

**Tucson Unified School District  
Parking Lot Asphalt Replacement  
Winnie E. Wheeler Elementary School**



**Final Pricing Proposal  
March 11, 2025**



**ENGAGE.  
BUILD.  
DELIVER.**

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# **Clarifications with Pricing**

March 11, 2025

## GENERAL CLARIFICATIONS

1. This Price Proposal is based on the job walk on 21 August 2024, and the attached instructions to bidders.
2. Contractors contingency has been provided at 5%.
3. Performance and payment bond is included at 1.05%.
4. General Contractor General Liability is included at 1.1%.
5. Builders Risk Insurance is included for the value of new work at 0.35%.
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 AutoCad as-built drawings.
12. Pricing assumes work will take place during normal business hours.
13. Geotechnical report or geotechnical engineer consultation.

## NARRATIVE SCOPE OF WORK

### Architecture and Engineering

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

### 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.
- A one-year warranty will be provided from the date of substantial completion.

### Construction Schedule

- The Parking Log Upgrade and the Winnie E. Wheeler Elementary School shall have a mobilization date of 4 October 2024, construction shall continue through the week and have a completion date of 13 October 2024. Concord reserves the right to provide additional pricing if this project does not start on October 4, 2024.

## DIVISION 1 - GENERAL REQUIREMENTS

### General Conditions

- Includes a superintendent, part-time project manager, part-time office staff support. One portable toilet and one handwashing station will be provided on site. The utility charges used during construction to be paid by the Owner.
- A temporary fence will not be provided around the construction site.

### Consultants

- Includes a fee for a Geotechnical Engineer to provide consultation for thicknesses.

## DIVISION 32 – EXTERIOR IMPROVEMENTS

### Asphalt Improvements

- The scope of work shall include the following:
  - Saw cutting, demolition and removal of existing asphalt paving
  - Removal of street signage located in parking lot
  - Salvage of parking bumpers. Any slightly damaged parking bumpers shall be demolished and removed from the site. Replace all demolished and remove parking bumpers with new.
  - Pulverize existing asphalt with existing subgrade.
  - Remove 2" of material in the Fire Lane and haul and dispose of material off-site.
  - Remove 2" of material in car parking area and haul and dispose of material off-site.
  - Fire lane paving shall be 2" asphalt concrete over 4" pulverized material with PAG 2 mix. Concord does not advise going under a 3" thickness for a fire lane unless it is approved by a geotechnical engineer.
  - Parking lot paving shall be 2" asphalt concrete of 4" pulverized material with PAG 2 mix.
  - Install new street signage in the parking lot area
  - Provide striping to include but not limited to stenciling, painting of curbs and parking bumpers.
  - Asphalt shall be PAG2 Low Volume PG 70-10, no RAP
  - Quality Control Testing per COT
  - Traffic Control

Pulverize and Blend Existing Asphalt into Subgrade		
Description	Amount (\$)	
Adjacent Ways	\$136,957	
Parking Lot	\$137,231	
Total	\$274,188	
VE Alternates Option 1	Add/Deduct	Amount (\$)
Loading Dock with 2" AC over 4" pulverized material with PAG2	Add	+\$14,519

## **Instructions to Bidders**



Instructions to Bidders:

Inclusions:

Provide pricing to remove the existing parking lots and replace with new asphalt paving, striping, stenciling, street signage and parking bumpers.

