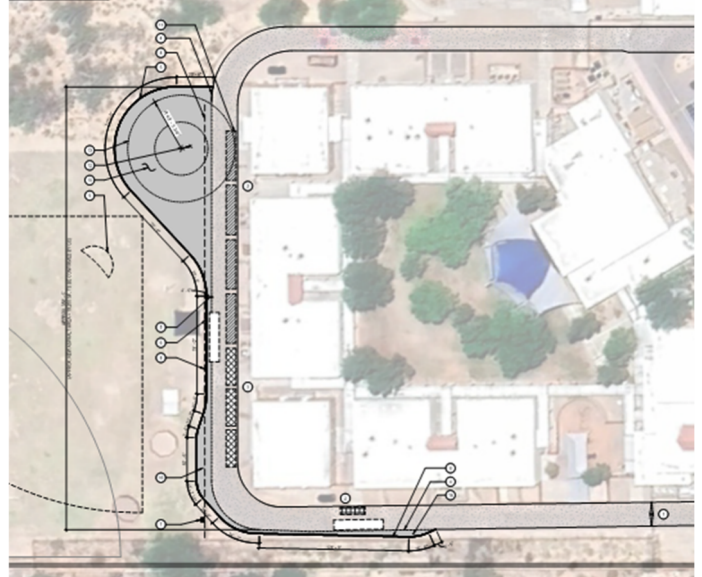


Quail Run Elementary School

Bus Loop Study

ENGAGE.
BUILD.
DELIVER.



JOC Proposal

April 9, 2024



 **DLRGROUP**



1 GPA Contract # - 23-15PV-03

TABLE OF CONTENTS

ESTIMATE LETTER

TAB 1

SCHEDULE OF VALUES

TAB 2

CLARIFICATIONS

TAB 3

TAKEOFFS

TAB 4

Estimate Letter

Schedule of Values



April 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

P: 480.962.8080

F: 480.962.0707

www.concordinc.com

ROC 72403 B-01

4/9/2024

JOC Proposal

Marana Unified School District
Quail Run ES Bus Loop Study
4600 W Cortaro Farms Road
Tucson, AZ 85742



3/27/2024

Item	Description Of Work		JOC Proposal	ROM	Delta
DIVISION 01 - GENERAL REQUIREMENTS					
1	General Conditions		\$25,000	\$25,000	\$0
2	Material Testing / Structural Steel		\$2,454	\$1,500	\$954
3	Layout & Surveying		\$8,000	\$2,500	\$5,500
DIVISION 03 - CONCRETE					
4	Concrete		\$25,460	\$28,522	-\$3,062
DIVISION 22 - PLUMBING					
5	Plumbing		\$1,750	\$1,750	\$0
DIVISION 31 - EARTHWORK & PAVING					
6	Earthwork & Paving		\$94,099	\$91,006	\$3,093
7	Pavement Markings & Parking Lot Signage		\$915	\$1,400	-\$485
8	Dust Control		\$7,500	\$7,500	\$0
DIVISION 32 - EXTERIOR IMPROVEMENTS					
9	Landscaping - Allowance		\$10,000	\$10,000	\$0
10	Fence Removal		\$3,830		\$3,830
11	Relocate Backstop - Allowance		\$1,500	\$925	\$575
12	Subtotal		\$180,508	\$170,103	\$10,405
13	1-GPA	1.0%	\$2,230	\$2,201	\$28
14	Performance & Payment Bond	1.39%	\$3,100	\$3,060	\$40
15	General Liability Insurance	1.0%	\$2,230	\$2,201	\$28
16	Builders Risk Insurance	0.3%	\$669	\$660	\$9
17	Contingency	5.0%	\$9,025	\$17,010	-\$7,985
18	Contractors Fee	7.5%	\$16,724	\$16,511	\$214
19	Subtotal		\$214,486	\$211,747	\$2,739
20	Sales Tax - Contractor Reimbursable	3.97%	\$8,504	\$8,396	\$109
21	TOTAL		\$222,990	\$220,143	\$2,847

Clarifications

CLARIFICATIONS

1. This "JOC proposal" is based on the drawing provided by DLR Group dated 3/20/2024.
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. Pricing assumes work will take place during normal business hours.

NARRATIVE SCOPE OF WORK

Architecture and Engineering

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

DIVISION 1 - GENERAL REQUIREMENTS

Quality Control

- Material testing is included.
- Survey and layout for new construction.

