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The City of El Mirage - Job Order Cost Proposal - **Proposal**

10/16/2024

Contractor Name: Woodruff Construction

Contract Type:	JOC	City Project #:	City of El Mirage - YMCA Childcare Room Remodel
Job Order #:		Contractor's Job #:	23-528
City Project Manager:	Cason Chambers	Prepared by:	Wade Woodruff
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Fee Type:	Lump Sum	Pages	3
Location:	12401 W Cinnabar Ave, El Mirage, AZ		
Job Title:	City of El Mirage - YMCA - Day Care - Renovation		

Description of work to be performed:

Base Bid: Remodel the childcare room at the YMCA to create (2) classrooms and (1) storage room per the scope below.

General Requirements: Supervision, project management, sales tax, plastic floor protection, P.E. time to do project sketches, construction dumpster, temp. fence around the dumpster and construction restroom.

Demolition: Remove (2) half walls at the lobby. Remove the cubbies at the entry for reuse. Remove the existing flooring and rubber base as needed for the construction of the new walls. Remove the existing drywall for the new wall tie-in as needed.

Metals: Supply and install (1) wall end cap where the new wall meets the existing window system.

Insulation: Insulate the new classroom walls. Patch the ceiling insulation as needed from the new work.

Sealants: Caulk (4) door frames.

Doors: Add (4) new 3'x7' Western Intergrated door frames for the storage room and classrooms and between classrooms. Supply and install (4) new prefinished wood doors - (3) units with full window lites. Supply the following hardware for each new door (3) hinges, (1) lockset, (1) door stop and closures at classrooms.

Glazing: Install frosted glass in the new window kit frames at classrooms (3) total.

Framing: Metal stud frame and drywall the following: (1) new wall approx. 49' long and 9'-6" high - braced to ceiling structure. (1) new wall approx. 20' long and 9'-6" high - braced to ceiling structure. These walls will create (2) new classrooms. We will frame (2) openings into the walls for new doors and entry into the classrooms. We will frame (1) new opening between the classroom for new door between the classrooms. Frame and drywall (2) new walls to create a new storage room. This room will be approx. 12' x 5' and 9'-6" hight. All walls will be 3-5/8" metal studs with 5/8" drywall on both sides.

Paint: Paint the metal wall cap at the end of the new walls. Paint the new walls. Paint touch-up at the existing walls where the new walls tie into them.

Flooring: Patch back the flooring and rubber base at the new walls. Install rubber base at the new walls. Patch back the existing flooring at the cubby relocation.

Casework: Remove and reinstall the existing cubbies. We have included (1) new end panel for the cubbies. Remove and reinstall the existing half door and partial die wall. Supply and install (1) new cubby cabinet approx. 5' long and (3) cubbies high.

Fire Sprinkler: We have included an allowance of \$3,500 for fire sprinkler relocations.

Fire Alarm: We have included an allowance of \$5,500 to add (1) horn strobe and (1) smoke detector in each new classroom. Total of (2) each.

H.V.A.C: Relocate (2) t-stats. Storage room supply.

Electrical: Relocate (1) existing occupancy sensor. Relocate the existing light above the new storage room Supply and install (1) new light and light switch for the storage room. Supply and install (2) new occupancy sensors for the classrooms. Adjust the existing lighting circuitry for the new classroom layout. Supply conduit for the new fire alarm devices. Supply and install (6) new outlets from existing circuitry in the new walls. Supply and install (5) new exit signs.

Specialties: Relocate (1) viewing mirror. Supply and install (10) new chain operated roller shades on the existing windows. Supply and install (1) corner guard.

Base Bid: \$123,800.25

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 will move all furniture and items from the work area prior to us starting work.

Exclusions: Permits & Permit fees - Builders Risk Insurance - Special Inspections - Abatement - Architectural Services or Engineering Services, Plans, As-builts, Phone/Data Wiring, All Low Voltage Work. Furniture moving. CCTV and Security. Any work scope not listed above.



10/16/2024

Bid 23-528 El Mirage YMCA Daycare Remodel - Revised Scope

Item	Cost
Supervision / Project Management	\$13,700.00
Plan Printing, Temp. Fence, Dumpsters, Temp. Restroom, Punchlist, Existing Floor Protection, Lift Rentals Daily & Final Cleaning	\$8,300.00
Demolition	\$1,780.00
Metals	\$642.00
Insulation	\$2,680.00
Sealants	\$240.00
Doors & Windows	\$20,400.00
Framing & Drywall	\$15,500.00
Paint	\$5,100.00
Flooring	\$3,600.00
Cabinets	\$9,700.00
Fire Sprinkler	\$3,500.00
Fire Alarm	\$5,500.00
HVAC	\$5,500.00
Electrical	\$16,500.00
Specialties	\$7,100.00
Sales Tax	\$4,058.25
Grand Total	\$123,800.25