

## Senior Center Remodel for Offices

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Project Number: 62109  
 Total Capital Cost: \$130,000.00

Department: Administration  
 Type: Capital Improvement

**Request description:**

This capital request is for the remodel and creation of 3 new offices for staff members in unused space at the Senior Center facility. These offices will be allotted for 2 current employees and 1 future Grant Writer / Transportation position and will free up an office at City Hall.

Capital Costs	FY2023	Total
Planning		\$0.00
Design		\$0.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance		\$0.00
Furniture and Fixtures		\$0.00
Other	\$130,000.00	\$130,000.00
Total	\$130,000.00	\$130,000.00

Funding Source	FY2023	Total
111 - General	\$130,000.00	\$130,000.00
114 - Court		\$0.00
121 - Court Enhancement		\$0.00
128 - Towing		\$0.00
131 - HURF		\$0.00
141 - LTAF		\$0.00
148 - CDBG		\$0.00
156 - Capital Streets		\$0.00
511 - Water		\$0.00
516 - Ranchettes		\$0.00
541 - Sewer		\$0.00
591 - Sanitation		\$0.00
Total	\$130,000.00	\$130,000.00

**Account Codes (Capital Costs):**

111-5-1415-656	\$130,000.00
	<b>\$130,000.00</b>

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**Additional Information**

Strategic Priority	Quality Lifestyle
Division	Senior Center
Grant Funding	No
Bond Eligible	No
Project Status	New

### Senior Center Office Additions

<b>Contractor</b>	<b>Contract</b>	<b>Scope of Work</b>	<b>Cost</b>
CORE Construction	PW19-JOC03	Installation of 4 office spaces in the classroom area of the Senior Center	\$75,590
		Contingency amount	\$10,410
<b>Total Request</b>			<b>\$86,000</b>



3036 East Greenway Rd.  
Phoenix, AZ 85032  
T 602.494.0800

## Proposal

August 16, 2022

**VIA ELECTRONIC MAIL**

Cason Chambers  
City of El Mirage  
El Mirage, AZ  
1 GPA - #18-15PV-05  
21-04-166 - CoEM - El Mirage Senior Center Renovation

Dear Cason,

On behalf of CORE Construction, I am pleased to submit our 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. This ROM does not include permits or design.

**Total Proposal – \$75,590**

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,

*J. D. Jordan*

J.D. Jordan  
CORE Construction, Inc.

The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this proposal. All costs are developed through site walk conducted, and the scope clarifications below.

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## Assumptions, Clarifications, & Exclusions

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### Schedule

- Anticipated Start: Fall 2022
- Long Lead Items: Aluminum Door, Frame & Hardware 10 Weeks
- Projected Duration: ~3 Weeks

### Contingency & Allowances

- **We have included a 10% Contractor Contingency in this proposal** – This is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope established in this proposal and may require further clarification or coordination. These costs may include but are not limited to scope gap, coordination issues between trades, overtime, expediting, missed scope during subcontractor bidding process, etc. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- **We have NOT included a Design Contingency in this proposal** – This is intended to be used at CORE's discretion to cover costs associated with the completion of the design and/or scopes of work for which sufficient detail was not available to determine a definitive cost.
- **We have NOT included an Owner Contingency in this proposal** – This is intended to be used to cover any added scopes of work which are unknown and therefore not included at time of this proposal to determine a definitive cost for wish list or extra items.
- **We have included a 10% Escalation Contingency in this proposal** – This is intended to be used to cover escalation of materials, equipment and labor if the project scheduled start is known to be 8 months from date of this proposal.

### General Assumptions

- This cost proposal is considered a Lump Sum, not line-item Estimate.
- 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 approved value engineering savings will be added to the Contractor's Contingency.
- All un-used Contingency or Allowance will be credited back to Owner.
- We assume normal working hours.
- General Conditions and/or General Requirements are considered cost of the work.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs
- 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 performance of systems or equipment, code interpretations, engineering, etc. requirements and will perform the requested scope of work as defined by the Owner representative(s).
- Proposal valid for 10 days, unless otherwise directed by CORE Construction.
- The Date of Commencement of the Work shall mean the date of commencement of the Construction Phase. The Construction Phase shall be approximately five (5) days from Construction Manager's receipt of the latter of the following:
  - Fully executed Job Order.
  - Issuance of Site Permit, Building Permit, and any other permits required to commence the Work.
  - Owner's Notice To Proceed with Construction.

