

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP estimate dated May 13<sup>th</sup>, 2015.

All costs are based on CORE's incorporation of the scope shown on the construction documents issued to CORE by Architekton on 3/2/15 and the scope clarifications below.

## Assumptions, Clarifications, & Exclusions

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### Contingency & Allowances

- Construction Contingency of 2% (\$57,177 *direct cost*) is included 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 on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency can account for clarification via RFIs and ASI that affect cost. Construction Contingency does not account for additional scope requests made by the Owner or Architect not previously shown or inferred by the Construction Documents.
- Owner Contingency is not included in this proposal.

### Allowances

- We have included a \$5,600 allowance for door 106C. Since this is required to have a 45 minute rating, the door will not work in the current design. The \$5,600 allowance is a placeholder pending a design solution.
- We have included a \$2,000 allowance for window shades.
- We have included a total allowance of \$52,246 for furniture. This is inclusive of direct vendor cost plus tax only (no other mark-ups). See clarification under section 78 – *Furniture* for more detail.
- We have provided a total allowance for the High-Density Storage System of \$62,000. We feel this should be a sufficient amount to cover the new and relocated HD Storage unit. However, as of this time, the required vendor *Interior Solutions* has not provided me with a cost breakout for only the HD Storage.

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

## Value Engineering

- We have included in the GMP cost a reduction of scope which is not yet reflected on the Construction Documents. The reduction in scope is based upon an email from Mike Rosso on 3/19/15 with an attachment labels "Site Notes". The reduced scope items are described below with their corresponding impact to the Project Cost. These costs have been assumed and realized in the GMP.

DATE	DESCRIPTION	VALUE	STATUS	ACCEPTED	
<b>Date</b>	<b>Item</b>	<b>SITE WORK (ROUGH)</b>	<b>Value</b>	<b>Status</b>	<b>Accepted</b>
	01	Delete Asphalt Paving per "Site Notes" sketch sent 3/19 by Architekton	(18,000)	A	(18,000)
<b>Subtotal ---&gt;</b>					(18,000)
<b>Date</b>	<b>Item</b>	<b>SITE WORK (FINISH)</b>	<b>Value</b>	<b>Status</b>	<b>Accepted</b>
	01	Delete Masonry Site Fence	(66,000)	A	(66,000)
	03	Delete Screen Wall Footing	(18,500)	A	(18,500)
	04	Add Screen Wall Footing at Trash	1,360	A	1,360
	05	Delete Gate Track Footing	(2,072)	A	(2,072)
	06	Delete Four (4) Pipe Bollards	(640)	A	(640)
	07	Delete Sidewalk	(5,105)	A	(5,105)
	08	Delete Light Pole Base	(430)	A	(430)
	09	Delete Curb & Gutter	(1,092)	A	(1,092)
	10	Delete Ribbon Curb	(525)	A	(525)
	11	Delete Vertical Curb	(2,266)	A	(2,266)
	15	Delete Sliding Gates	(16,240)	A	(16,240)
	16	Delete Gate Operators	(15,519)	A	(15,519)
	17	Delete Decking Infill at Site wall	(31,169)	A	(31,169)
	18	Add back DG at former paving area	3,500	A	3,500
<b>Subtotal ---&gt;</b>					(154,698)
					<b>Accepted</b>
<b>Direct Cost VE Savings</b>					<b>(172,698)</b>

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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## General Assumptions

- CORE has not included any costs for building permit, mechanical/electrical/plumbing permits. We have included a Dust permit.
- We acknowledge the Geotechnical Engineering Report prepared by Terracon dated September 5<sup>th</sup>, 2014.
- Any and all cost savings or any approved value engineering savings will be added to the CMAR's Contingency.
- We assume normal working hours.
- Schedule assumptions are as per the attached Exhibit A.4 for Project Baseline Schedule.
- 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 – 10%)	\$ 325.00		
g	Subtotal	\$ 3,575.00		
h	Subcontractor Fee (5%)	\$ 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		\$ 10,328.83	
m	Contractor Bonds and Insurance		\$ 216.91	
n	Subtotal		\$ 10,545.74	

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



## Maricopa, Arizona

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o	.	Tax	\$	608.42
p	.	Subtotal	\$	<u>11,154.16</u>
q	.	CM@R Fee (5%)	\$	583.53
r	.	Total cost of Change Order Work	\$	<u><u>11,737.69</u></u>

\*\*\* 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.

