

Maricopa Multi-Generational Center & Aquatics Facility City of Maricopa

Basis of GMP October 10, 2012

The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the Guaranteed Maximum Price dated 10/10/2012.

All costs are based on CORE's incorporation of the scope shown on the GMP Setting Documents as defined by the Enumeration of Documents dated 10/10/2012 and the scope clarifications below. Please refer to the Attached Enumeration of Documents for complete a list of the GMP Setting Documents.

EXPLANATION OF PROJECT "PHASES"

Originally, the Multi-Generational Center and Aquatics Facility was divided into two phases. **Phase I** was the Multi-Generational Building and Site along with a small Zero-Entry swimming pool. **Phase I** was to be started in late 2012 and finish by the end of 2013. **Phase II** was to include two additional pools (competition pool and recreation pool) as well as an additional locker room facility. Also part of **Phase II** was an elevated steel running track in the gymnasium. The start date of **Phase II** was unknown and was assumed to be years into the future.

However, this changed with the City of Maricopa's August Council meeting. A certain budget allotment was made for the Phase II scope of work, and the two "Phases" essentially became one single project. For clarity and distinction purposes, we will still refer to these scopes as **Phase I** and **Phase II** in the GMP and Basis of GMP.

Please view the clarifications which follow in light of the above explanation of this project's history.

ALLOWANCE ITEMS

We have included the "Owner Allowances" listed below. "Owner Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The owner receives the savings for any amount under the allocation and is at risk for any amount over the allocation.

The following owner allowances have been included in this GMP:

1. Furniture Systems Allowance – \$275,000 (direct cost)

- a) This allowance is included on the Schedule of Values under *Sheet #82 – Furniture Systems*. Items that may be included in this allowance are tables, chairs, detached decorative furnishings, gaming devices and tables, systems furniture, moveable storage, art, printers, copiers, vending

machines. It is our understanding that this allowance is not meant to cover the purchase of the tables and chairs shown in the gymnasium on IF-101. These will be rented and brought in for events as needed.

2. Fitness Equipment – \$444,000 (direct cost)

- a) This allowance is included on the Schedule of Values under *Sheet #83 – Fitness Equipment*. CORE believes that this amount is sufficient to provide a fitness equipment package based roughly on the fitness equipment package purchased at another recent Architekton Project.
- b) Please see the additional detail on the specific equipment package that this allowance is based upon under the scope clarifications below.

3. Splash Pad Allowance – \$299,992 (direct cost)

- a) This allowance is included on the Schedule of Values under *Sheet #84 – Splash Pad and Pools*. This allowance is broken down into several parts in the following way:
 - i) **\$35,492** – This is a placeholder for pool decking that surrounded the Zero-Entry Pool. This amount accounts for 4,670sf of pool deck. We are holding this as an allowance, because we assume that the pool deck will be redesigned with the design of the splash pad.
 - ii) **\$264,500** – This is the remaining allowance amount held for the construction of a splash pad and associated decking, play features, and shade structures.

4. Active Equipment & Phone Systems Allowance – \$50,000 (direct cost)

- a) This allowance is included on the Schedule of Values under *Sheet #93 – Active Equipment & Phone Systems*. This amount is held to cover the cost of active special systems equipment such as servers, routers, switches, etc. for a complete functioning network system. Also included are the VOIP phone handsets and servers.

VALUE ENGINEERING COST REDUCTION ITEMS

In order to achieve our budget, we have included several Value Engineering (VE) Cost Reduction Items in our GMP. These VE assumptions are the basis of our GMP, although the changes are not yet documented in the GMP Setting Documents. Therefore, they are listed below for the sake of clarity.

The following VE Cost Reduction items have been included in this GMP:

1. Landscaping – Elimination of Bioswales (\$25,000 approximate value)

- a) We have assumed the “bioswales” have been eliminated, and the water flow from the Parking lots will sheet flow to the retention basin at the outer ring

2. Foam Roofing - Alternate Coating Product (\$40,000 approximate value)

- a) We have assumed changing the foam roofing spec to Acrylic Coating (Diathon by United Coatings) on the foam roof in lieu of Urethane Coating. Same warranty will apply.

3. Floor Tile & Wall Tile - Alternate Product (\$65,000 approximate value)

- a) We have assumed 6” X 12” floor tile (Crossville “Color Blox” Got the Blues, Blue Suede Shoes) unpolished, and 4 ¼” X 12 ¾” wall tile (Daltile). The Wall tiles is budgeted at 90% Group 1 color, and 10% Group 3 color
- b) We have assumed based on conversations with Architekton that we will be removing the tiled benches and using wood or solid surface benches in their place.

