



3036 East Greenway Rd.
Phoenix, AZ 85032
T 602.494.0800

Proposal

March 1, 2023

VIA ELECTRONIC MAIL

Cason Chambers
City of El Mirage
El Mirage, AZ
1 GPA - #18-15PV-05
23-04-019 - CoEM - City of El Mirage Street Light Install

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.

Total Proposal – **\$57,888**

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.

This proposal is based upon the most recent plans and/or specifications issued to CORE, dated December 19, 2022, and the scope clarifications below.

Assumptions, Clarifications, & Exclusions

Schedule

- Anticipated Start: TBD
- Long Lead Items: Light Pole 10 weeks
- Projected Duration: ~1 weeks

Contingency & Allowances

- **We have included a 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 NOT included an 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 X+ 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 – N/A

SITE WORK (ROUGH) – N/A

SITE WORK (FINISH) – N/A

STRUCTURE – N/A

ENCLOSURE – N/A

INTERIOR FINISHES – N/A

SPECIALTIES – N/A

EQUIPMENT – N/A

MEP SYSTEMS –

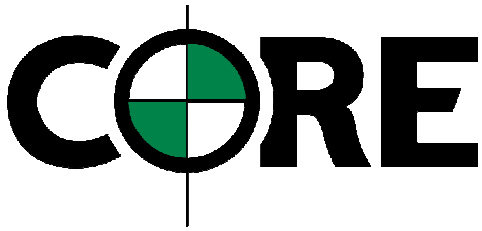
- **Electrical System** – Includes Bore and install (1) 2 ½" conduit. Provide and install (1) light pole with cobra LED light head. Install in ground pull box with grounding as shown.
 - a) · Bore and install UG conduit
 - b) · Traffic control
 - c) · In ground pull box and grounding
 - d) · Provide and install light pole and cobra LED light head
 - e) · R&R for bore pits

SPECIAL SYSTEMS – N/A

Specific Exclusions

- 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)
- Structural modifications (i.e. - Steel, Concrete & Masonry removal or replacement)
- Signage (by Owner)
- Permits
- ROW permit
- Wire in conduit – APS to pull in
- Bringing existing electrical up to code
- Transformer





CoEM - City of El Mirage Street Light Install

Estimate #1 - 03/01/2023

CORE PROJECT #: 23-04-019
 LOCATION: El Mirage, AZ
 ARCHITECT: N/A
 PROCUREMENT: 1 GPA - #18-15PV-05
 BID TYPE: OPEN BOOK
 DURATION(mnths): 0.25
 WARRANTY(yrs): 1
 TAX METHOD: GROSS RECEIPTS

#	Description		Base Price
	GENERAL REQUIREMENTS		\$160
GR1	General Requirements		\$160
	DEMOLITION		\$0
	SITE WORK (ROUGH)		\$0
	SITE WORK (FINISH)		\$0
	STRUCTURE		\$0
	ENCLOSURE		\$0
	INTERIOR FINISHES		\$0
	SPECIALTIES		\$0
	EQUIPMENT		\$0
	MEP SYSTEMS		\$34,650
88	Electrical Systems		\$34,650
	SPECIAL SYSTEMS		\$0
	CONTINGENCY		\$5,789
10.0%	Construction Contingency		\$5,789
	GENERAL CONDITIONS		\$5,430
Subtotal			\$46,029
Subtotal (with Insurance, & Tax)			\$52,678
Subtotal (with Insurance, Tax, & Fee)			\$57,888
Total			\$57,888