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Phoenix, AZ 85032

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February 14, 2024

Raymond Thibault
Procurement & Contract Specialist
Northwest Fire District
13535 N. Marana Main Street
Marana, AZ 85653

RE: BEST AND FINAL OFFER | Utility Relocation and Pavement Improvement

Dear Raymond,

On behalf of CORE Construction, I am pleased to submit our Best and Final Offer for the Utility Relocation and Pavement Improvement project.

Offer Summary:

COST SUMMARY

Option #1 (All Concrete)	\$4,010,000.00
Option #2 (Concrete and Asphalt)	\$3,885,000.00
Option #3 (Concrete and Asphalt)	\$3,870,000.00
Option #4 (All Asphalt)	\$3,830,000.00

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,

Jason Santor
Director of PreConstruction
CORE Construction



All costs are based on CORE's incorporation of the scope shown on the "22066.00 NWFD Training Center 100% CD Bid Set 2024 01 19_Diff bid to sealed comparison" and "22066.00 NWFD Training Center Utility Relo & Paving Impr. Specifications 2024 01 23 Final" documents, and the scope clarifications below.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

- Anticipated construction start: March 1, 2024
- Substantial Completion: June 21, 2024
- Final Completion: July 19, 2024

Contingency

- Construction Contingency – is NOT included in this proposal.
- Design Contingency – is NOT included in this proposal.
- Escalation Contingency – is NOT included in this proposal.
- Owner Contingency – is NOT included in this proposal.

Allowances

- "Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is responsible for any amount over the allocation. We have included the "Allowances" listed below:
 - No Allowances have been included.