## Specific Assumptions

### DEMOLITION –

- **Demolition** – Demolish 10' of wall to expand office.

SITE WORK (ROUGH) – N/A

SITE WORK (FINISH) – N/A

STRUCTURE – N/A

### ENCLOSURE –

- **Insulation** – Install insulation at new walls approximately 65 LF of wall.

### INTERIOR FINISHES –

- **Doors, Frames and Hardware** – Furnish and install three new hollow metal doors and frames with lockset hardware.
- **Metal Studs, Drywall & Hardware** – Frame, drywall, orange peel texture and paint three new 10'x10' office spaces.
- **Acoustical Ceilings** – Patch and repair ceiling existing ceiling at three new offices.
- **Flooring** – Furnish and install new rubber base at three new offices.

SPECIALTIES – N/A

EQUIPMENT – N/A

### MEP SYSTEMS –

- **HVAC System** – Install three new supplies connected to existing system.
- **Test and Balance** – Balance three new supplies.
- **Electrical Systems** – Install three new 2x4 light fixtures and switches, includes nine new outlets and three data drops. All electrical will be tied to existing circuits.

SPECIAL SYSTEMS – N/A

## Specific Exclusions

- Permit
- Design
- Hazardous Material Abatement
- Costs associated with Material Testing and/or Special Inspections
- Costs associated with General Building Inspections
- FF & E – Furniture, Fixtures, and Equipment (by Owner)
- Millwork
- Structural modifications (i.e. - Steel, Concrete & Masonry removal or replacement)
- Signage (by Owner)
- Visual Display Boards

- Fire Sprinkler/Alarm
- Fire Extinguisher's, AED's & Cabinets
- Access Doors & Frames
- Security Systems (i.e. - Camera's, Access Control, etc.)
- Structured Cabling (i.e. - Voice & Data, Cable, etc.)
- Audio/Visual Systems (i.e. - Displays, Speakers, Projectors, Screens, etc.)



**CoEM - El Mirage Senior Center Renovation**

Estimate # - 8/18/2022

CORE PROJECT #: 21-04-166

LOCATION: 10000 N El Mirage Rd, El Mirage, AZ 85335

ARCHITECT: N/A

PROCUREMENT: 1 GPA - #18-15PV-05

BID TYPE: OPEN BOOK

DURATION(months): 1.00

WARRANTY(ys): 1

TAX METHOD: MRRA

#	Description	Base Price
	<b>GENERAL REQUIREMENTS</b>	<b>\$1,960</b>
GR1	General Requirements	\$1,710
FC	Final Clean	\$250
	<b>DEMOLITION</b>	<b>\$1,062</b>
1	Demolition	\$1,062
	<b>SITE WORK (ROUGH)</b>	<b>\$0</b>
	<b>SITE WORK (FINISH)</b>	<b>\$0</b>
	<b>STRUCTURE</b>	<b>\$0</b>
	<b>ENCLOSURE</b>	<b>\$2,336</b>
31	Insulation	\$2,336
	<b>INTERIOR FINISHES</b>	<b>\$29,253</b>
47	Doors, Frames, & Hardware	\$5,096
51	Metal Studs, Drywall Package & Painting	\$21,449
52	Acoustical Ceilings	\$1,805
55	Flooring Package	\$902
	<b>SPECIALTIES</b>	<b>\$0</b>
	<b>EQUIPMENT</b>	<b>\$0</b>
	<b>MEP SYSTEMS</b>	<b>\$10,324</b>
85	HVAC Systems	\$1,646
87	Test & Balance	\$531
88	Electrical Systems	\$8,147
	<b>SPECIAL SYSTEMS</b>	<b>\$0</b>
	<b>CONTINGENCY</b>	<b>\$14,918</b>
10.0%	Construction Contingency	\$7,459
10.0%	Escalation Contingency	\$7,459
	<b>GENERAL CONDITIONS</b>	<b>\$4,224</b>
<b>Subtotal</b>		<b>\$64,077</b>
<b>Subtotal (with Insurance, &amp; Tax)</b>		<b>\$68,623</b>
<b>Subtotal (with Insurance, Tax, &amp; Fee)</b>		<b>\$74,590</b>
<b>Total</b>		<b>\$74,590</b>



