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Phoenix, AZ 85032

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Design, Engineering & Construction Services Estimate Proposal

Date: August 14, 2017
Owner: City of Maricopa
Project: 17-04-136 CofMaricopa CSMC Fill the Oculus
Location: 44345 W. Martin Luther King Jr. Blvd.
Procurement: City of Peoria JOC P14-0034B

CORE Construction is pleased to provide you with this proposal. Enclosed you will find the basis of estimate clarifications and schedule of values which includes the requested scope of work, general conditions, sales tax, bonds, insurances, and fee.

Design & Engineering Services Estimate - \$7,000.00
Construction Services Estimate - \$20,000.00
Construction Contingency - \$10,000.00
Total Estimate - \$37,000.00

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Mike Stecyk

Mike Stecyk
CORE Construction, Inc.

Cc: Emerson Ward, Joseph Roeschley, Gary Jackson

Basis of Estimate

CofMaricopa CSMC Fill the Oculus
City of Maricopa

Maricopa, Arizona

The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this proposal.

As the estimate was developed through site walk conducted, an Enumeration of Documents will not be included.

Assumptions, Clarifications, & Exclusions

Schedule

- Anticipated start: November 01, 2017
- Long Lead items: (all lead times are following a fully executed submitted process)
 - Rubberized Flooring (4 weeks)
 - Structural Steel (4 weeks)
- Projected duration: 8 weeks

Contingency & Allowances

- We have included a \$10,000.00 Contractor Contingency in this proposal – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope during the scope walk-thru or (if provided) the project plans and specifications and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, overtime, expedited shipping, missed scope during the subcontractor bidding process, etc. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect. Any un-used contingency will be credited back to Owner.
- We have included a \$0.00 Design Contingency in this proposal - Design Contingency is considered to be an allotted sum of money included for completion of the design 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. Any un-used contingency will be credited back to Owner.
- We have included a \$0.00 Owner Allowance in this proposal - Owner Allowances are an allotted sum of money included for a 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. Any un-used contingency will be credited back to Owner.



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General Assumptions:

- This proposal is considered to be estimated cost plus associated agreed upon fee.
- Unless otherwise included in scope below, CORE has not included any costs for permits, including but not limited to: building permit, systems permit, or dust control.
- All cost savings or any approved value engineering savings will be added to the Construction Contingency. Any un-used contingency will be credited back to Owner.
- A registered professional did not provide sealed plans or specifications and therefore no form of permit is in place. CORE Construction, Inc. shall not be held responsible for code interpretations, engineering, etc. requirements and will perform the requested scope of work as defined by the Owner representative(s). Sealed plan documents will be provided prior to start of construction.
- All budgeting and associated code compliant requirements will be evaluated by project team throughout design by Architekton. CORE will provide accurate pricing evaluation for final cost once stamped and engineered documents are issued to the team.
- CORE has assumed that the scope of work required to in-fill the existing 15'x15' opening does not require any major mechanical, electrical, or structural upgrades. If any major upgrades are required, the project team will assess with permitted documents and associated cost will be incorporated prior to the start of construction.
- The purpose of these services is to work collaboratively with the owner, user, and design team to provide the best value solution on the project. This work will result in a Professional Services Proposal from CORE that meets the established budget and includes all scope on the drawings, specifications and, to the best of our ability, the intent of the documents.
- Proposal valid for 60 days, unless otherwise directed by CORE Construction.

Scope of Design & Engineering and Preconstruction Services:

Below, we have included a basic outline of the services provided during the design & engineering, preconstruction and construction phases:

Design & Engineering Phase:

1. Provide full architectural, structural, mechanical, and electrical engineering services and documentation to achieve a fully permitted plan set for construction.
2. Complete document submission of plans for building permits to the City of Maricopa Building Safety Department. All documents will be revised as required for final 100% construction documents.

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3. Construction Administration has been included throughout duration of the project including by not limited to review of submittals, site visits, observation of work/progress.
4. Special inspections are assumed to sole-separate from services provided within.
5. Please reference attachment by Architekton dated 07-24-2017 for further clarification.

Preconstruction Phase:

1. Develop an initial cost model and provide conceptual estimating as requested.
2. Manage and/or assist in the development of project documents with the Design Professional, Architekton, hired by CORE Construction, Inc.
3. Provide Options Analysis on applicable systems.
4. Provide constructability and value engineering assistance to Design Professional as plans are being developed.
5. Develop list of Unique Features of Work and study each as necessary starting by asking the following for each feature:
 - a. Safety Consideration
 - b. Logistics Study
 - c. Options Analysis
 - d. Subcontractors Involvement
 - e. Build-ability Consideration
6. Provide a comprehensive project schedule including Design and Construction phases using MS Project 2013.
7. Development of subcontract invitations to bid documents.
8. Coordination of onsite pre-bid walk-thru with prequalified subcontractors if necessary.
9. Procure, organize and scope subcontractor bid proposals.
10. Develop a final proposal (for construction) for Owner review, approval and award. Submit Total Project Estimate Package for Construction Documents containing:
 - a. Estimate Summary Report
 - b. Estimate Detail Breakdown
 - c. Basis of Estimate
 - d. Enumeration of Documents



Basis of Estimate

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Construction Phase: Specific Assumptions

SITE WORK (ROUGH) –

- Demolition –
 1. Removal of existing handrail around the oculus.
 2. Removal of existing pendant lights that penetrate the oculus
 3. Removal of the oculus internal fascia.
 4. Removal of construction debris.