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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## Specific Exclusions to GMP

- Hazardous Material Abatement (none assumed to be required)
- Costs associated with general Building Inspections (by City), and Special Inspections (by Architekton)
- Impact Fees and Water Meter Fees (Assumed that there are no impact fees and that the City will pay for Water Meter Fees separately from CORE's GMP)
- 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. (CORE will provide conduit and transformer pad)
- We have not included the innerduct, fiber, or copper required for Century Link or Orbitel. We assume that the innerduct/fiber/copper will be served to the MDF room by others. CORE has the conduit pathways on the site included in the GMP.
- Moving Expenses are excluded, except for the High Density Storage relocation
- LEED Certification along with LEED required submittals and documentation
- Console Technology (Console furniture is included in our GMP)
- Audiovisual Systems including all Monitors, Z-boxes, input devices, and AV cables.

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

## Overall Project Budget:

The Overall Project Budget is a tool provided by CORE to assist in the tracking of the Total Overall Project Budget. CORE's GMP contract is just a portion of the Overall Project Budget, and this tool clarifies what is assumed to be accounted for outside of CORE's GMP contract.

Overall Project Budget - Maricopa Copper Sky Police			
May 13, 2015			
Description		Responsibility	Comments
<b>Professional Service Fees</b>			
A/E Fees (Architekton)	\$537,724		
CMAR Preconstruction Services	\$38,240		
LEED / Commissioning	-		Not Included
Site Survey	In A/E Fees	Architekton	
Geotechnical Report	In A/E Fees	Architekton	
Materials Testing	In CORE GMP	CORE	Quote by Speedie & Assoc.
Special Inspections	In A/E Fees	Architekton	
Move Coordination (Packing, Moving etc.):	-	Owner	Assumed to be by Owner
<b>Subtotal</b>	<b>\$575,964</b>		

<b>CORE's Construction Contract (GMP)</b>			
Demolition & Offsite Utilities	-	N/A	
Rough Site Work	\$236,495	CORE	
Finish Site Work	\$350,279	CORE	
Structure	\$395,246	CORE	
Enclosure	\$389,350	CORE	
Interior Finishes	\$386,172	CORE	
Specialties	\$69,076		
Equipment	\$118,159	CORE	
MEP Systems	\$710,408	CORE	
Special Systems	\$146,488	CORE	
Indirect Costs	\$785,879	CORE	
<b>Subtotal GMP</b>	<b>\$3,587,553</b>		
Dispatch Console Furniture	\$52,192	CORE	
Furniture Package	\$52,246	CORE	
Materials Testing	\$9,335	CORE	
<b>GMP Total</b>	<b>\$3,701,325</b>		

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

Description		Responsibility	Comments
<b>Owner Vendors (Procured Separately from CORE's Contract)</b>			
<b>Furniture</b>			
Furniture	<i>In CORE's GMP</i>	CORE	Quote from CIS + tax
Site Furniture	<i>Not Included</i>	N/A	The only Site Furniture accounted for is located in the interior courtyard.
<b>Dispatch Consoles</b>			
Dispatch Console Furniture	<i>In CORE's GMP</i>	CORE	(\$52,192) quote from Xybix including Tax
Console Technology (CAD Systems/Computers/Monitors/Radio Equipment) <i>Note: CORE's scope will include the Data cabling system with data to each of the floor boxes at the console locations. We will also include the racks, ladder rack, cable management systems, and access flooring systems. We will not provide any computers, servers, or active equipment to be located in the racks.</i>	\$120,000	Owner	Based on budget of \$60,000/EA for (2) Console Technology Build outs. Budget amount per Ross Renner's direction. Assumed to be procured via a separate RFP issued by the City. Budget number provided is allowance only, but could vary based on what equipment is specified.
<b>Audio Visual Systems</b>			
Master Antenna Television (MATV) System	<i>In CORE's GMP</i>	CORE	
Monitors (Notes 12, 13, 24 on AE-101)	<i>Not Included</i>	Owner	
A/V Cabinet with DVD/VCR Player (Note 25 on A101)	<i>Not Included</i>	Owner	
Z-boxes and any required Signal Source Equipment for Monitors, CAD displays, Command Operations Displays, etc.	<i>Not Included</i>	Owner	
<b>Active Computer/Phone Equipment</b>			
Active Computer Equipment, Servers, Blades	\$30,000	Owner	Budget Carried Per City direction
Personal Computers	\$4,000	Owner	Budget Carried Per City direction
VOIP Phone Systems	\$20,000	Owner	Budget Carried Per City direction
<b>Miscellaneous</b>			
Site Monument Sign	<i>Not Included</i>	N/A	Assumed that a Site Monument Sign is not required.
<b>Subtotal</b>	<b>\$174,000</b>		

