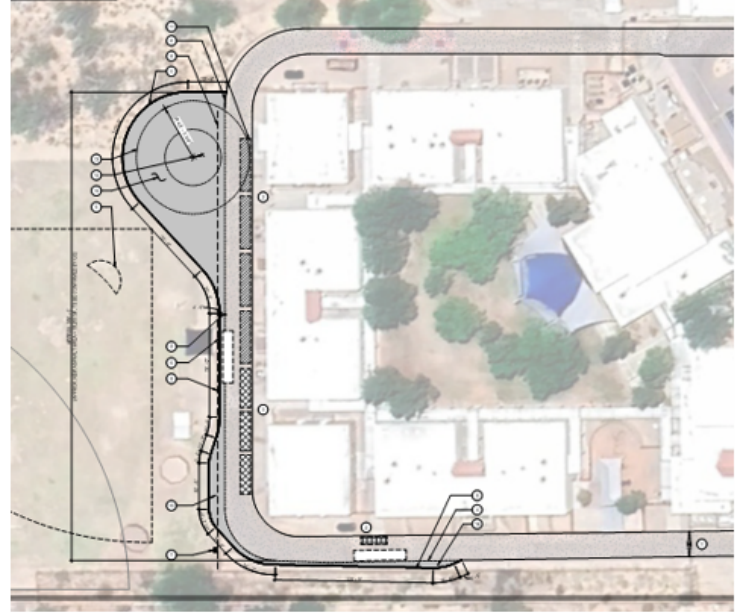


# Quail Run Elementary School

## Bus Loop

**ENGAGE.  
BUILD.  
DELIVER.**



## JOC Proposal

1 GPA 23-15PV-03

August 21, 2024





August 9, 2024

Quail Run Elementary School  
Bus Loop Study  
4600 W Cortaro Farms Road  
Tucson, AZ 85742

RE: JOC Proposal

Dear Project Team:

Attached is our package for the JOC Proposal of the bus loop addition at Quail Run Elementary School. We have utilized our knowledge from similar projects, the current construction market, and sub-contractor input to put together this proposal.

We have included a schedule of values, written narrative, as well as various On Screen takeoffs.

We look forward to continue working with the project team on this exciting project. If you have any questions or need further information, please feel free to contact me at any time.

Sincerely,

***Concord General Contracting, Inc.***

Jason Beaver  
Vice President/COO

McLean Johnson  
Project Estimator

Attachments

**Concord General Contracting**

2240 W. Broadway Rd.  
Suite 105  
Mesa, AZ 85202

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**[www.concordinc.com](http://www.concordinc.com)**

ROC 72403 B-01

## revised 2/16/2021

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# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
<b>Div 5</b>	<b>METALS</b>			
05 00 00	miscellaneous steel			
05 10 00	structural steel			
05 30 00	metal decking			
05 51 00	stairs			
05 70 00	architectural steel			
	<b>Division 5 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 6</b>	<b>WOODS/PLASTICS/COMPOSITES</b>			
06 10 00	rough carpentry structure			
06 15 00	wood decking			
06 20 00	finish carpentry			
06 40 00	millwork/casework			
06 60 00	plastic/glass fiber			
	<b>Division 6 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 7</b>	<b>THERMAL/MOISTURE</b>			
07 10 00	waterproofing/dampproofing			
07 20 00	building insulation			
07 21 00	foam roof			
07 25 00	weather barrier			
07 31 00	roof shingles			
07 32 00	roof tiles			
07 50 00	membrane roofing			
07 60 00	metal roof			
07 60 00	general sheet metal			
07 72 00	roof accessories			
07 81 00	sprayed fireproofing			
07 84 00	firestopping			
07 95 00	roof expansion joint			
07 92 00	joint sealants			
	<b>Division 7 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 8</b>	<b>OPENINGS</b>			
81 10 00	doors & frames			
08 33 00	overhead doors			
08 40 00	storefronts			
08 44 00	curtain walls			
08 50 00	windows			
08 60 00	skylights			
08 70 00	hardware			
08 71 13	automatic doors			
08 79 00	knox box			
08 80 00	glass & glazing			
	<b>Division 8 total</b>	\$0.00	\$0.00	\$0.00

# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
<b>Div 9</b>	<b>FINISHES</b>			
09 24 00	stucco/EIFS systems			
09 20 00	interior metal studs/gypsum board			
09 22 00	exterior metal stud framing			
09 23 00	decorative plaster			
09 51 00	acoustical ceilings			
09 31 00	ceramic tile			
09 65 00	resilient flooring			
09 68 00	carpet			
09 64 00	wood floors			
09 67 00	epoxy			
09 80 00	sound panels			
09 90 00	painting			
09 77 00	fiberglass reinforced panels			
	<b>Division 9 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 10</b>	<b>SPECIALTIES</b>			
10 11 00	visual display boards			
10 14 00	signage			
10 21 13	toilet partitions & accessories			
10 21 23	cubicle track & curtain			
10 22 26	operable partitions/walls			
10 26 00	wall protection			
10 44 00	fire extinguishers & cabinets			
10 50 00	lockers			
10 56 13	storage shelving			
10 73 00	shelters			
10 73 13	awnings			
10 73 13	canopy/ramada			
10 75 00	flagpoles			
	<b>Division 10 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 11</b>	<b>EQUIPMENT</b>			
11 16 16	floor safe			
11 41 00	kitchen equipment			
11 51 00	library equipment			
11 52 00	audio/visual equipment			
11 52 13	projection screens			
11 53 13	fume hoods			
11 61 43	stage curtain/equipment			
11 66 00	sports/PE equipment			
11 68 00	playground equipment			
11 68 23	site basketball courts			
11 68 33	ballfield backstop			
11 68 33	sports fields			
	<b>Division 11 total</b>	\$0.00	\$0.00	\$0.00

# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
<b>Div 12</b>	<b>FURNISHINGS</b>			
12 20 00	window coverings			
12 31 00	metal casework			
12 32 16	plastic laminate casework			
12 61 00	auditorium seating			
12 93 13	bike racks			
12 93 23	trash enclosures			
	<b>Division 12 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 13</b>	<b>SPECIAL CONST</b>			
13 00 00	equipment/storage enclosures			
13 11 00	swimming pools			
13 34 16	bleachers			
13 34 19	metal buildings			
	<b>Division 13 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 14</b>	<b>CONVEYING</b>			
14 00 00	material handling			
14 20 00	elevators			
14 42 00	wheelchair lifts			
	<b>Division 14 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 21</b>	<b>FIRE SUPPRESSION</b>			
21 10 00	fire protection/sprinklers			
	<b>Division 21 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 22</b>	<b>PLUMBING</b>			
22 11 00	supply piping			
22 13 00	waste water piping			
22 31 00	water treatment (softner)			
22 32 00	water treatment (filtered)			
22 35 00	water heaters			
22 42 00	plumbing fixtures			
	<b>Division 22 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 23</b>	<b>MECHANICAL</b>			
23 07 13	mechanical insulation			
23 50 00	HVAC - central plant (cooling)			
23 60 00	HVAC - central plant (heating)			
23 76 00	HVAC - evaporative			
23 80 00	HVAC - package units			
23 81 26	HVAC - split system			
	<b>Division 23 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 25</b>	<b>INTEGRATED AUTOMATION</b>			
25 50 00	EMS			
	<b>Division 25 total</b>	\$0.00	\$0.00	\$0.00

# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
<b>Div 26</b>	<b>ELECTRICAL</b>			
26 10 00	site electrical			
26 10 00	electrical			
26 30 00	generators			
26 56 00	exterior lighting			
	<b>Division 26 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 27</b>	<b>COMMUNICATIONS</b>			
27 20 00	data cabling			
27 24 00	TV cabling			
27 30 00	intercom			
27 32 13	communications/phone			
	<b>Division 27 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 28</b>	<b>SAFETY AND SECURITY</b>			
28 10 00	security system			
28 20 00	surveillance/alarm			
28 31 00	fire alarm system			
	<b>Division 28 total</b>	\$0.00	\$0.00	\$0.00
<b>Div 31</b>	<b>EARTHWORK</b>			
31 23 00	earthwork/mass excavation	\$3,796.52	\$96,093.48	
31 23 00	import/export dirt			
31 31 00	soil treatment - termite			
	<b>Division 31 total</b>	\$3,796.52	\$96,093.48	\$0.00
<b>Div 32</b>	<b>EXTERIOR IMPROVEMENTS</b>			
32 00 00	parking			
32 00 00	unusal site conditions			
32 10 00	asphalt/paving			
32 13 00	fire lane site concrete		\$103,056.00	
32 13 00	sidewalks (only for bus drop-offs)			
32 17 00	striping/signage	\$1,300.00	\$542.00	
32 31 13	chainlink fencing			
32 31 19	wrought iron fencing			
32 32 00	retaining walls			
32 80 00	irrigation			
32 90 00	landscaping	\$10,000.00		
	<b>Division 32 total</b>	\$11,300.00	\$103,598.00	\$0.00

