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

5/6/2025

Contractor Name: Woodruff Construction

City of El Mirage - Public Works Bldg. - Remodel - Park and Rec.

Contract Type:	JOC	City Project #:	City of El Mirage - Public Works Bldg. - Remodel - Park and Rec.
Job Order #:		Contractor's Job #:	24-369P REVISED
City Project Manager:	Cason Chambers	Prepared by:	Mark G. Johnson
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Fee Type:	Lump Sum	Pages	3
Location:	10355 North 121st Avenue, El Mirage, AZ		
Job Title:	City of El Mirage - Public Works Bldg., - Remodel - Parks and Recreation Bldg. REVISED SCOPE		

Description of work to be performed:

Base Bid: Remodel of existing "Old Administration Bldg." to new Parks and Recreation Bldg. - Exterior Scope: Saw cut and remove existing asphalt from new CMU block wall from entry gate to form secure enclosure into building. CMU wall to match existing block. Exiting Gate for access only - locked at end of day - keep card reader at existing gate for off hours access. Saw cut and remove the existing office window and increase window size to 32" tall - install new block sill - change the existing Administration Lettering above the entry doorway to "PARKS AND RECREATION". Prep - Prime and Paint metal roof panels - downspouts - doors and frames - Paint color TBD. Interior Scope: "Marc's office: fur out walls and install drywall this office - relocate power and date within this office to other side of office - Remove and replace flooring and base - existing is rolled goods - replace with LVP Selected by Owner - Prime and paint office and office hard lid. Office #2: Prep - Prime and Paint walls in this office. If tile - clean tile and grout. Office #3: Prep - Prime and Paint walls in this office. If tile - clean tile and grout. Office #4: Remove and replace carpet with LVP - Prep - Prime and Paint walls in this office. Entry and Front Desk Area: Prep - Prime and Paint walls in this area. Clean tile and grout, Break Room: Prep - Prime and Paint walls in this office. Clean Tile and grout.

General Requirements: Supervision, Project Management, sales tax, dust walls and floor protection, P.E. time to do project sketches, construction dumpster, temp. fence around the modified entry and construction restroom.

Demolition: Saw Cut and Demo for CMU footings - Saw Cut and Demo for New Enlarged Window Opening - Demo Carpet and Base

Site Work: Excavation for new CMU Footing - Back Fill - Compact - Includes Location Services.

Concrete: Provide and install new CMU Footing and rebar for CMU and Gate.

Masonry: Provide and install new CMU Wall to form secure enclosure from existing exterior masonry wall to entry - Match existing masonry - Solid grout this wall - Modify new openings at enlarged office window and new doorway.

Metals: Modify Gate as needed

Insulation: Insulate as needed following modifications to office areas.

Sealants: Caulk new window frame

Doors: Add (1) new 3'x7' paint grade door with 2 x 2 window lite for office - Supply and install (1) new HM window - match existing.

Glazing: Furnish and install new glazing at new enlarged window - new 2 x 2 door window lite..

Framing: Office #1 furring. Install wall board as needed - patch and texture existing areas as needed - must be ready for paint.

Paint: Prime and Paint the interior of building - including doors, frames, soffits, hard lid ceiling and CMU - Paint the exterior metal roof panels, down spouts, trim, window frames, gate.

Flooring: Remove existing carpet throughout - replace with LVP flooring and new base. Colors to TBD - Clean existing tile and grout areas.

Fire Sprinkler: We have include No Work

Fire Alarm: We have included No Work

H.V.A.C: We have included No Work

Electrical: Relocate Power and Data in Office #1 from existing location to the other side of the room. All Data - Card Reader, Hook up, Security and final termination to existing system by City of El Mirage.

Specialties: Removal of old signage - install of new signage - PARKS AND RECREATION

Base Bid: \$178,710.59

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.
- 4) No Owner Allowance has been given at this time - Please let us know if you want us to include one.

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



5/6/2025

Bid 24-369 El Mirage Administration Bldg. Interior and Exterior Remodel - REVISED

Item	Cost
Supervision / Project Management	\$30,780.00
Plan Sketches, Temp. Fence, Dumpsters, Temp. Restroom, Punch list, Dust Wall & Floor Protection, Lift Rentals Daily & Final Cleaning	\$9,520.00
Site Work	\$6,370.00
Demolition	\$5,800.00
Concrete	\$7,074.00
Masonry	\$8,128.00
Metals	\$4,958.00
Insulation	\$500.00
Sealants	\$1,200.00
Doors & Windows	\$8,956.00
Framing & Drywall	\$4,690.00
Paint	\$37,500.00
Flooring	\$27,400.00
Fire Sprinkler - Allowance \$1,000.00	\$1,000.00
Fire Alarm - Allowance \$4,000.00	\$4,000.00
HVAC	\$0.00
Electrical	\$10,550.00
Specialties	\$3,390.00
Sales Tax	\$6,894.59
Grand Total	\$178,710.59