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

Description		Responsibility	Comments
<b>Other Project Costs</b>			
Global water Fees	\$5,000	Owner	
Impact Fees	Not Included	Owner	
ED3 Engineering/ Construction Fees	\$33,500	Owner	
Fees for data service to buildings (CenturyLink, Cable, Fiber)	\$5,000	Owner	
Fees for CenturyLink 911 Services	\$215,236		
Site plan Review Fees (City of Maricopa)	Not Included	Owner	
Plan Review Fees (City of Maricopa)	Not Included	Owner	
Building Permit Fee (City of Maricopa)	Not Included	Owner	
Misc. other City Fees (City of Maricopa)	Not Included	Owner	
Internal City Staff charges	Not Included	Owner	
City Legal Administration	Not Included	Owner	
City Management Costs	Not Included	Owner	
Percent for the Arts	Not Included	Owner	
<b>Subtotal</b>	<b>\$258,736</b>		

<b>Owner's Contingency</b>			
Owner Contingency	Not Included	Owner	
<b>Subtotal</b>	<b>\$0</b>		

<b>Total Project Costs</b>	<b>\$4,710,025</b>		
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# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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## Other scope specific Assumptions, Clarifications and Exclusions:

### 06 – EARTHWORK & PAVING

- We have assumed the use of import soil from an adjacent City of Maricopa project (Public Works & Fire Maintenance Facility Project) that is underway simultaneously. We have assumed this soil is suitable for the import and for the low volume change material required in the upper 12 inches of finished subgrade beneath the interior floor slab aggregate base. We have received the following comment from Jesse Huston, the Terracon Geotechnical Engineer on both projects:

*“The near surface soils from the PW+F site are considered suitable for use on the CSPD site. Based on the testing we performed during the geotechnical exploration for the PW+F site, the site soils will likely meet the requirements for the low volume change material required in the upper 12 inches of finished subgrade beneath the interior floor slab aggregate base at the CSPD site. However, I would recommend sampling and testing the proposed import soils from the PW+F site to confirm this.”*

- We have excluded the stabilized DG for the Emergency Vehicle Access ‘half-circle’ turn-around. For this area, we are including 8” Compacted ABC. CORE will ensure that this will adequately support a Fire Truck.

### 13 – LANDSCAPING & IRRIGATION

- Granite included as Santa Fe Beige Color. No color given in the plans.
- Tecomas included as 5 gallon. Not available in 1 gallon.
- 1g Senna covesii desert senna is unavailable. Included as 1g Senna artemisioides.

### 14 – FENCING

- Dumpster gates, and man gates all have decking per the details. They will be built and installed per the details, not the specs, as the specs differ.
- Per the VE Log, we have not included the fencing, gates, and operators for the secured parking lot.
- We have not included water repellent or paint at the masonry site walls (applies to the site walls that remain after the Value Engineering)

### 15 – SITE FURNISHINGS

- Flagpoles included as external halyard set with anchor bolts (per spec, differs from plan details on AS/501, showing internal halyard.)