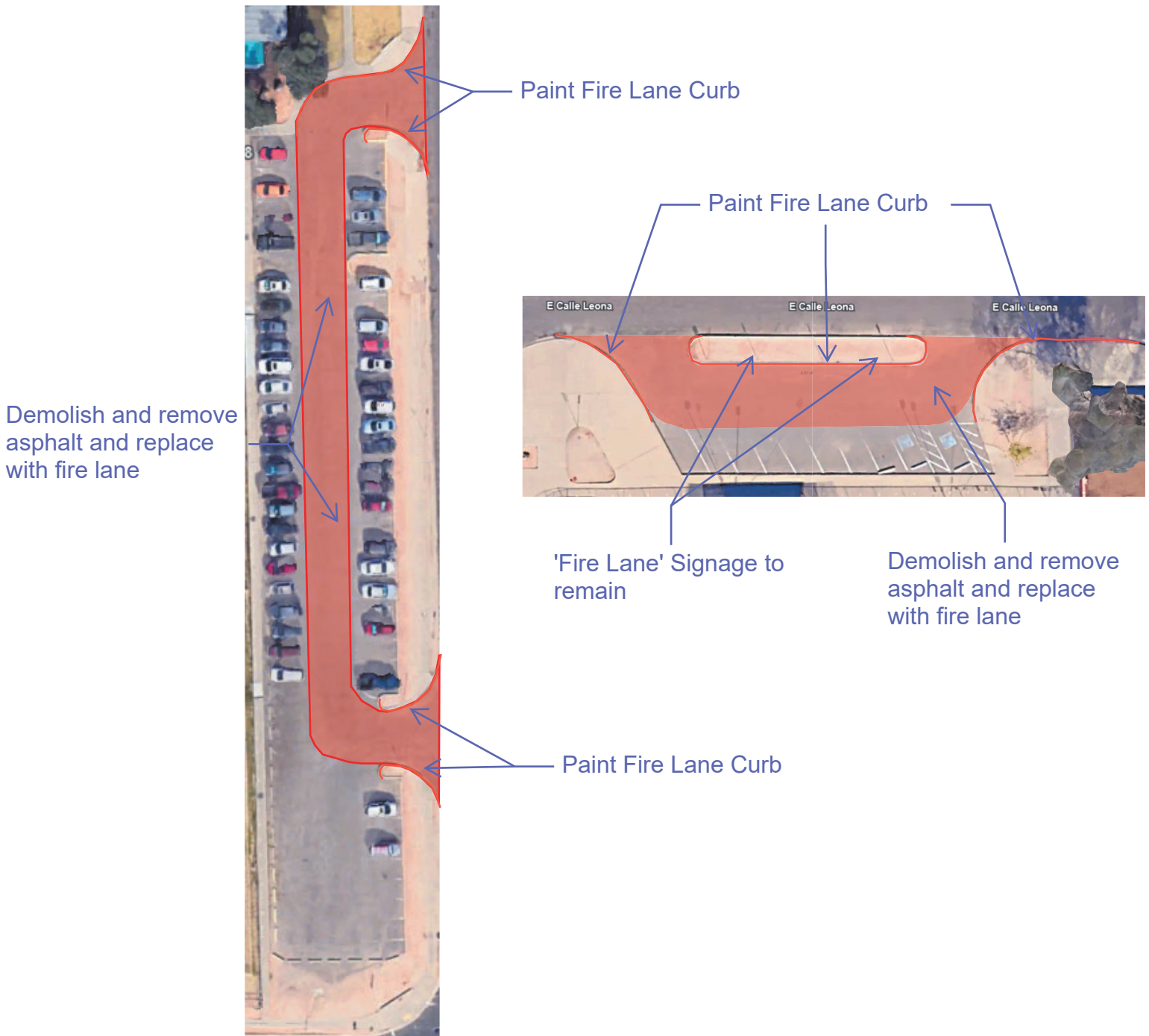
- a. Saw cutting, demolition and removal of existing asphalt paving
- b. Removal of street signage located in parking lot
- c. Salvage of parking bumpers. Any slightly damaged parking bumpers shall be demolished and removed from the site. Replace all demolished and removed parking bumpers with new.
- d. Asphalt paving of fire access roads shall meet the City of Tucson minimum requirements. Fire access roads shall have an unobstructed width of not less than twenty feet (20'-0").
- e. Asphalt paving of parking stalls shall meet the City of Tucson minimum requirements.
- f. Install new street signage in the parking lot area
- g. Provide striping to include but not limited to stenciling, painting of curbs and parking bumpers.
- h. Schedule shall include 4 October 2024 through 11 October 2024 with a mobilization starting on October 4.



Provide pricing per the pictures listed below:

**Adjacent Ways**

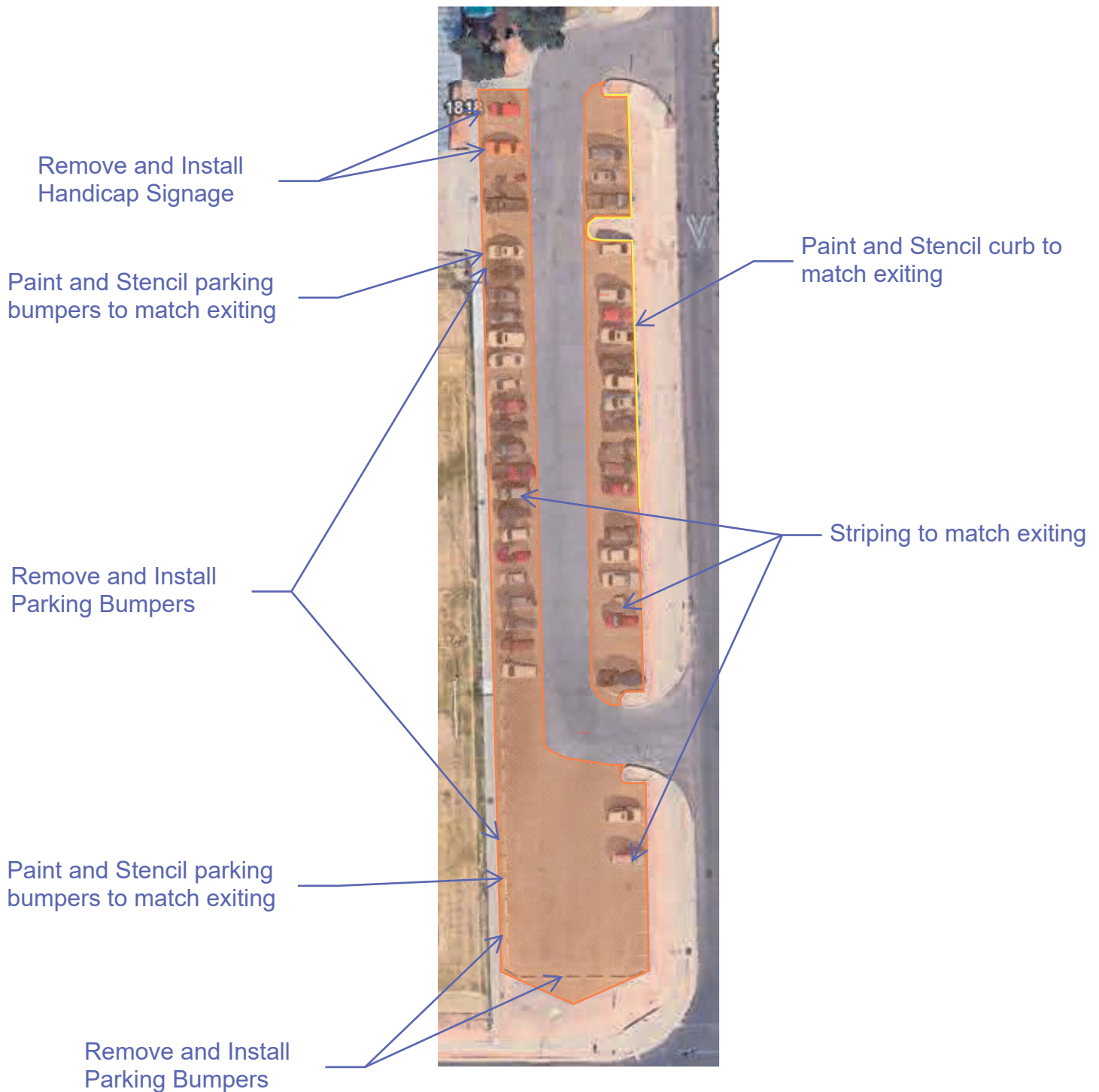
1. Provide removal and replacement of the parking lot to include a twenty-foot (20'-0) fire lane asphalt paving, drive isle asphalt paving and fire lane striping.





### East Parking Lot

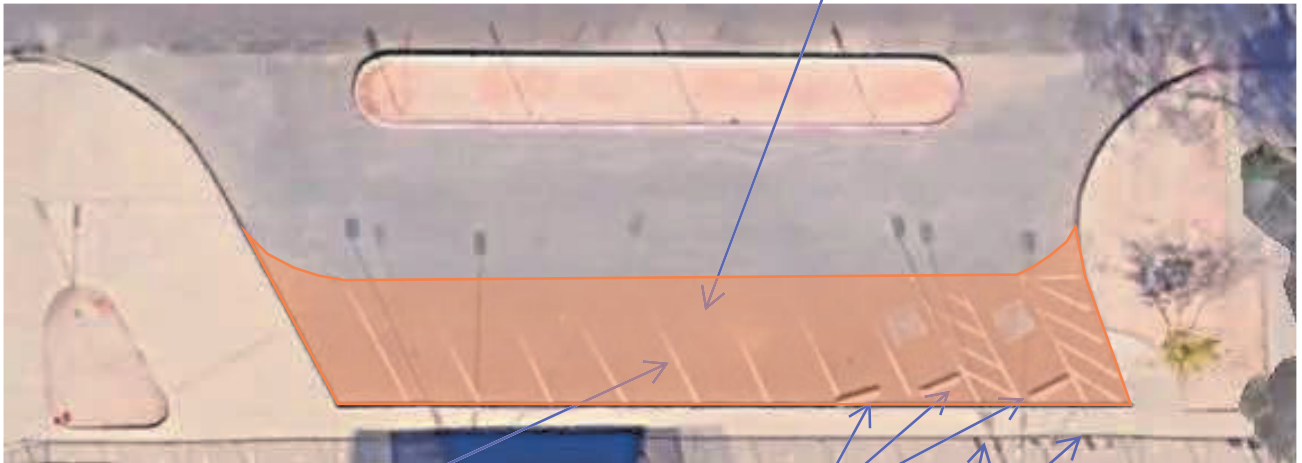
2. Provide removal and replacement of the parking lot to include but not limited to drive isle asphalt paving, parking stall asphalt paving, street signage, striping, stenciling, and parking bumpers.



### North Parking Lot

3. Provide removal and replacement of the parking lot to include parking stall asphalt paving, striping, stenciling and parking bumpers.

Remove and reinstall  
asphalt paving



Striping to match existing

Remove and reinstall  
parking bumpers

ADA Signs on fence to  
remain

### Loading Dock Alternate

4. Provide alternate pricing to include removal and replacement of the asphalt paving for the loading dock.

Saw cut and remove  
concrete paving &  
replace with asphalt



Remove and reinstall  
asphalt paving for a  
loading dock