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.

DIVISION 3 - CONCRETE

Concrete

- 6" vertical curb, type 2 per PC/COT STD#209.

DIVISION 22 - PLUMBING

Plumbing

- Make safe for drinking fountain removal.
- Cap water/sewer lines.
- Remove and dispose of drinking fountain.

DIVISION 31 – EARTHWORK & PAVING

Earthwork & Paving

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

Pavement Markings & Parking Lot Signage

- Bus loop directional signage as needed for new work.

Dust Control

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

DIVISION 32 – EXTERIOR IMPROVEMENTS

Landscaping – Allowance

- Includes an allowance to replace / repair existing landscaping as needed due to new construction.

Fence Removal

- Remove and dispose of existing chain link fencing as noted in plans.

Relocate Backstop - Allowance

- Allowance to remove & reinstall existing chain link backstop.
- Reinstallation requirements TBD.

Takeoffs

C:\projects\quailrun\quailrun_R01_2024_05_14.dwg
3/14/24 1:10:44 PM

51

1

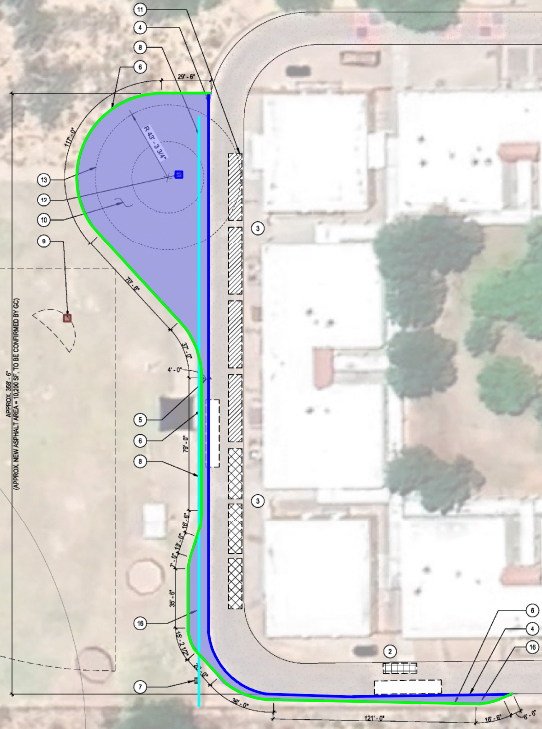
2

3

4

- Remove Existing Curb
- Remove Existing Fencing
- New Curb
- Relocate Backstop
- Remove & Cap Drinking Fountain
- Grading & Paving

BUS LOOP STUDY - SITE PLAN
SCALE: 1" = 30'



LEGEND

- 47 BUS
- 37 BUS
- MINIVAN
- PARKING BUS FOR REFERENCE

SHEET NOTES

- BUS ACCESS GATE - TO REMAIN
- STREET STUDENT DROP-OFF/UP
- STUDENT DROP-OFF/UP
- REMOVE EXISTING CURB
- WIDEN LANE BY 4'-0"
- NEW CURB PARALLEL 48' LINEAR FEET OF NEW CURB TO BE CONFIRMED BY GC
- CATCH BASIN TO REMAIN
- REMOVE EXISTING CHAIN LINK FENCE & GATES
- RELOCATE BACKSTOP
- APPROX. TURN AROUND
- TRANSPORT LINEUP (IN 47 BUSES, 37 BUSES)
- REMOVE AND CAP EXISTING FIELD DRINKING FOUNTAIN
- OUTER TURNING RADIUS FOR LARGEST BUS
- PARENTY ACCESS TO DROP-OFF LANE AND STAFF PARKING
- BUS ACCESS POINT (IN AND OUT)
- PASSING PULL OVER AREA

NOTE: DIMENSIONS FOR APPROXIMATE MATERIAL TAKE-OFF PURPOSES ONLY, NOT FOR CONSTRUCTION.

SCALE: 1" = 30'

CORTARON FARMS ROAD

SITE STUDY
03.20.2024
REVISIONS

30-21153-00
STUDY SITE PLAN

AS1.1

QUAIL RUN ES BUS LOOP STUDY
MAGANA UNIFIED SCHOOL DISTRICT
4809 W CORTARON FARMS RD, TUCSON, AZ 85742

CONCORD
General Contracting

NOT FOR
CONSTRUCTION

DLR GROUP
©DLR Group