4. HVAC - Unit Reduction (\$18,000 approximate value)

- a) We have assumed that we are going to change to (3) 30 ton units on the gym in lieu of (4) 25 ton units based upon corrected occupancy loads.

5. Zero-Entry Pool changing to Splash Pad (\$250,000 approximate value)

- a) We have assumed that we are going to change from the zero entry pool (which was partially designed for Phase I) to a splash pad. This change results in a \$250,000 savings to the project which we have included in the GMP. The details of the scope and budget left over for the splash pad are laid out in the “Allowances” section above.

2. We have **not** included any Design Contingency in this Estimate. Any additional scope requests or design revisions not reasonably inferred from the contract documents shall be funded by the Owner Contingency separately from this GMP.
3. We assume a Construction Start Date of November 12, 2012.
4. We acknowledge the Geotechnical report issued by Terracon Consultants, Inc. on June 1, 2012.
5. Any savings from buy-out or any approved value engineering savings will be added to CORE's construction contingency.
6. Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs.
7. This cost proposal is considered a Lump Sum, not line item, GMP.
8. CORE has not included any costs for permits, including but not limited to: building permit, mechanical/electrical/plumbing permits. CORE has included costs for Dust Permit per Pinal County Requirements.
9. The following agreed to hourly rates will be used to determine and define "Actual Costs". The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

	<u>Standard Rate</u>	<u>Overtime Rate</u>
Project Principal	239	-
Pre-Construction:		
Director of Preconstruction	98	-
Preconstruction Manager	84	-
Preconstruction Coordinator	54	-
Project Management:		
Project Director	98	-
Sr. Project Manager	96	-
Project Manager	84	-
Asst. Project Manager	64	-
Scheduler	84	-
Construction Coordinator	54	-
Information Systems Technician	56	-
Intern	20	30
Field Operations:		
Director of Field Operations	109	-
Sr. Superintendent	94	-
Superintendent	84	-
Asst. Superintendent	74	-
Safety Director	72	-

Carpenters	54	81
Painters	54	81
Laborers	46	69

Note: All rates may be subject to a 3% increase on Jan 1, 2013

10. For purposes of illustration only, the following example is included to represent CORE's understanding of the basis of determining the cost of Change Order work:

EXAMPLE ONLY

CHANGE ORDER PRICING Format
CM@RISK CONTRACT

		Work by Subcontractor	Work By General Contractor	
a .	Cost of Materials	\$ 2,000.00	\$ 4,000.00	***
b .	Cost of Labor	\$ 1,000.00	\$ 2,000.00	
c .	Rental Value of Equipment	\$ 250.00	\$ 500.00	
d .	Subcontracted Work (from Line k)		\$ 3,828.83	
e .	Subtotal	\$ 3,250.00	\$ 10,328.83	
f .	Overhead (Subcontractor & CM@R)	\$ 325.00	\$ 516.44	
g .	Subtotal	\$ 3,575.00		
h .	Subcontractor Fee	\$ 178.75		
i .	Subtotal	\$ 3,753.75		
j .	Subcontractor Insurance (and bond if applicable)	\$ 75.08		
k .	Subtotal - Subcontracted Work	\$ 3,828.83		
l .	Cost of Work		\$ 10,845.27	
m .	Contractor Bonds and Insurance		\$ 216.91	
n .	Subtotal		\$ 11,062.18	
o .	Tax		\$ 608.42	
p .	Subtotal		\$ 11,670.60	
q .	CM@R Fee		\$ 583.53	
r .	Total cost of Change Order Work		\$ 12,254.13	

*** CM@R's self-performed work, if applicable.

- 1 . Not all change orders will have work involving both Subcontractors and the CM@R. In each case, only the appropriate costs will be utilized.

- 2 . Deductive Change Orders utilize the same format and method of cost/credit determination. Where a change involves both, added costs and credits, the net addition or credit amount shall be determined independently by each Subcontractor and the CM@R prior to application of Fee, Overhead and General Conditions, Bond and Insurance costs, and Tax.
- 3 . Unless otherwise indicated in the Contract Documents, Subcontractor's performance and payment bonds or Subcontractor Default Liability insurance is required and the costs are allowable.
- 4 . The final Change Order amount shall be rounded to the nearest whole dollar.
- 5 . Entries for lines a., b., and c. shall be supported and developed from documentation provided with the Change Order cost proposal.
- 6 . Entries for lines j. and m. shall be actual values based upon and supported by the records of the particular contractor.