**CITY OF EL MIRAGE  
JOB ORDER CONTRACTING SERVICES FOR  
GENERAL CITYWIDE CONSTRUCTION - PW19 - JOC03**

THIS CONTRACT is made and entered into this 5<sup>th</sup> day of March, 2019, ("Effective Date"), by and between the City of El Mirage, an Arizona municipal corporation ("City"), and CORE Construction, Inc., a(n) S- corporation ("Contractor").

**RECITALS**

- A. The City of El Mirage is authorized and empowered by provisions of the City Code to execute contracts for professional services by and through its City Manager;
- B. The City desires to provide Job Order Contracting (JOC) services for general citywide construction on an as-needed basis to provide a variety of citywide construction projects including building, altering, maintaining, repairing, improving, or demolishing any public structure or building of various scopes and sizes, as more fully described in the Scope of Work and referred to as the "Project;"
- C. The City requires professional services for this Project and desires to contract with the Contractor to provide these services.
- D. Contractor is duly qualified to perform the requested services.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

**1. PROJECT DESCRIPTION**

This JOC is for a broad range of building, altering, maintaining, repairing, improving, or demolishing any public structure or building of various scopes and sizes on an as-needed basis at various project locations throughout the City of El Mirage, Arizona. For projects determined by the City to be appropriate for this JOC, the City will request the contractor prepare a scope of work, cost proposal, and project schedule. If acceptable, the City will issue an individual job order agreement and direct the contractor to proceed with the work. Although the City anticipates that awarded contractors will be issued work, the contractor is neither guaranteed a minimum amount of work nor any jobs at all. The City reserves the right and will issue job order agreements based on the ability of the contractor to meet the City's work schedule and the availability of trades and expertise in relation to each project.

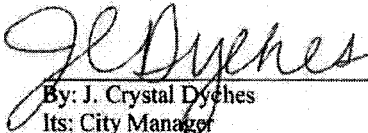
**2. SCOPE OF WORK**

The City of El Mirage owns and maintains several public facilities including but not limited to a Police Station, a Fire Station, City Hall, a Public Works facility, a Senior Center, a Court facility, a Customer Service facility, a Library facility, 10 water utility facilities, and 13 parks/open space areas.

**64. AUTHORITY AND APPROVALS**

Each party hereby warrants and represents that it has full power and authority to enter into and perform this Contract, and that the person signing on behalf of each has been properly authorized and empowered to enter into this Contract. Each party further acknowledges that it has read this Contract, understands it, and agrees to be bound by it.

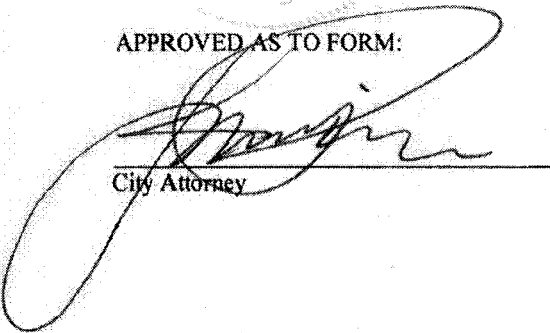
City of El Mirage,  
an Arizona municipal corporation

  
By: J. Crystal Dyches  
Its: City Manager

ATTEST


  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

\_\_\_\_\_  
CORE Construction, Inc.

a(n) \_\_\_\_\_  
S-Corporation

  
\_\_\_\_\_

By: \_\_\_\_\_  
Todd Steffen

Its: \_\_\_\_\_  
President