### 16 – SITE & BUILDING CONCRETE

- We have included exposed aggregate at interior courtyard concrete
- We have not included ABC under the 4” sidewalks, as the Soils report does not identify it as required.

# Exhibit A.2 - Basis of GMP

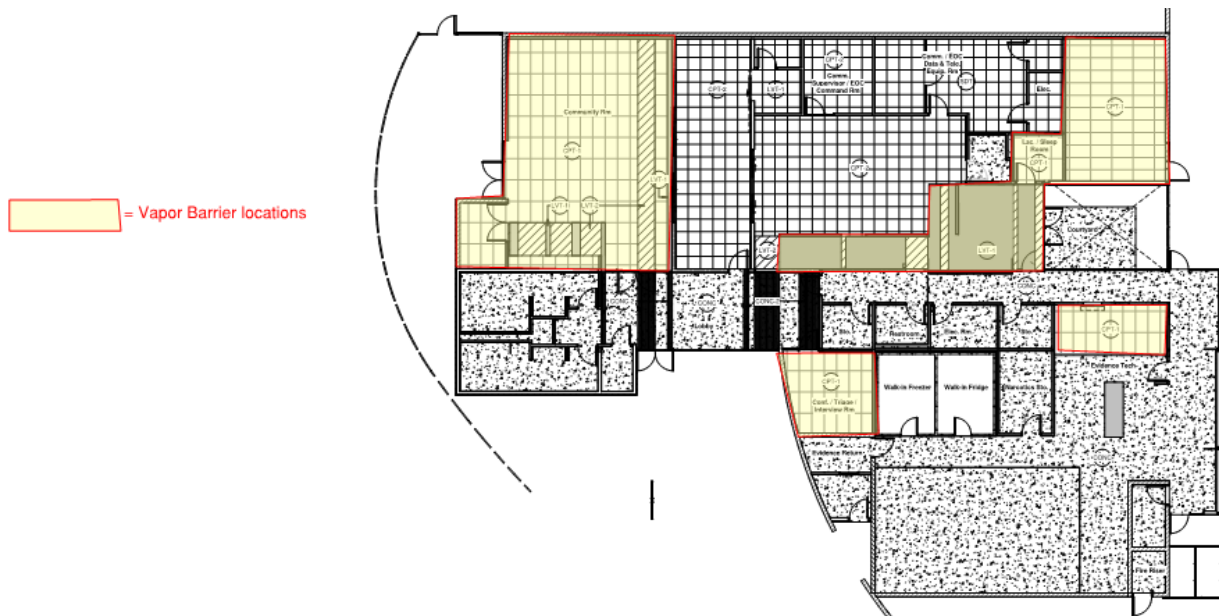
Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

- We have included a 3000 PSI performance mix for the sidewalks per MAG A and 3,000 PSI for the building concrete per the general structural notes.
- We have not included fibermesh at the interior slabs.
- No color or seeded aggregate included in lobby or any interior slabs.
- We have included vapor barriers at the following locations:



## 24 – STRUCTURAL STEEL

- We may use an erector that does not have an AISC certification. The subcontractor will be a prequalified sub with a track record of successfully completed projects with CORE. CORE is responsible to deliver acceptable finished product regardless of certification.
- We have included steel plate at the evidence deposit casework only. (4/AE701). The thickness of this plating will be determined during the shop drawing phase, but may be less than 3/8" if that would improve constructability.

## 32 – ALUMINUM, GLASS, & GLAZING

- Assume typical 1/4" clear tempered glass in lieu of 1" insulated for interior glazing
- No engineering calcs/stamped drawings included

## 33 – WALL PANELS

- Fiber cement board will be installed per manufacturer's recommendations. No fry reglet here or special hardware.

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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## 40 – FOAM ROOFING

- Includes two layers of 2.3" isocyanurate insulation applied over the metal deck and mechanically attached to the roof deck, tapered insulation, 2-inch nominal spray foam, 35 mils acrylic coating with aggregate granules broadcast in finish coat.