SPECIFIC CLARIFICATIONS AND EXCLUSIONS

We specifically EXCLUDE:

1. The "Phase I" Zero-Entry pool and deck as shown in the documents (this is being replaced by an allowance for a splash pad and associated deck)
2. Paving of the "third ring" of parking. We have included it as a DG parking area per the plans.
3. Hazardous Material Abatement
4. Costs associated with general Building Inspections, Special Inspections, or Material Testing.
5. We have not included any utility impact fees.
6. We have not included any of ED3's costs for providing switches, transformers, utility vaults, or feeders. We assume that ED3 will bring the feeders (wire) all the way to the building Service Entrance Section.
7. We have not included the fiber, cables, or copper required for Century Link or Orbitel. We assume that the fiber/cables/copper will be served to the MDF rooms by others.
8. We have not included any costs associated with work by Gas Utility Company (other than trenching and backfill for the gas line)
9. Moving Expenses
10. Building Commissioning
11. LEED Certification along with:
 - a) LEED required submittals and documentation
 - b) All cost analysis of recycled content

Specific Assumptions and Clarifications are listed for each scope of work as necessary:

007 - EARTHWORK AND PAVING

1. We have assumed that the Vekol Park Project will be rough grading the site and constructing a certified building pad to +/- 1/10' (0.1 foot).
2. We have assumed that there is a location on the greater Vekol Park Project Site to which we can haul excess spoils.
3. We have not included paving at the third ring of parking. It is included as DG per the plans.
4. We assume access to construction water via a fire hydrant on the north side of Bowlin Rd.

008 - SITE UTILITIES

1. We have included (5) drywells per direction from the Civil Engineer after we received the drawings. The GMP is based upon 70' deep, single chamber drywells.

011 - SOIL TREATMENT

1. We have included the use of Talstar product for termite treatment.

015 - LANDSCAPING

1. We have assumed the reduction of Landscape plantings per the response to the city review comments forwarded to CORE by Architekton via email on 9/19/2012.

018 - FENCING

1. We have included \$7,500 for a monument sign at the main entry of the Multi-Generational Site

025 - BUILDING CONCRETE

1. We have included a vapor barrier under the concrete slab in locations that have floor coverings. The exposed concrete areas will be left without a vapor barrier to avoid slab curling.

027 - PRE-ENGINEERED METAL BUILDING

1. We have not included the Skylights (listed in the documents as an Add Alternate) in the Gymnasium.
2. The Pre-Engineered Metal Building is to be design per the following Parameters: IBC 2006 Building Code, Classification: III – Substantial Hazard, 20 PSF Live Load (reducible), 0 PSF Ground Snow Load, 10 PSF Collateral Load, 90 MPH Wind Load (by code per three second gust), Exposure C, Seismic class C, Ss: 0.173, S1: 0.061, L/180 Purlin/Joist Deflection, L/360 Main Frame Deflection, L/180 Steel Panel Girt Deflection, and L/240 Reinforced Masonry Girt Deflection. We have included a Main Frame Sideway Steel Panel Deflection of H/400 and Reinforced Masonry Deflection of H/100. Frame Drift per H/400 at the eave line is calculated to be 0.875” front side to back side and 1.5” left endwall to right endwall.
3. The Metal Building Roof Sheeting is 24 gauge Polar White factory (SRI 81) painted Nucor CFR standing seam roof paneling with thermal blocks and machine seamed ribs.
4. The Metal Building Wall Sheeting is 22 gauge Pre-Finished tongue and groove PVDF paint finished panels from the Morin Corporation’s concealed fastener series to match the architect’s layout. This wall sheeting is utilized on the screen wall sheeting at the conventional structure as well.
5. The Metal Building Liner Wall Sheeting is Perforated 24 ga. VB-36 Morin through fastened standard painted ribbed metal liner panels on the two sidewalls and one endwall of the steel building extending to the 12’ above finish floor. Perforations 1/8” diameter spaced at 3/8” or 131/2 % open per square inch. Note: the same panel without perforations is used to cover over the conventionally framed soffit area.
6. The Soffit Sheeting is 24 gauge tongue and groove concealed fastener F-12 Morin soffit paneling with PVDF paint finish at the east endwall and south sidewall.
7. The backside of the parapet wall of the steel building system will be closed with a 26 gauge Nucor Classic ribbed panel in a Standard PVDF color finish.
8. At the valley gutter we have included 136 LF of 20 gauge galvanized valley gutter lined with a 45 mil UV protected EPDM rubber membrane.
9. Roof insulation to consist of a double layer R-30 system with a WMP-50 white UL rated tear resistant facing. Wall insulation to consist of a single layer R-25 system with a WMP-10 white UL rated facing installed behind the liner panels.

