



**Smoketree Elementary School**

Cougars Roar

## Site & Field Renovation

**ENGAGE.  
BUILD.  
DELIVER.**



## ADJACENT WAY

### GMP Estimate

May 13, 2024



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# **Estimate Letter**



May 13, 2024

Lake Havasu USD – Security Upgrade  
& Pre-K Renovation  
Attn: Mike Murry  
Smoketree Elementary School  
2395 Smoketree Ave N  
Lake Havasu City, AZ 86403

RE: GMP Proposal

Dear Michael:

Attached is our package for the GMP estimate of the Smoketree Elementary School Site & Field and PRE-K Renovation. We have utilized our knowledge from similar projects, the current construction market and subcontractor input to put together this GMP estimate.

We have included a schedule of values, clarifications as well as various On-Screen takeoffs.

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

Sincerely,

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

Jason Beaver  
Vice President/COO

Derick Aidoo  
Director of Estimating

Attachments

**Concord General Contracting**

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ROC 72403 B-01

## **Schedule of Values**

5/13/2024

Guaranteed Maximum Price

**Smoketree Elementary**  
2395 N. Smoketree Ave.  
Lake Havasu City, AZ 86403



Item	Description Of Work		District	Site Adjacent Ways
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>				
1	General Conditions		\$8,156	\$24,469
2	Material Testing		\$3,200	\$2,860
3	Layout & Surveying		\$2,185	\$2,850
<b>DIVISION 02 - EXISTING CONDITIONS</b>				
5	Demolition		\$23,890	\$32,250
<b>DIVISION 03 - CONCRETE</b>				
6	Concrete			
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>				
8	Caulking & Sealants / Waterproofing			
<b>DIVISION 11 - EQUIPMENT</b>				
10	Recreation Equipment			
<b>DIVISION 31 - EARTHWORK &amp; PAVING</b>				
14	Earthwork / Mass Excavation		\$31,468	\$53,757
15	Pavement Markings & Parking Lot Signage		\$27,100	
41	Asphalt/Paving		\$56,690	\$129,017
17	Dust Control		\$2,500	\$5,000
21	<b>Subtotal</b>		<b>\$155,189</b>	<b>\$250,203</b>
22	1-GPA 23-15PV-03	1.0%	\$1,876	\$3,020
23	Performance & Payment Bond		\$2,739	\$3,984
24	General Liability Insurance	1.0%	\$1,876	\$3,020
25	Builders Risk Insurance	0.3%	\$563	\$906
26	Contingency - Construction	4.0%	\$6,208	\$10,008
27	Contractors Fee	5.5%	\$10,318	\$16,608
28	<b>Subtotal</b>		<b>\$178,769</b>	<b>\$287,748</b>
29	Sales Tax - ( Lake Havasu City, AZ)	4.94%	\$8,831	\$14,215
30	<b>TOTAL</b>		<b>\$187,600</b>	<b>\$301,963</b>

# Schedule of Values

revised 2/16/2021

SFB AW 200-18		SCHEDULE OF VALUES FOR ADJACENT WAYS VALIDATION		
<p>Instructions: 1. Please enter the information requested in Rows 5-9 in the Blue cells below.                  2. Based on the source of funding (On-Site Adjacent Ways, Off-Site Adjacent Ways or District Cost) enter the cost of each item in the schedule below. Allowable On-Site Adjacent Ways, Off-Site Adjacent Ways and District Cost items are in Orange. Excluded On-Site Adjacent Ways items are Gray and are intentionally locked.</p>				
School District		Lake Havasu Unified School District		
County				
SFB Adjacent Ways ID Number		(enter 4 digit ID number)		
Architect Name		EMC2		
Contractor Name		Concord General Contracting		
		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
<b>Div 1 GENERAL REQUIREMENTS</b>				
01 45 23	testing and inspecting			
01 50 00	temporary facilities			
01 56 19	dust control	\$2,500.00	\$5,000.00	
01 57 13	track off pads			
Division 1 total		\$2,500.00	\$5,000.00	\$0.00
<b>Div 2 EXISTING CONDITIONS</b>				
02 21 13	survey	\$2,185.00	\$2,850.00	
02 41 13	site demolition/removal	\$23,890.00	\$32,250.00	
02 60 00	soil treatment			
Division 2 total		\$26,075.00	\$35,100.00	\$0.00
<b>Div 3 CONCRETE</b>				
03 00 00	footings/walls			
03 00 00	building			
03 20 00	rebar			
03 30 53	slabs			
03 35 00	sealed floors			
03 40 00	precast concrete			
Division 3 total		\$0.00	\$0.00	\$0.00
<b>Div 4 MASONRY</b>				
04 00 00	masonry walls			
04 00 00	masonry columns			
04 05 19	rebar			
04 22 00	site masonry			
04 22 00	block fencing			
04 43 00	stonework			
Division 4 total		\$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 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
<b>Div 9</b>	<b>FINISHES</b>			



# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
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
<b>Div 26</b>	<b>ELECTRICAL</b>			
26 10 00	site electrical			
26 10 00	electrical			

# Schedule of Values

revised 2/16/2021

		District Cost	On-Site Adjacent Ways	Off-Site Adjacent Ways
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	\$34,668.00	\$56,617.00	
31 23 00	import/export dirt			
31 31 00	soil treatment - termite			
	<b>Division 31 total</b>	\$34,668.00	\$56,617.00	\$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	\$56,690.00	\$129,017.00	
32 13 00	fire lane site concrete			
32 13 00	sidewalks (only for bus drop-offs)			
32 17 00	striping/signage	\$27,100.00		
32 31 13	chainlink fencing			
32 31 19	wrought iron fencing			
32 32 00	retaining walls			
32 80 00	irrigation			
32 90 00	landscaping			
	<b>Division 32 total</b>	\$83,790.00	\$129,017.00	\$0.00
<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>\$147,033.00</b>	<b>\$225,734.00</b>	<b>\$0.00</b>
	A/E Fee			
	Contractor Fee	\$10,318.00	\$16,608.00	

## revised 2/16/2021

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## **Clarifications**

5/13/2024

## **CLARIFICATIONS**

1. This “Adjacent Ways Estimate” is based on the assumptions described in site plans provided by EMC2 Architect dated 4/1/2024.
2. Includes General Contractor General Liability.
3. Includes Builders Risk Insurance for the value of new work.
4. Excludes the handling and removal of any contaminated, hazardous, or unsuitable materials.
5. Excludes inspection fees, tap fees, agency fees, bonds, and special inspection charges.
6. Excludes water and sewer development fees.
7. Excludes building permit and plan check fees.
8. Excludes any variance application fees, and architectural / engineering filling fees.
9. Excludes cad as-built drawings.
10. Excludes all furniture, fixtures & equipment (FFE) not listed.
11. Excludes SRP/APS development fees.

## **NARRATIVE SCOPE OF WORK**

### **Architecture and Engineering**

- Excludes SRP/APS, architectural, structural engineering, landscape, civil engineering, mechanical, electrical design, and fees.

### **Field Engineering**

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

### **Regulatory Requirements**

- Project design and construction shall conform to all state and local regulations. 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.

# **ADJACENT WAY**

## **DIVISION 1 - GENERAL REQUIREMENTS**

### **General Conditions**

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

### **Layout & Surveying**

- Construction staking and layout.

## **DIVISION 2 – EXTERIOR CONDITIONS**

### **Demolition**

- Remove asphalt at bus and fire lane as shown on the attached map.

### **Earthwork /Mass Excavation**

- Re-grade the new bus and fire lane.

### **Asphalt / Paving**

- Repave with 3” asphalt at bus and fire lanes.
- Includes material testing.

### **Dust Control**

- Supply and operate a water truck to prevent dust throughout construction.

