

# Caliente Construction Inc.

## General Construction - Construction Management - Design/Build - Facilities Management

July 12, 2017

Mr. Ross Renner  
 CIP Project Manager  
 City of Maricopa  
 39700 W Civic Center Plaza  
 Maricopa, AZ 85138

RE: California Zephyr Relocation, Preconstruction Services and Construction Services Estimate.

Dear Mr. Renner

The City of Maricopa and the Maricopa Historical Society is interested in relocating the California Zephyr railroad car currently located at the Maricopa Amtrak Station at the southeast corner of John Wayne Parkway (SR347) and the Maricopa Casa Grande Highway. The new site for the Zephyr has not yet been determined. The City has requested that Caliente Construction assist in providing preconstruction and construction services which includes but is not limited to: site evaluation, design, scheduling, budgeting and developing a Guaranteed Maximum Price (GMP) for the construction services below:

1. **Coordination of Design** - Caliente will assist in the design phase processes with the architect, engineers and the City of Maricopa and the Maricopa Historical Society. This will include: Retaining the services of an Architect, attending design meetings and providing constructability reviews, value engineering as the design progresses, phasing plans and preliminary budgets.
2. **Scheduling** - Outline the major design milestones, including site investigation, completion dates for generations of plan development, building official review for permit, and establishing the construction costs. The schedule will be reviewed and updated as part of the regular planning and coordination meetings with the team and will become the basis for the detailed construction schedule.
3. **Budgeting**- Provide budget estimates based on the defined program and our comprehensive knowledge of equipment, material, labor costs and productivity; combined with historical data from previous similar projects. Involve key qualified subcontractors early on to assist in design recommendations, provide options analysis and cost information. Complete cost estimates will be generated in a detailed schedule of values format and be provided at schematic design, design development, and 100% construction documents.
4. **Guaranteed Maximum Price (GMP)**

Caliente Construction will provide a final GMP package, which will include a detailed schedule of values, subcontractor bid tabulations, subcontractor bids, list of clarifications, list of documents, and construction phasing schedule with a detailed plan to provide construction on the occupied campus at a negotiated agreed to fee.

The Project Budget to perform the preconstruction and construction services for the California Zephyr Relocation project is **\$250,000.00**. Please refer to the breakdown below.

CALIFORNIA ZEPHYR RELOCATION PROJECT BUDGET			
Pre-construction Services Estimate	TOTAL HOURS/UNIT	HOURLY RATE	TOTAL COST
Project Manager	80	\$ 105.00	\$ 8,400.00
Estimator	40	\$ 95.00	\$ 3,800.00
Assistant Project Manager/PE	80	\$ 55.00	\$ 4,400.00
Design Budget	1	\$ 18,000.00	\$ 18,000.00
Sub-total			\$ 34,600.00
<b>Construction Services Estimate</b>	1	\$ 215,400.00	\$ 215,400.00
<b>TOTAL</b>	1	Lump Sum	\$ 250,000.00

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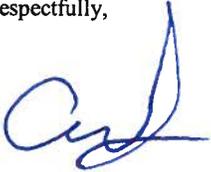
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The construction services estimate shall include items such as: General conditions, supervision, concrete, railroad ties and track, landscaping, electrical, ADA ramp, handrails, seating and lighting. This is only an estimate and is contingent on final design.

If you have any specific questions regarding this proposal, please contact me. We look forward to working with the team!!

Respectfully,



**Chris Larter**  
**Project Manager**  
**Caliente Construction Inc.**



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