

Thunderbolt Middle School

Parking Lot Renovation



**ENGAGE.
BUILD.
DELIVER.**

GMP Pricing

November 19, 2025



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November 19, 2025

LHUSD
Thunderbolt Parking Lot
695 Thunderbolt Ave.
Lake Havasu City, AZ 86406

RE: GMP

Dear Project Team:

Attached is our package for the GMP estimate of the Thunderbolt Middle School Parking Lot Renovation. This estimate represents the drawings and narrative and is to be used as a project budget for the specified items. We have utilized our knowledge from similar projects, the current construction market and subcontractor input to put together the estimate. The estimate presented in this package represents a budget for the project based off the current information.

We have included a schedule of values, written narrative, as well as various 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

Derick Aidoo
Director of Estimating

Concord General Contracting

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ROC 72403 B-01

Schedule of Values

11/19/2025

Guaranteed Maximum Price

Thunderbolt Parking Lot Renovation

695 Thunderbolt Ave

Lake Havasu City, AZ 86406



Item	Description Of Work		Adjacent Way	District	Total
DIVISION 01 - GENERAL REQUIREMENTS					
1	General Conditions		\$22,624	\$7,541	\$30,165
2	Material Testing			\$1,464	\$1,464
3	Temporary Fencing/Barricades			\$2,500	\$2,500
4	Layout & Surveying/As-Builts		\$10,640	\$3,192	\$13,832
DIVISION 31 - EARTHWORK & PAVING					
5	Earthwork & Paving		\$270,160	\$110,858	\$381,018
6	Pavement Markings		\$8,900	\$1,500	\$10,400
7	Utility Adjustments			\$3,800	\$3,800
8	Dust Control		\$7,480	\$2,650	\$10,130
9	Subtotal		\$319,804	\$133,505	\$453,309
10	Performance & Payment Bond	1.36%	\$5,130	\$2,056	\$7,187
11	General Liability Insurance	1.25%	\$4,661	\$1,945	\$6,605
12	Builders Risk Insurance	0.4%	\$1,492	\$622	\$2,114
13	1-GPA - 23-15PV-03	1.0%	\$3,729	\$1,556	\$5,284
14	Contractors Fee	5.5%	\$20,508	\$8,556	\$29,064
15	Subtotal		\$355,324	\$148,240	\$503,564
16	Sales Tax	4.94%	\$17,553	\$7,323	\$24,876
17	TOTAL		\$372,877	\$155,563	\$528,440

Clarifications

GMP
Thunderbolt Parking Lot Renovation
695 Thunderbolt Ave. Lake Havasu City, AZ

Architect: N/A

Specifications Dated: N/A

Addenda Noted: N/A

GENERAL CLARIFICATIONS

Inclusions:

1. Builder's Risk Insurance has been included for 0.4%.
2. General Liability Insurance has been included for 1.25%.
3. Arizona Privilege Tax is included at 4.94% for the City of Lake Havasu.
4. Includes a performance & payment bond.
5. Includes 1 GPA fees.

Exclusions:

1. Concord suggests the owner carry a separate contingency from 5% to 10%.
2. Tap fees & utility company direct costs, to be paid by owner.
3. All Easement descriptions and documents are the responsibility of the Owner.
4. Inspection fees, tap fees, agency fees, bonds, and special inspection charges.
5. Water and sewer development fees.
6. Building permit and plan check fees.
7. Any variance application fees, and architectural / engineering filling fees.
8. Auto-CAD as-built drawings.
9. Special system monitoring.
10. Material and labor cost escalation has not been figured for this estimate. Project is expected to start in 2025.
11. The utility service applications.
12. Off-hours and night work (after 5:00 PM, holidays and weekends).

ADJACENT WAYS

DIVISION 1 – GENERAL REQUIREMENTS

Inclusions

General Conditions

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

Layout & Surveying/As-builts

1. Layout and surveying for demolition and new construction.
2. Includes as-builts.

DIVISION 31 – EARTHWORK & PAVING

Inclusions

Earthwork & Paving

1. Remove existing asphalt to be replaced in areas of Adj. Ways funding. (See takeoffs)
2. Fine grade and compact native soil to prepare for asphalt paving.
3. Place 3 inches of compacted asphalt material.
4. Roll asphalt material for a smooth finish.
5. Apply 2 coats of seal coating to existing asphalt to remain in areas of Adj. Ways funding. (See takeoffs)
6. Clean existing asphalt to remain as needed prior to placement of seal coat.
7. Treat and seal cracks in existing asphalt to remain.

Pavement Markings

1. Re-stripe parking lot with traffic paint per the original layout. Includes the following:
 - a. 4" Yellow line.
 - b. Cross hatching.
 - c. 12" Wide line at crosswalk.
 - d. Directional arrows.
 - e. 12" Stencil lettering.
 - f. 2' Stencil lettering.
 - g. Chevron exit divider.
 - h. 36" Channelizers.
 - i. Blue reflective hydrant markers.

- j. Red fire lane curb paint where applicable.
- k. Remove and reinstall existing speedbumps.

Dust Control

- 1. Utilize a water truck or water buffalo as needed throughout construction to prevent blowing dust throughout construction.

DISTRICT

DIVISION 1 – GENERAL REQUIREMENTS

Inclusions

General Conditions

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

Material Testing

- 1. Includes material testing for subgrade and asphalt for scope of work.

Temporary Fencing/Barricades

- 1. Includes temporary fencing, barricades, and barriers for areas affected by construction.

Layout & Surveying/As-builts

- 1. Layout and surveying for demolition and new construction.
- 2. Includes as-builts.

DIVISION 31 – EARTHWORK & PAVING

Inclusions

Earthwork & Paving

- 1. Remove existing asphalt to be replaced in areas of District funding. (See takeoffs)
- 2. Fine grade and compact native soil to prepare for asphalt paving.
- 3. Place 2 inches of compacted asphalt material.
- 4. Roll asphalt material for a smooth finish.

Pavement Markings

1. Re-stripe parking lot with traffic paint per the original layout. Includes the following:
 - a. Parking stalls.
 - b. Handicap parking stall with access isles.

Utility Adjustment

1. Adjust existing utilities in parking lot as needed for asphalt replacement.

Dust Control

1. Utilize a water truck or water buffalo as needed throughout construction to prevent blowing dust throughout construction.





Takeoffs

Middle School Approved Fire and Bus Access

TRBOLT AVE., LAKE HAVASU CITY, AZ. 86406

RE MARSHAL
ulloch Blvd. N.

<input type="checkbox"/> ON HOLD	<input type="checkbox"/> C/O
<input checked="" type="checkbox"/> APPROVED	
<input checked="" type="checkbox"/> INSPECTION	

-  Remove & Replace - Adjacent Ways
-  Remove & Replace - District
-  Reseal Existing - Adjacency Ways
-  No Work - To Remain As Is