## **Takeoffs**

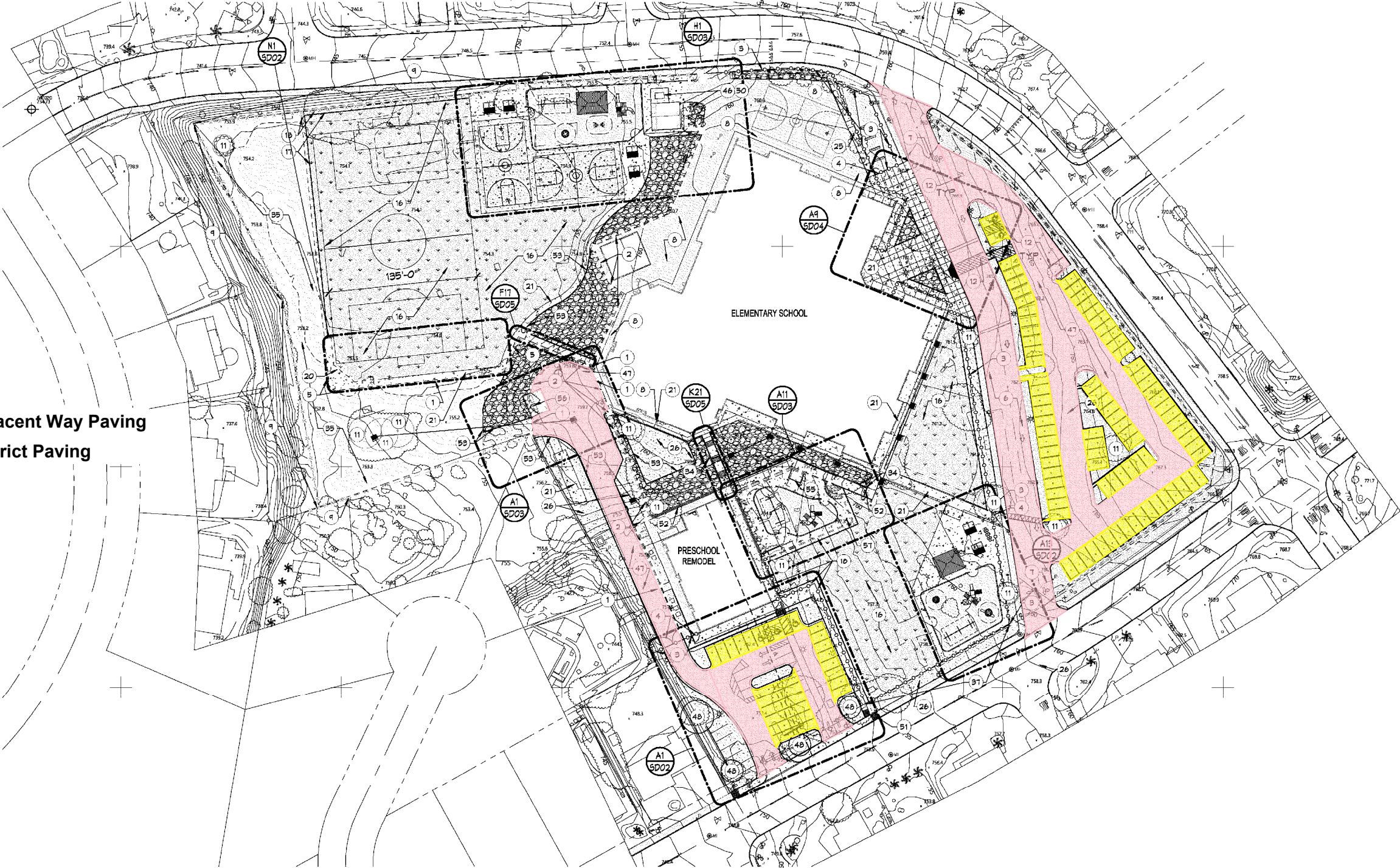


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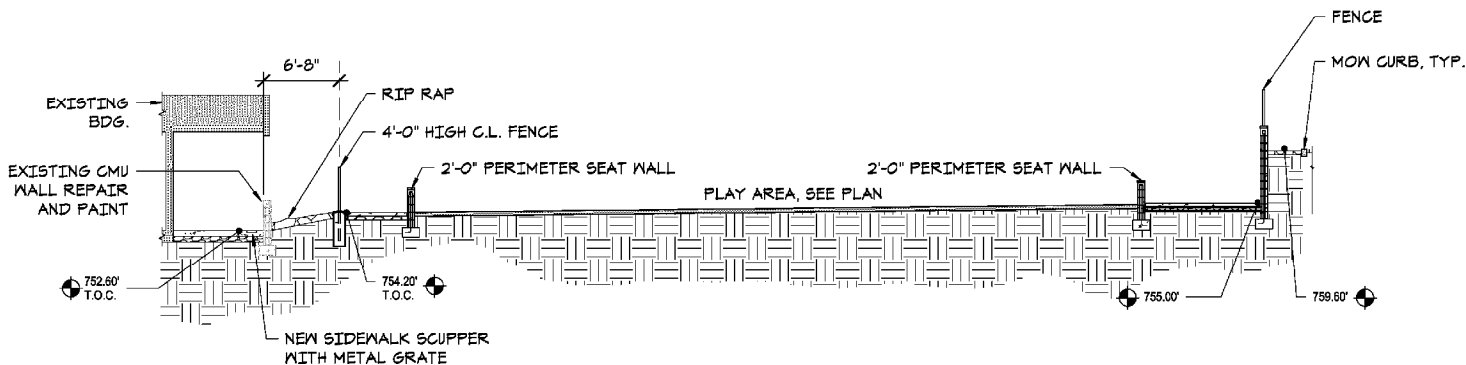
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13 - Adjacent Way Paving  
14 - District Paving



E1 SITE PLAN - NEW

1" = 50'-0"



#### GENERAL NOTES

- A. ALL CONCRETE SIDEWALKS DESIGNATED TO REMAIN TO BE ASSESSED FOR TRIPPING HAZARDS AND LARGE CRACKS. REPLACE THESE PANELS FROM NEAREST CONTROL JOINT TO NEAREST CONTROL JOINT.
- B. UNLESS NOTED ON NEW WORK DRAWINGS, ALL FINISH GRADES TO MATCH PREVIOUS.

#### NEW SITE PLAN LEGEND

- X----- EXISTING CHAINLINK FENCE TO REMAIN
- NEW CHAINLINK FENCE
- EXISTING ORNAMENTAL FENCE TO REMAIN
- NEW ORNAMENTAL FENCE
- NEW SODDED GRASS (SEE NOTES)
- NEW HYDROSEED W/DESERT MIX (SEE NOTES)
- NEW 4" - 6" RIP RAP (SEE NOTES), COLOR TBD BY OWNER
- NEW 1/4" MINUS DECOMPOSED GRANITE WITH STABILIZATION COMPOUND PER OWNER STANDARD, COLOR TBD BY OWNER
- NEW SAND
- NEW RUBBER MULCH (SEE NOTES)
- NEW CONCRETE POST TENSION (SEE NOTES)
- NEW CONCRETE