# Schedule of Values

revised 2/16/2021

		<b>District Cost</b>	<b>On-Site Adjacent Ways</b>	<b>Off-Site Adjacent Ways</b>
<b>Div 33</b>	<b>UTILITIES</b>			
33 00 00	site utilities			
33 21 00	wells			
33 32 16	lift station			
33 36 00	septic system			
33 40 00	stormwater/drainage			
33 49 23	drywells			
	<b>Division 33 total</b>	\$0.00	\$0.00	\$0.00
	<b>Subtotal</b>	<b>\$17,550.52</b>	<b>\$227,321.48</b>	<b>\$0.00</b>
	A/E Fee	\$1,521.00	\$23,664.00	
	Contractor Fee	\$1,634.15	\$25,416.95	
	Project Manager Fee	\$217.89	\$3,388.93	
	General Conditions	\$1,500.00	\$23,500.00	
	Contactor Contingency	\$877.53	\$12,616.07	
	Builders Risk/Liability Insurance	\$359.51	\$5,591.73	
	Performance & Payment Bonds	\$318.11	\$4,947.83	
	Sales Tax	\$830.97	\$12,924.63	
	<b>Subtotal</b>	<b>\$7,259.17</b>	<b>\$112,050.14</b>	<b>\$0.00</b>
	<b>Grand Subtotal</b>	<b>\$24,809.69</b>	<b>\$339,371.62</b>	<b>\$0.00</b>
	<b>Project Grand Total</b>	<b>\$364,181.30</b>		
	<b>Adjacent Ways Grand Total</b>	<b>\$339,371.62</b>		



## **Clarifications**

## **CLARIFICATIONS**

1. This "JOC proposal" is based on the drawing provided by DLR Group.
2. Includes General Contractor General Liability.
3. Includes Builders Risk Insurance for the value of new work.
4. Includes a performance and payment bond.
5. Includes 1-GPA fees.
6. Excludes handling and removal of any contaminated, hazardous, or unsuitable materials.
7. Excludes inspection fees, tap fees, agency fees, bonds, and special inspection charges.
8. Excludes water and sewer development fees.
9. Excludes building permit and plan check fees.
10. Excludes any variance application fees, and architectural / engineering filling fees.
11. Excludes cad as-built drawings.
12. Excludes SRP/APS development fees.
13. Excludes new storm drain pipe.
14. Pricing assumes work will take place during normal business hours.

## **NARRATIVE SCOPE OF WORK**

### **Architecture and Engineering**

- Does not include TEP, structural engineering, landscape, mechanical, electrical design fees.
- Includes civil engineering and architectural fees.

### **Field Engineering**

- Includes surveyor time for property corner verification, utilities, building location horizontally, finish pad and floor elevation, as-builts and finish floor certification. Does not include TEP as-built drawings.

### **Regulatory Requirements**

- Project design and construction shall conform to all state and local regulation. General Liability Insurance, Workmen's Compensation will be maintained for the duration of the project.

### **Construction Closeout**

- The project site will be left free from debris and materials related to the work performed on this project.
- Any training will be provided to the owner as specified.
- A complete set of project record documents to include Owner's manuals, warranties, and as built drawings.

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## **DIVISION 1 - GENERAL REQUIREMENTS**

### **General Conditions**

- Includes a full-time superintendent, project manager, office staff support, field office trailer, barricades, barriers, telephones, and portable toilets. The utility charges used during construction to be paid by the Owner.

### **Testing and Inspecting**

- Material testing is included.

### **Dust Control**

- Costs associated with dust control throughout the duration of construction to reduce dust.

## **DIVISION 2 – EXISTING CONDITIONS**

### **Survey**

- Survey and layout for new construction.

### **Demolition**

- Make safe for drinking fountain removal.
- Cap water/sewer lines.
- Remove and dispose of drinking fountain. Remove and dispose of existing chain link fencing and backstop as noted in plans.

## **DIVISION 31 – EARTHWORK & PAVING**

### **Earthwork & Paving**

- Remove existing curb.
- Sawcut and remove portions of existing asphalt.
- Rough and fine grading for new work.
- Export excess dirt.
- Asphalt paving; 3" AC over 4" ABC.

## **DIVISION 32 – EXTERIOR IMPROVEMENTS**

### **Fire Lane Site Concrete**

- Concrete encasement around existing storm drainpipe.
- Concrete valley gutter PAG STD DET 208.
- 6" Vertical curb, type 2, PAG STD 209.
- Concrete curb terminal section PAG STD DET 212.
- Concrete header PAG STD DET 213.

### **Striping/Signage**

- Bus loop directional signage as needed for new work.
- Paint fire lane markings on curbs.

**Landscaping**

- Remove and relocate irrigation valves.
- Riprap and filter fabric at drain inlet.
- Includes an allowance to replace / repair existing landscaping as needed due to new construction.