Alternates

- Not Applicable

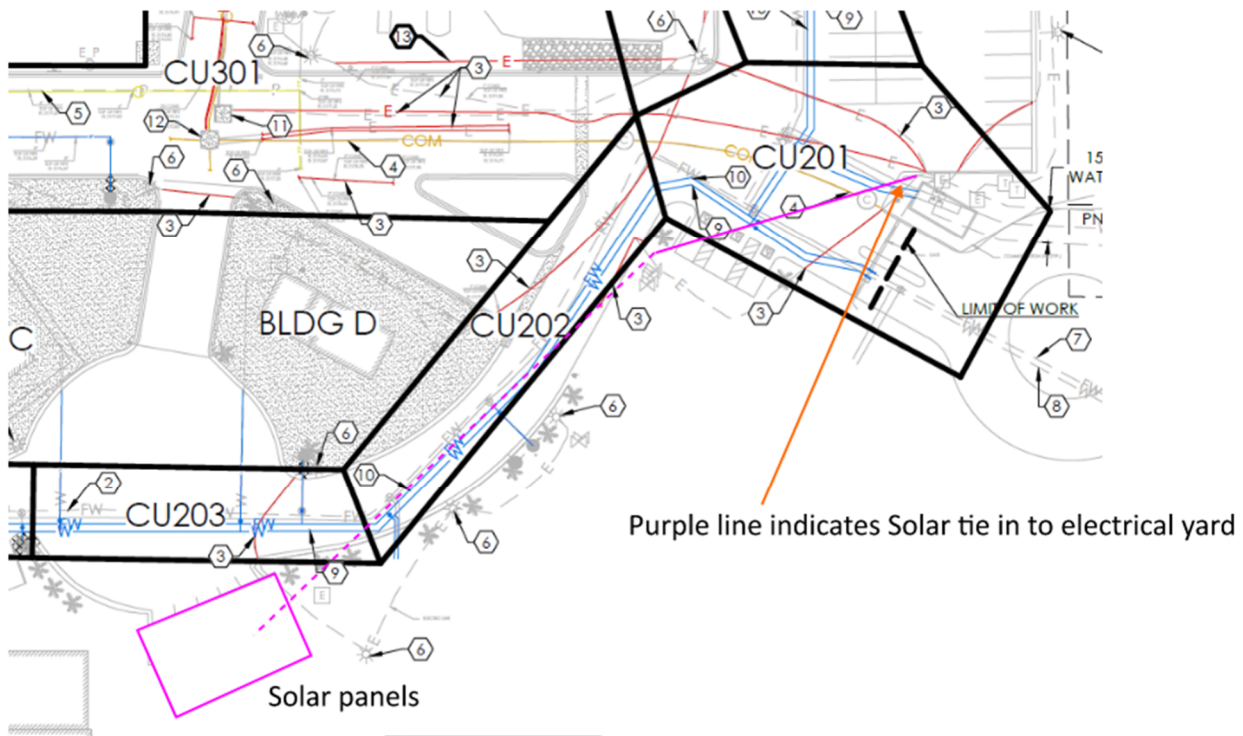
General Assumptions

- This proposal is valid for 15 days.
- CORE has not included any costs for permits.
- We assume normal working hours.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs



Specific Exclusions to Offer

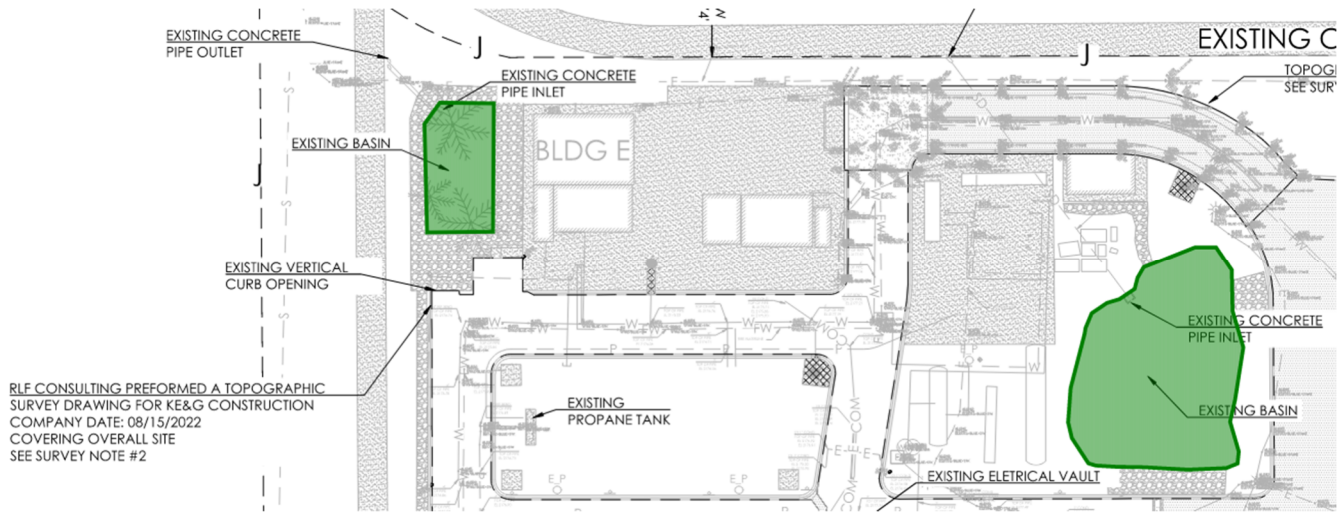
- Builders-Risk Insurance
- Consequential Damages
- Professional Liability Insurance
- Geotechnical (Soils) Report as no Geotechnical Report was provided with bid documents.
- Contingency
- Milling of existing asphalt
- Re-work of existing solar lines as shown below. These solar lines are existing and assumed to remain in place and "as-is" during the construction of the project.



Other Scope Specific Assumptions and Clarifications:

Earthwork & Paving

- We have included:
 - Dig out 6", haul-off, and clean slopes of (2) existing basins at locations identified below. There is no design shown on the bid documents for these basins, but it was requested to be included. CORE is NOT a registered design professional and would need the design professional for the project to confirm via Architectural Supplemental Instruction (ASI) the approach listed above for the basins is acceptable.



Site Utilities

1. We have included:
 - (8) new valves