#### KEYNOTES

1. INSTALL NEW CHAIN LINK GATE TO HEIGHT OF ADJACENT FENCE, SEE ENLARGED PLANS AND DETAILS.
2. INSTALL NEW 6' HIGH CHAIN LINK FENCE, POSTS, AND FOOTINGS, SEE DETAILS.
3. INSTALL NEW 6' HIGH METAL FENCE, POSTS, AND FOOTINGS, MOUNT TO EXISTING MASONRY WALL AS OCCURS, SEE DETAILS.
4. INSTALL NEW METAL GATE TO HEIGHT OF ADJACENT FENCE, SEE ENLARGED PLANS AND DETAILS.
5. INSTALL NEW 4'-0" TALL CHAIN LINK FENCE.
6. EXISTING FIRE LANE TO REMAIN OPEN DURING CONSTRUCTION, VERIFY W/FIRE MARSHALL ANY TEMPORARY BLOCKAGES DURING CONSTRUCTION.
7. EXISTING TRAFFIC GATE TO REMAIN, CLEAN REPAIR AND PAINT.
8. ALL CONCRETE SIDEWALKS DESIGNATED TO REMAIN TO BE ASSESSED FOR TRIPPING HAZARDS AND LARGE CRACKS, REPLACE THESE PANELS FROM NEAREST CONTROL JOINT TO NEAREST C.J.
9. EXISTING CHAINLINK FENCE TO REMAIN, REPAIR AND CLEAN.
11. EXISTING TREE TO REMAIN.
12. PROVIDE NEW PAVEMENT MARKINGS AND ADA REQUIRED MARKING, INCLUDING PAINTED CONCRETE CURBS, MATCH EXISTING DESIGN.
16. REGRADE, SLOPE TO DRAIN INSTALL GRASS TURF. CONTRACTOR TO DESIGN/ BUILD NEW IRRIGATION SYSTEM.
17. NEW CONCRETE MOW CURB. SEE DETAIL E9/SD06.
18. 3'-0" WIDE DG BORDER. SEE DETAIL E9/SD06.
20. NEW CHAINLINK BACKSTOP TO MATCH IN NEW LOCATION, PLACE NEW FOOTINGS PER DETAIL.
21. NEW 4" CONCRETE SIDEWALK OVER 4" AB.
25. EXCAVATE AS REQUIRED. INSTALL NEW 4" TK. CONCRETE SIDEWALK OVER 4" AB.
26. 1/4" DECOMPOSED GRANITE WITH STABILIZATION COMPOUND PER OWNER STANDARD, COLOR TBD BY OWNER.
34. NEW MASONRY RETAINING WALL PER DETAIL.
35. REGRADE, SLOPE TO DRAIN, HYDROSEED WITH DESERT MIX.
37. EXISTING METAL FENCE TO REMAIN, CLEAN, REPAIR AND PAINT.
46. RELOCATE IRRIGATION BACK FLOW AND IRRIGATION VALVES TO THIS AREA.
47. PROVIDE NEW ASPHALT.
48. PLANT NEW LOW WATER MAINTENANCE TREE PER CITY STANDARDS.
50. IRRIGATION, VALVES TO BE RELOCATED, DESIGN BY OTHERS.
51. ADA ACCESSIBLE RAMP PER LAKE HAVASU CITY STDs DETAILS.
52. REMOVE TRENCH DRAIN GRATING. CLEAN OPEN DRAIN OF ALL DEBRIS, HYDROJET CLEAN ANY BLOCKAGES FROM 1/6 STORM DRAIN PIPING AT BOTH ENDS OF TRENCH DRAIN. REPLACE GRATING WITH NEW. REPAIR EXISTING TRENCH CONCRETE WHERE CRACKED OR SPALLED.
53. NEW CONCRETE CURB.
55. NEW LOCATION OF EXISTING SHED.
56. EXISTING TRASH ENCLOSURE TO REMAIN, REPAIR MASONRY AND GATES.
57. PROVIDE NEW DRINKING FOUNTAIN, ELKAY 4420 OR EQUAL, SEE PLUMBING DRAWINGS.

#### REVISIONS / SUBMISSIONS

#

LAKE HAVASU UNIFIED SCHOOL DISTRICT  
**SMOKETREE ELEMENTARY**  
SECURITY UPGRADE & PRE-K REMODEL

2395 N. SMOKETREE BLVD., LAKE HAVASU CITY AZ 86403

**EMC2**  
Learning Places & Growing Spaces  
1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2group.com

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

DESIGNED BY:  
JN

CHECKED BY:  
DMM

DATE:  
04-1-24

PROJECT NO.  
9219894.07

SCALE:  
As Indicated

DRAWING NO.