SITE WORK (FINISH) – N/A

STRUCTURE –

- Concrete –
 1. Installation of concrete floor slab to support new rubberized flooring at 15'x15' area to be filled.
- Miscellaneous Metals -
 1. Installation of new structural support for inside the oculus (to be confirmed by design and engineering requirements) We have assumed scabbing into the existing structure without significant rework of the existing structural elements beyond the 15'x15' area.

ENCLOSURE – N/A

INTERIOR FINISHES –

- Flooring –
 1. Install rubberized flooring to match existing fitness area.
- Metal Stud & Framing –
 1. Install gypsum board ceiling and framing from first floor lobby to match existing ceiling finishes.

SPECIALTIES & EQUIPMENT – N/A

EQUIPMENT – N/A

MEP SYSTEMS –

- Electrical System –
 1. Remove existing pendant lighting at oculus and return to owner. All power disconnects related to pendant lighting will be terminated at nearest Jbox location.
 2. Additional lighting at 1st floor ceiling has specifically been excluded from scope of work.
- Fire Suppression Systems –
 1. Adjust and modify existing fire sprinkler system at first floor ceiling in area of 15'x15' oculus to be in-filled. All other fire suppression systems will remain as-is.

SPECIAL SYSTEMS – N/A



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Specific Exclusions

- Hazardous Material Abatement
- Costs associated with Material Testing and Inspections
- Costs associated with general Building Inspections
- FF & E – Furniture, Fixtures, and Equipment
- Concrete coring or patching
- Masonry coring or patching
- Signage
- Visual Display Boards
- Finish Carpentry & Millwork
- Fire Alarm
- New Fire Sprinkler
- Fire Caulking (assume walls are non-rated)
- AED Cabinets & AED's
- HVAC Systems, Controls, & Test and Balance
- Access Doors & Frames
- Security/Card Access Control Systems
- Structured Cabling
- Audio/Visual Systems

CORE will provide additional services upon written approval. These services include but may not be limited to:

- Testing
- Surveying
- Pre-Commissioning Services
- Destructive investigative work



July 24, 2017

Mr. Michael Stecyk
CORE Construction
3036 East Greenway Road
Phoenix, AZ 85032-4414

Re: Proposal for Architectural and Engineering Services for Design -Build Project
Copper Sky Multi-Generational Center – Replace Oculus with Additional Fitness Floor Area

Dear Mr. Stecyk,

This letter shall serve as Architekton's services and fee proposal for the City of Maricopa Project Copper Sky Multi-Generational Center. Mr. Ross Renner has requested a design-build contract from CORE Construction using Architekton and its consultants as the design team.

Scope of the Project

The City of Maricopa would like more fitness floor space on the second floor of the Copper Sky Multi-Generational Center. They would like the existing oculus filled in with structure, slab and fitness flooring to gain that space for the fitness area.

Scope of Services

This project will require the removal of the existing guardrail around the oculus, the removal of the existing pendant lights that penetrate the oculus, the removal of the oculus' internal fascia, installing new structure inside the oculus, fill the hole left in the gypsum board ceiling of the first floor lobby, a new slab poured in the second floor fitness area and installation of rubberized flooring to match the existing Fitness Area. The existing AFES will be modified to accommodate the new floor area. The contractor will give the pendant lights to the City for their use and discard all other construction debris from the preparation demolition.

The scope of services will require architecture, structural, mechanical and electrical engineering services. That work will be performed by the same team that worked on the original building.

1. Architekton – Architecture and Project Management
2. BDA Engineering – Structural Engineering
3. Henderson Engineering – Mechanical and Electrical Engineering

Upon approval of this proposal, the design team will prepare the construction documents for this work. We are not anticipating any additional services of scope beyond what is identified in this proposal.

When the documents are complete, (three weeks), Architekton will submit the plans for building permits at the City of Maricopa Building Safety Department. We will revise the documents as required

by that agency until a permit is available for CORE to pick-up (approx. 4-6 weeks). It is assumed, CORE will prepare a Guaranteed Maximum Price for the City and sign a construction contract to do the work.

Architekton will review any submittals related to this work and visit the site as needed to observe the work. We are not including any Special Inspections in this proposal. Those are available through our engineers directly to CORE Construction. Architekton will answer any question related to this project from CORE Construction. Neither BDA nor Henderson are anticipated to participate in the construction phase.

COMPENSATION - A&E Services to fill in oculus at Copper Sky Multi-Generational Center

It is anticipated that this project will be done all at once without delay or approval reviews (other than the GMP review and approval).

Architekton Fee (Architecture)	\$ 2,500.00
BDA Engineering (Structural Engineering)	\$ 1,200.00
<u>Henderson Engineering (Mechanical & Electrical Engineering)</u>	<u>\$ 3,000.00</u>
Total Basic Services Fees	\$ 6,700.00

Reimbursable Expense Allowance	\$ 300.00
<i>(Printing, Mileage, Deliveries)</i>	

If you have any questions in this regard, Please do not hesitate to contact me at my office. We look forward to providing CORE and the City of Maricopa with excellent design services on this project.

Sincerely,



Joseph M. Salvatore, AIA, LEED AP
Principal, Architekton
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