037 - MASONRY

1. We have not included a screen wall at the outer parking ring. This wall is only referenced on Sheet P&Z-100 in the Phase II documents. However, because we are not paving the outer parking ring, we have not included this wall.
2. Based on discussion with Architekton, we are not planning to do masonry shop drawings. We will do the required rebar shop drawings.

039 – ALUMINUM GLASS & GLAZING

1. We have included the alternate I-beam head and sill details that were emailed to Architekton on 8/31/12.

040 - EIFS

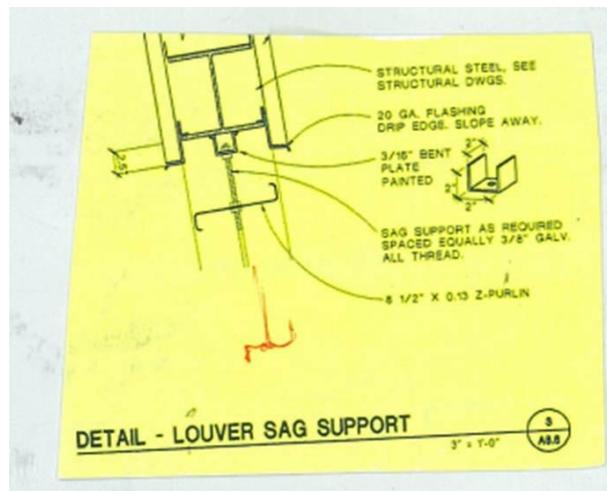
1. We have assumed that the EIFS at the soffits will be direct applied over exterior densglass without the foam. The detail shows foam, but we have not included foam, as the Fire Marshall typically will asked for it to be removed at soffits.