## 47 – DOORS, FRAMES, & HARDWARE

- We have included a \$5,600 allowance for door 106C. Since this is required to have a 45 minute rating, the door will not work in the current design. The \$5,600 allowance is a placeholder pending a design solution.

## 57 – ACCESS FLOORING

- We have included a high pressure laminate covering on the Access Flooring in the computer room in lieu of the Flexco covering.

## 63 – WINDOW SHADES

- We have included a \$2,000 allowance for window shades.

## 64 - SIGNAGE

- We have not included exterior building identification lettering as this was removed from the design. We will provide a building address number if required.

## 69 – LOCKERS

- Pass-thru lockers are included as Sentinel Security Lockers by Tiffin and not Spacesaver. They will be made to match the configuration of the existing lockers at the other facility.

## 70 – OTHER SPECIALTY EQUIPMENT

- We have not included any copiers/printers.

## 75 – KITCHEN & SPECIALTY EQUIPMENT

- We have included the built-in microwaves as Panasonic model NN-CD989S.

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

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## 78 – FURNITURE

- We have included a total allowance of \$52,246 for furniture. This is inclusive of direct vendor cost plus tax only (no other mark-ups).
- Currently there are (2) vendors that are low cost and competitive. We will plan to award to one of these vendors once we review their furniture offerings with the City.
- Included scope from one of the vendor options - Target Commercial Interiors. Quantities will be per the Furniture Plan provided in the Construction Documents:

Room #	Room Name	Furniture
105	Community Room	Armless poly stacker chair 24"x60" laminate table - flip top, nesting, casters
106	Static EOC	Armless poly stacker chair 24"x60" laminate table - flip top, nesting, casters
107	Comm. Supervisor	U-shape desk - Park Avenue Wood Veneer bow front desk, bridge, credenza with file/file cabinet, overhead storage with frosted glass doors, wardrobe/storage cabinet Task chair - Ignition low back, swivel tilt, ht & width adj arms Guest chair - Ignition sled base with arms, Grade II fabric back & seat
108	Communications	8'X8' workstations - each with (2) mobile peds Task chair - Ignition low back, swivel tilt, ht & width adj arms
111	Lactation/Sleep room	Sofa - Park Avenue
112	Comm. Break Area	Lounge seating - Flock collaborative configuration Side table - Flock cube
112A	Courtyard	Outdoor 30" square dining table Outdoor dining chairs
113	Conference/Triage/ Interview room	30" x 60" laminate table - flip top, nesting, casters Armless poly stacker chair
114	Evidence Return	Armless poly stacker chair
114A	Evidence Pick Up	Bolted Down Stool
117	Evidence Tech	6'x6' workstations - box/box/file & file/file pedestals, 50"H fabric panel Task chair - Ignition low back, swivel tilt, ht & width adj arms
126	Work Area	Armless Task chair - Ignition low back, swivel tilt, no arms Stool with back
130	Command Action Team	Armless Task chair - Ignition low back, swivel tilt, no arms 8'x8' workstations - each with (1) mobile ped, desk ht panels (will be against wall) 36" x 72" Work Table Armless poly stacker chair

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



Maricopa, Arizona

## 82 – HIGH DENSITY STORAGE SYSTEMS

- We have included a total allowance for the High-Density Storage system of \$62,000.

