



WOODRUFF CONSTRUCTION
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The City of El Mirage - Job Order Cost Revised Proposal

5/16/2020

Contractor Name: Woodruff Construction

Contract Type:	JOC	City Project #:	
Job Order #:		Contractor's Job #:	20-146
City Project Manager:	Tessa Wessel	Prepared by:	Mark G. Johnson
Phone #:	623-876-2971	Email:	twessel@elmirageaz.gov
Fee Type:	Lump Sum	Pages	5
Location:	10000 North El Mirage Rd., El Mirage, AZ - 85335		
Job Title:	El Mirage City Hall - 2nd Floor Tenant Improvement Project Phase		

Description of work to be performed:

Modify existing Conference Room 229 into (2) Offices and (1) Administration Office - Remove and salvage door and hardware at doorway to Butler Pantry 228 - Infill this opening - Install new metal framing floor to ceiling deck - approximate height 15'-0" wood deck - Remove existing floor box and infill floor slab - Remove Cabinets at east wall of existing conference room - Provide (1) new doorway with side light - Provide backing for TV - Modify existing HVAC - add duct and return- Modify ceiling grid to accommodate new walls - Patch all areas - Insulate new walls - drywall to deck - match existing finish - Paint all walls - Patch carpet tile and install base at new walls. modify electrical per scope below.

General Requirements: Supervision, project management, floor protection, dust walls, construction dumpster, temporary fence around dumpster, temp. restroom, general liability insurance, performance and payment bonds, sales tax, daily & final clean-up.

Demolition: Demo and salvage door and hardware at Butler Pantry 228 - Remove (1) floor box- Remove cabinets at East wall of Conference Room - Remove a portion of the existing grid ceiling for the new mechanical and walls. - Remove a portion of the existing wall for (1) new door frame - Remove the base on the existing walls as needed for the new work.

Thermal: Infill the floor slab where (1) floor box is removed with a foam and lumber combination.

Carpentry: Furnish and install in-wall backing for (1) TV's and (3) white boards (owner supplied & installed).

Thermal & Moisture Protection: Furnish and install sound insulation in new walls. Insulate the door infill. Caulk (1) new door frame.

Doors & Windows: Furnish and install new door frame with side light & (1) new door to match the existing. Hardware to include (4) hinges, (1) stop, and (1) lockset.

Framing & Drywall: Metal stud framing (3-5/8") (2) new walls to the underside of deck. Infill frame (1) door opening. Drywall, tape, and texture the new walls and (1) door infill to match the existing finishes. Patch the existing walls where the new door is installed and where the cabinets are removed. Patch the wall where door to butler pantry is removed.

Acoustical Ceiling: Patch the acoustical ceiling after the new walls are installed.

Paint: Paint all of the walls of the (3) offices. Paint the hallway wall to a clean break line. Paint the pantry wall to a clean break line.

Flooring: Patch the carpet where the floor box is removed and where the new door is installed. Patch the carpet where the cabinets on the east wall are removed. Provide the owner (1) box of attic stock carpet. Install rubber base on the new walls and door infill. Patch the existing rubber base at the new door.

H.V.A.C.: Tie into the existing duct work and add (1) supply air for the admin. office. Add (1) return air grille with a transfer duct in the Admin. Office. Provide a comfort balance for the new work. All off the offices will be controlled of the existing t-stat and will not have individual air control at each office.

Electrical: Make Safe for new work. Remove the existing linear fixture and return to owner. Remove the electrical for (1) floor box. Rework the existing circuitry for the down lights so they are controlled in each office. Install new light switching for the down lights. Furnish and install fourteen (14) new outlets and branch wiring using the existing available circuitry (lay-out to be per plans of the existing offices). Furnish and install ten (10) new type L2 light fixtures to match the existing fixtures. Furnish and install new occupancy ceiling mount sensors, type R1 low voltage relays, and dimmer switches for lighting control to match the existing. Furnish and install up to five (5) data stubs with pull-string. Furnish time to reprogram the existing lighting control for the new lighting as required. Furnish time for circuit tracing and shut-downs as required.

Contingency: We have **NOT** included an owner contingency at this time.

Base Bid: **\$42,715.61**

Bid Clarifications:

- 1) Work will be completed during normal working hours.
- 2) We will use the existing electric and water on site during our work.
- 3) Owner to supply all TVs and white boards.
- 4) Owner will remove all furniture from the room prior to us starting work.
- 5) All of the offices will be controlled off of the existing t-stat and will not have individual air control.
- 6) We have excluded all fire alarm, fire sprinkler, EMS, and low voltage work.**
- 7) Material types to match existing and are referenced in the El Mirage City Hall Plans dated 01-12-2016
- 8) El Mirage will issue a no-fee permit and will require inspections from the City's Building Safety Division.

Exclusions: Furnishing and installation of the new TV's and white boards. Permits & permit fees, builders risk insurance, special inspections, certified test and balance, abatement, All EMS controls, moving of furniture, fire sprinklers, fire alarm, low-voltage (phone/data), anything not listed above.

Contractor Signature: Wade Woodruff 6-2-20
Wade Woodruff **Date**

Owner Signature: _____
Date