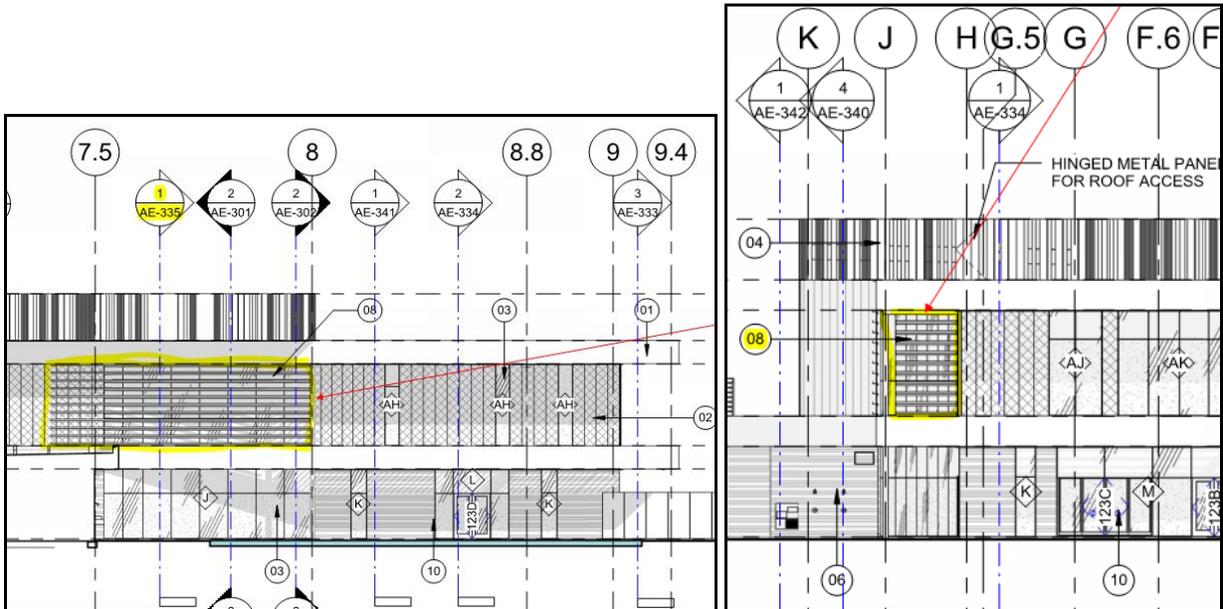
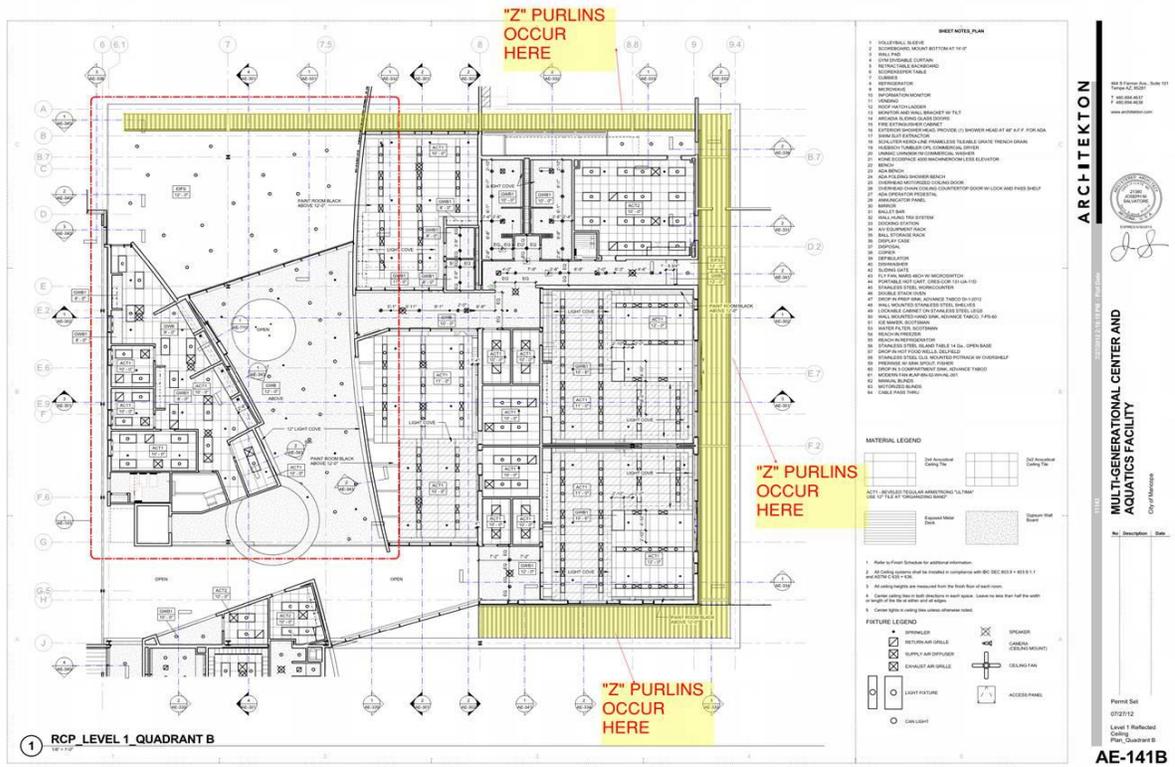
041 - RAILROAD TIE (WALLS)

1. We have assumed the use of 1" oak boards in lieu of Railroad Ties wherever indicated. RR Ties which are not treated with Creosote are difficult to find. The oak boards will be have minor distressing and will be stained per the architects direction.

049 - SHADE LOUVERS

1. We have included 'Z' purlin shade lovers with sag support per the following detail, and in the locations shown below:





055 – COILING DOORS

- We have assumed that the coiling door show in the Phase 1 drawings at the Pool Equipment room is no longer needed in that location, but is to be moved to exterior location shown on the Phase 2 drawings.

058 – METAL STUDS AND DRYWALL

- We assume the use of exterior densglass sheathing at the EIFS locations in lieu of plywood. This assumption has been confirmed with Architekton.

064 – SPORT FLOORING SYSTEMS

- We have not included a wood gym floor (as shown in the documents). Instead, we have included a poured rubber floor by Conner Sports Flooring called ElastiPlus. We have not included the Robbins Pulastic Product that Architekton originally suggested.

081 - BLEACHERS

- The drawing note on GI-102 indicated the use of portable (non-fixed), 3-tier bleachers for a total length of 75 lf. We assume using (5) 15 ft segments by Mansion Athletics.