## 84 – PLUMBING

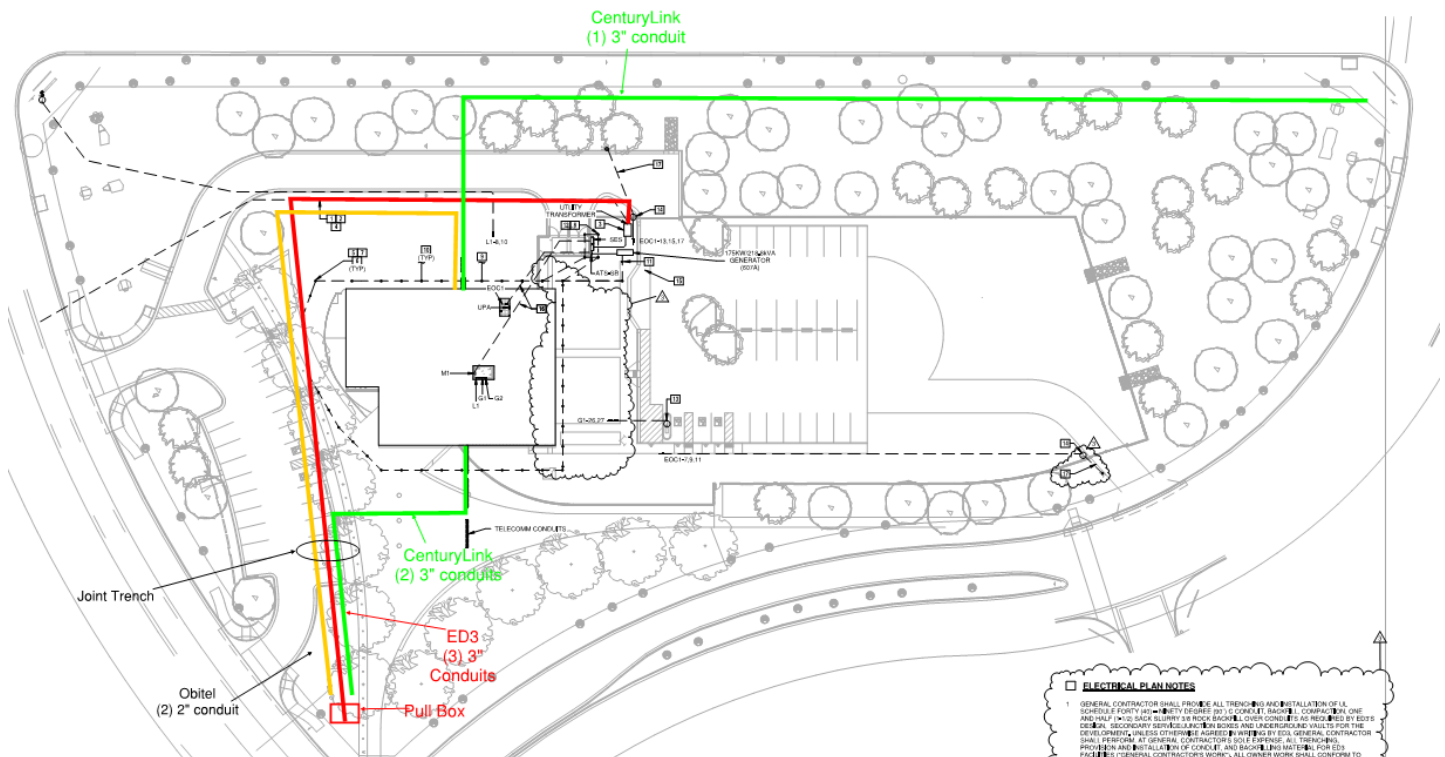
- We have assumed the use of PVD for underground waste and vent piping and for above ground waste, vent, and RDL.

## 85 – HVAC SYSTEMS

- We have included HVAC System Test and Balance.

## 88 & 89 – ELECTRICAL & FIRE ALARM

- We have included the following assumptions for the required dry utility pathways on the site:



- These routing assumptions came from the meeting we had with ED3, CenturyLink, and Orbitel. This plan was also shared with all parties after the meeting, and we received no comments or corrections back.

## 92 – STRUCTURED CABLING SYSTEMS

- We have included an allowance of \$16,500 for the redesign of the Data Room to go from 2-post racks to the 4-post enclosed cabinets. (6 cabinets at \$2,750 each)

## 94 – AUDIO VISUAL SYSTEMS

# Exhibit A.2 - Basis of GMP

Maricopa Copper Sky Police

5/13/15



*Maricopa, Arizona*

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- We have not included Audio Visual systems including monitors, speakers, AV cables, z-boxes, wall jacks (inputs).
- We will provide pathway and boxes as designed. The boxes will have only blank plates on them.

## 96 – CONSOLE FURNITURE

- We will provide (4) console stations by Xybix. The GMP is inclusive of direct vendor cost plus tax only (no other mark-ups).