083 – FITNESS EQUIPMENT

- We have included an allowance of \$444,000 for the fitness equipment. While there is flexibility on what equipment is ultimately selected, there budget is based upon the following equipment package:

CARDIO	
Quantity	Description
16	PRECOR Experience Series Treadmill
4	Elliptical Fitness Trainer
8	Elliptical Fitness Trainer
8	Adaptive Motion Trainer
5	Upright Bike
5	Recumbent Bike
4	Concept 2 Rowers
8	Spin Cycle (Keiser M3)
2	Stretchtrainer
1	WOODWAY EcoMill

STRENGTH	
Quantity	Description
1	5000 Series Hack Squat
1	Bravo Functional Trainer Total 4 to 1
1	Chest Press
1	Incline Pull
1	Leg Press
1	Leg Extension w/SRLD
1	Arm Extension
1	Fly/Rear Delt
1	Abduction/Adduction
1	Overhead Press
1	Row
1	Seated Leg Curl-Start RLD
1	Arm Curl (Bicep)
1	Abdominal
1	Back Extension
1	Glute
1	Torso Rotation
1	Dip/Chin Assist
1	Total Access Chest Press
1	Total Access Overhead Press
1	Total Access Row
1	Total Access Leg Press
1	Total Access Leg Extension
1	Total Access Leg Curl
1	Total Access Lat Pull
1	16000 Series Chest Press
1	16000 Series Overhead Press
1	16000 Series Squat Press
1	16000 Series Incline Press
1	Seated Calf Raise
1	Bravo Functional Trainer Lift
FREE WEIGHTS	
Quantity	Description
3	Magnum Mega Series Half Rack with Wooden Platform (Black/Sparky Customization)
30	UMAX U2 Urethane Olympic Plate (8 total 45lb plates per rack) (6 total 45lb plate per Weight Tree)
100	UMAX U2 Urethane Olympic Plate (4 total 35lb/25lb/10lb/5lb/2.5lb plates per rack)
4	45lb Olympic Bar UMAX Strength:Hard Chrome
10	Olympic Spring Collars (pairs)
4	Magnum Flat to Incline with Horizontal Adjustment Bench (Black/White)
3	Magnum Horizontal Bumper Plate Rack (holds 8 each plates)***
18	UMAX Rubber Bumper Plate (Red,45lbs) 6 on each rack

6	UMAX Rubber Bumper Plate (Blue,35lbs) 2 on each rack
6	UMAX Rubber Bumper Plate (Yellow,25lbs) 2 on each rack
12	UMAX Rubber Bumper Plate (Green,10lbs)
1	UMAX Urethane Dumbbells 5-50lbs ,55-100lbs ,105-125 lbs (Customization)
7	UMAX Urethane Dumbbells (20 lb Set,25 lb Set, 30 lb Set, 35 lb Set, 40 lb Set, 45 lb Set, 50 lb Set (Customization)
3	Associated Dumbbell Racks for 32 pairs--**need to cut two pair
2	UMAX Urethane Straight Barbell Set (20-110lbs,
3	Associated Barbell Rack w/ attachment hooks for Fixed Bar Set
8	Magnum Pro Strength Flat/Incline/Decline Bench
4	Umax 5' hard chrome Olympic EZ Curl Bars
2	MD Impact Soft Plyo Boxes (2 sets/6 total) (sizes 12", 18" and 24" Height) red only
1	Kettlebells (10-50lbs in 5 lb increments)
1	48" Long, 2 Tier Kettlebell Rack
2	Magnum Pro Series Glute/Ham/Reverse Hyper
2	Magnum Pro Series Pressing Chair w/ Wheels
2	Magnum Pro Series Adjustable Crunch Board on wheels
2	Magnum Pro Series Dip/Leg Raise/Chin
2	Magnum Pro Series Preacher Curl
14	Bosu Balls
30	Physio Stability Balls 55, 65 cm (specify sizes)
1	Physio Stability Ball Rack, holds 16
2	Jelly Bell Urethane Aerobic dumbbell 44 Pair Set w/ one JB-R-2T <i>Rectangular</i> Bin rack. Includes: 2.5 lb x 12 ea, 5 lb x 10 ea, 7.5 lb x 8 ea, 10 lb x 6 ea, 12.5 lb x 4 ea, 15 lb x 4 ea (lockable rack).
3	Weight Trees for Plates by the Plate Loaded Machines (28 45lbs, 14 35,25,10,5,2.5lbs)
2	Hampton Multi-Hex Olympic Bar
2	Caster for Rectangular Jelly-Bells Rack (Set of 4)
2	Jammin Bars with Band Attachment for Mega Rack
2	Magnum Landmine Attachment for Mega Rack

086 - FIRE PROTECTION

1. We have included a 250GPM @50PSI Fire pump

- END OF ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS -