

- B. Discussion and Possible Action to Award Request for Proposals (RFP) No. 24-05-C28 regarding Utility Relocation and Pavement Improvement for the Training Center and the Associated Revision to the Capital Improvement Program (CIP)



**Northwest Fire District  
Governing Board**  
13535 North Marana Main Street  
Marana, Arizona

**SCHEDULED**

**MEMORANDUM NO. 24-0718**

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<b>Date:</b>	February 27, 2024
<b>To:</b>	Governing Board
<b>From:</b>	Raymond Thibault, Procurement & Contract Specialist Scott Draper, Assistant Chief
<b>Division:</b>	Essential Services
<b>Type of Action:</b>	Formal Action/Motion
<b>Strategic Plan Goals:</b>	Establish systems to maintain compliance with regulating and certifying authorities Create greater financial efficiencies and ensure financial sustainability and responsibility
<b>Agenda Item:</b>	Discussion and Possible Action to Award Request for Proposals (RFP) No. 24-05-C28 regarding Utility Relocation and Pavement Improvement for the Training Center and the Associated Revision to the Capital Improvement Program (CIP)

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**RECOMMENDATION:**

Staff recommends approval of this item to award the Utility Relocation and Pavement Improvement to a vendor and associated revision to the Capital Improvement Program (CIP).

**MOTION:**

Move to award Request for Proposals (RFP) No. 24-05-C28 to CORE Construction and the associated revision to the Capital Improvement Program (CIP).

**DISCUSSION:**

The paving at the Training Center has degraded over the years and on September 27, 2022, the Governing Board approved a project for replacement of the pavement. On the second day of the repaving project, it was discovered that the utilities were not buried to the proper depth as listed in code and were too shallow. Lowering all the utilities to proper depth has a significant cost as piping and conduit are replaced in the process. The scope of this project far exceeded what was originally expected and included in the CIP at the time due to the preliminary work uncovering the utility issues. The additional work that needs to be completed, and the continued rising costs of goods and services related to the project, are also a factor in the cost and scope. This contract will allow for the utility issues to be addressed and updated to code and provide additional useful life to this capital project.

Award determination was based on the recommendation of the evaluation committee. The proposals were evaluated and scored using a weighted instrument utilizing the specific evaluation criteria identified in the RFP. Additional due diligence was performed by obtaining

feedback from the vendor’s references and reviewing the best and final offer that includes drainage basin improvements not included in the original scope of work. A letter of recommendation from the evaluation committee is attached.

The Request for Proposals was sent to 10 vendors. One (1) vendor submitted a proposal for award consideration, and two (2) no-bids were received. The solicitation was published for four (4) days in a daily newspaper. The Request for Proposals was also advertised on the District website and published on a national database during the solicitation period.

It was determined to be in the best interest of the District to award to this vendor. Other bidders had reasonable opportunity to respond.

In May 2022, the District issued the remaining bond funds to complete the project at the Training Center along with a few other building improvement projects at the stations. The bond funds less cost of issuance was approximately \$3.9 million. Some of the other building improvements were addressed with bond funds and, as of January 2024, available bond funds are \$3,786,188. The recent sale of property for \$253,614, and surplus of apparatus in fiscal year 23/24 for \$112,750 provides additional funds of \$366,364. Additionally, in the approved CIP, the training erosion project at the Training Center is no longer needed and the \$500,000 can be redirected toward this project. Due to some improvements by the Town of Marana that widened the canal, and some work by the Facilities staff, the drainage issues seem to be resolved.

**ALTERNATIVES:**

Continue to seek alternative vendors and re-solicit the service.

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Fiscal Impact	
FISCAL YEAR:	23/24
BUDGETED Y/N:	Yes
AMOUNT REQUESTED:	\$4,500,000
FISCAL IMPACT:	<p>The estimated cost of the project is approximately \$4,010,000. This does not include contingency costs, the cost of insurance or third-party geotechnical costs. There is \$3,786,188 remaining in bond capacity for the Training Drive project. There is an additional \$336,364 available from the gain on the disposition of fixed assets to cover any unknown costs along with re-directing the funds from the training erosion project to this project.</p> <p>The revised CIP document is attached with an estimated amount of \$4,500,000 for FY23/24 for the Training Center project. As unknown costs become known, future revision to the CIP may be required.</p>

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**Attachments**

24-05-C28 Recommendation Memo  
24-05-C28 Analysis  
5 Yr. CIP Revised  
CORE Construction Proposal  
CORE Construction Best and Final Offer





<b>INTEROFFICE MEMO</b>
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**DATE:** February 15, 2024  
**TO:** Raymond Thibault, Procurement & Contract Specialist  
**FROM:** Scott Draper, Assistant Chief – Essential Services  
**SUBJECT:** RFP NO. 24-05-C28 Utility and Pavement Improvement

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The selection committee has evaluated all proposals submitted for RFP NO. 24-05-C28 Utility and Pavement Improvement. After best and final offer, it is the recommendation of the committee to award the contract to CORE Construction.

The selection committee members included:

- Joyce Kelly, GLHN Commissioning Project Manager
- David Davis, Facilities Services Manager
- Raymond Jones, Fleet Services Manager
- Ian Cassidy, Division Chief – Training
- Scott Draper, Assistant Chief – Essential Services

Thank you for your assistance and guidance in this RFP, please let me know if you have any further questions.

RFP 24-05-C28  
Utility Relocation and Pavement Improvement

Evaluation Rankings Phase 1

	IC	DD	SD	RJ	JK
CORE Construction	1	1	1	1	1

Evaluation Scores Phase 1

	IC	DD	SD	RJ	JK
CORE Construction	500	470	440	405	485

1st Ranked Vendor: CORE Construction

Evaluation Rankings Phase 2

	IC	DD	SD	RJ	JK
CORE Construction	1	1	1	1	1

Evaluation Scores Phase 2

	IC	DD	SD	RJ	JK
CORE Construction	485	470	440	430	470

1st Ranked Vendor: CORE Construction

**Northwest Fire District Five-Year Capital Improvement Plan  
w/Vehicle Replacement Program**

	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	TOTAL
<b>SOURCES</b>						
Beginning Fund Balance	\$ 8,292,567	\$ 1,491,606	\$ 582,837	\$ 123,121	\$ (34,330)	
Communications Contract Revenue	\$ 124,323	\$ 127,431	\$ 130,617	\$ 133,882	\$ 137,229	\$ 653,483
Gain on Disposition of Assets	\$ 253,999	\$ -	\$ -	\$ -	\$ -	\$ 253,999
Interest Income (2023 Bond Series)	\$ 99,353	\$ -	\$ -	\$ -	\$ -	\$ 99,353
Donations (Piechura Memorial)	\$ 10,415	\$ -	\$ -	\$ -	\$ -	\$ 10,415
Transfers In (ARPA) **	\$ 2,327,403	\$ -	\$ -	\$ -	\$ -	\$ 2,327,403
Transfer In (Ambulance Fund 250)	\$ 118,279	\$ -	\$ -	\$ -	\$ -	\$ 118,279
Transfers In (General Fund 100)	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 12,000,000
<b>Total Revenue</b>	<b>\$ 5,333,772</b>	<b>\$ 2,527,431</b>	<b>\$ 2,530,617</b>	<b>\$ 2,533,882</b>	<b>\$ 2,537,229</b>	<b>\$ 15,462,932</b>
<b>Total Sources</b>	<b>\$ 13,626,339</b>	<b>\$ 4,019,037</b>	<b>\$ 3,113,454</b>	<b>\$ 2,657,003</b>	<b>\$ 2,502,900</b>	
<b>USES</b>						
Vehicle/Apparatus Replacement Program	\$ 1,800,000	\$ 1,829,200	\$ 1,100,000	\$ 1,100,000	\$ 1,000,000	6,829,200
Vehicle/Apparatus Replacement Program **	\$ 1,854,968	\$ -	\$ -	\$ -	\$ -	1,854,968
Vehicle/Apparatus Replacement Program ***	\$ 590,714	\$ -	\$ -	\$ -	\$ -	590,714
<b>Upgrade on KME Prepaid Truck (carryover)</b>	<b>\$ 21,301</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>21,301</b>
<b>Pumpers (2) - FY22-23 (carryover)</b>	<b>\$ 1,600,462</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,600,462</b>
<b>Station 331 AC Unit Replacement (carryover)</b>	<b>\$ 20,025</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,025</b>
<b>Piechura Memorial Project * (carryover)</b>	<b>\$ 57,595</b>					
Station 31 Remodel	\$ -	\$ -	\$ 433,333	\$ 433,333	\$ 433,334	1,300,000
Combine Fleet/Whse/ESC Bldg Improvement			\$ -	\$ -	\$ 850,000	850,000
MDT Replacement	\$ 160,668	\$ -	\$ -	\$ -	\$ -	160,668
Cardiac Monitor Replacement (Reserve)	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	1,250,000
SCBA Cylinder Replacement Program	\$ 388,000	\$ 388,000	\$ 388,000	\$ 388,000	\$ 388,000	1,940,000
Replacement Chest Compressors (5)	\$ 165,000	\$ -	\$ -	\$ -	\$ -	165,000
Pharmaceutical Dispenser for Sta 37/New Amb	\$ 22,000	\$ -	\$ -	\$ -	\$ -	22,000
HVAC Replacement	\$ 215,667	\$ 215,667	\$ 215,666	\$ -	\$ -	647,000
<b>Training Erosion</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
Roof Management	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	600,000
Asphalt Maintenance (Reserve)	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	600,000
Station 330 & 332 Bay Heating Improvement	\$ -	\$ 150,000	\$ -	\$ -	\$ -	150,000
Painting	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	600,000
Concrete Expansion Joint Removal and Repair	\$ 83,333	\$ 83,333	\$ 83,334	\$ -	\$ -	250,000
Burn Building Inspection and Repair	\$ -	\$ -	\$ -	\$ 200,000	\$ -	200,000
Fleet Building Stabilization	\$ -	\$ 200,000	\$ -	\$ -	\$ -	200,000
<b>Training Drive</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>4,500,000</b>
Scissor Lift	\$ 35,000	\$ -	\$ -	\$ -	\$ -	35,000
Interior Doors Bay Areas	\$ 50,000	\$ -	\$ -	\$ -	\$ -	50,000
<b>Total Uses</b>	<b>\$ 12,134,733</b>	<b>\$ 3,436,200</b>	<b>\$ 2,990,333</b>	<b>\$ 2,691,333</b>	<b>\$ 3,241,334</b>	<b>24,436,338</b>
<b>Ending Fund Balance</b>	<b>\$ 1,491,606</b>	<b>\$ 582,837</b>	<b>\$ 123,121</b>	<b>\$ (34,330)</b>	<b>\$ (738,434)</b>	

\* Funded through donations received

\*\* ARPA Funds transfer in and additional purchase

\*\*\* ARPA Funds & Fund Balance Transfer from Ambo

STATEMENT OF QUALIFICATIONS FOR

NORTHWEST FIRE DISTRICT

# Training Center Utility Relocation and Pavement Improvement

RFP#: 24-05-C28



**NORTHWEST  
FIRE DISTRICT**



3097 W. Ina Rd., Tucson, AZ 85741

T: 520.790.5413

DUE: 01.30.24 | 11:00 AM

Electronic



January 30, 2024

Northwest Fire District Administration  
13535 N. Marana Main Street  
Marana, AZ 85653

**RE: RFP#: 24-05-C28 | UTILITY RELOCATION AND PAVEMENT IMPROVEMENT**

Dear Northwest Fire District and Selection Committee Members:

CORE Construction (CORE) appreciates the opportunity to submit our Response to Request for Proposals for Contract Manager (CM) for the Utility Relocation and Pavement Improvement project for the Northwest Fire District (NWFD). CORE's passion and dedication over the past 41 years has given us the experience and proficiency to serve our Clients with the highest level of professional services. In fact, for 14 years, CORE has received the #1 General Contractor ranking by *Arizona Business Magazine*. To us, construction goes beyond just building. We pride ourselves on demonstrating value, quality, and commitment to your success both in and outside of the realm of construction. The CORE team offers:

**SCHEDULE, BUDGET + QUALITY:** CORE understands the importance of adhering to project schedules and budgets. Our projects always achieve schedule and budget objectives while exceeding the Client's expectations for quality. Our proven system has enabled us to provide Clients with more than \$25 million in returned savings via additional scope and/or returned funds over the past five years. We have consistently demonstrated this ability, and take great pride in the fact CORE has never missed a Client deadline.

**UNMATCHED PRE-CONSTRUCTION EXCELLENCE:** We understand the importance of fiscal responsibility and timely decision-making. CORE operates with complete, open-book transparency, and utilizes advanced software and technology to ensure the accuracy of the cost information we provide. Our team is committed to listening, collaborating, and communicating from the beginning stages of Programming through Pre-Construction, Construction, and Warranty to ensure Best Value, defined as meeting all financial, aesthetic, and social goals of the Client, is achieved.

**HISTORY WITH GLHN ARCHITECTS (GLHN):** The CORE and GLHN team is the ultimate example of collaboration in construction. CORE has completed more than a dozen projects with GLHN over the last 10 years. Leveraging our combined experience in municipal construction, our local experience, and long-standing relationship will directly benefit the NWFD. Our historical knowledge of the current Arizona construction market and history of collaboration on successful projects will generate real schedule and cost savings for the NWFD.

**DEDICATED TO NWFD'S VISION:** We have been fortunate to work with NWFD to build several public safety facilities since 2019. CORE completed the new build fire stations Fire Station No. 337 and No. 341, as well as NWFD's new Administration Building. This relationship has allowed our team to develop a firm understanding of the wants and needs of the NWFD with no learning curve. Our team is committed to listening, collaborating, and communicating from the beginning stages of Programming through Pre-Construction, Construction, and Warranty to ensure Best Value, defined as meeting all financial, aesthetic, and social goals of the NWFD is achieved.

Our key personnel identified in this Statement of Qualifications are available and excited to work with Northwest Fire NWFD on this project. Thank you for your review and consideration of our qualifications. Our entire team looks forward to this opportunity, and I am dedicated as your primary point-of-contact. **Please call me at 602.494.0800 or email at [proposals@coreconstruction.com](mailto:proposals@coreconstruction.com), should you require any additional information and/or clarification.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Todd Steffen".

Todd Steffen, President | CORE Construction

CORE ACKNOWLEDGES AND IS IN RECEIPT OF  
ADDENDUM #1 (DATED 12/05/23), ADDENDUM  
#2 (DATED 12/27/23), ADDENDUM #3 (DATED  
01/08/24), ADDENDUM #4 (DATED 01/23/24), AND  
ADDENDUM #5 (DATED 01/24/24).

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# 1

## **Executive Summary**

# Executive Summary

**Provide a one page Executive Summary that explains the proposed solution, cost of solution and implementation plan.**

## WORKING AS A TEAM

We will work as a team with the NWFD, GLHN, and all project stakeholders by bringing all parties together to collaborate in our open-book, transparent process to ensure good decisions can be made efficiently for the benefit of the entire project team. CORE will remain entirely focused on providing Best Value and meeting the NWFD's big picture outcome for this project.

## THE CLIENT DECIDES

One of the pillars of our culture is "The Client Decides." We are proud to serve you and we understand that our business depends on the satisfaction of our Clients. Clients drive our economic engine; without them, our engine dies. We work hard to provide the highest level of Client Service possible and to be the best in the world at it. Most importantly, CORE is deeply passionate about trust, especially earning the trust of our Clients. This mindset is harmonious with the nature of the construction delivery process where the Client first decides which contract partner to select! We understand that, as your CM, it is our duty to provide information that allows the team to make educated and value-based decisions creating a "win-win-win" for our Trade Partners, GLHN, the NWFD, and all project stakeholders. We commit to timely, open, and honest communication which will build a cohesive team and a flawless project.

## EXCELLENCE IS OUR STANDARD

CORE understands the extreme importance of thoroughly managing a project from contract award, through pre-construction, construction, close out, warranty, and beyond. To ensure a high-quality project management approach, CORE has created a program called Operational Excellence™, the standard by which each CORE project is measured. Operational Excellence is leadership and teamwork focused on the needs of the Client and the processes required to exceed those needs. Operational Excellence centers on the way we build and prepare to build by setting goals, establishing processes to meet those goals, and tracking results for the six factors of Operational Excellence - Safety, Quality, Schedule, Cost, Trade Partners, and Clients. These factors, and their respective goals, are shown to the right. CORE will utilize a suite of planning, scheduling, and estimating tools as a part of Operational Excellence, ensuring that we deliver the Best Value to the NWFD.

## OPERATIONAL excellence THE CORE STANDARD

Our Business is the business of building - and the tracking of results in our business can be assessed under **SIX MAIN FACTORS** and their respective **GOALS**.



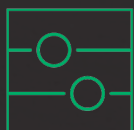
### 1. Safety

Zero Incidents, Zero Accidents.



### 2. Quality

Built to plans and specs to a quality that exceeds client's expectations. NO re-work.



### 3. Schedule

Built on or ahead of schedule.



### 4. Cost

Project completed within budget.  
NO change orders.



### 5. Trade Partners

Built by qualified Trade Partners who care about Operational Excellence as much as we do.



### 6. Client

The Client will hire us back again.



# 2

## **Appendix I: Statement of Qualifications**

# Appendix I: Statement of Qualifications



CORE has ensured our binders have been INDEXED and tabbed in the order stated on page 13 of RFQ #24-05-C28, with each tab clearly labeled. Our statement of qualifications can be found within Tab 3-Tab 7.

**The offerer should state the size of the firm, the size of the firm's staff, the location of the office from which the work on this engagement is to be performed, and the number and nature of the professional staff to be employed in this engagement on a full-time and/or part-time basis. Proposal should state the qualifications of the professional staff assigned to this engagement.**

## FIRM SIZE AND SIZE OF FIRM STAFF

CORE has grown into an industry leader in construction management, with more than 1,200 employees across the United States.

## OFFICE FROM WHICH THE WORK IS TO BE PERFORMED

CORE will work out of our Tucson office located at 3097 West Ina Road, Tucson, AZ 85741 for the duration of this project.

## STAFF ASSIGNED TO THIS PROJECT

CORE will have four employees assigned to this project. Fred Knapp will serve as Project Executive, Jason Santor will serve as Director of PreConstruction, Nathan Chamerlin will be your Project Manager, and Jose Acosta will serve as Superintendent for the entire project.



## MINIMUM QUALIFICATIONS:

**Offerers shall meet all minimum qualifications. Failure to provide information required by these Minimum Qualifications may be cause for the respondent's proposal to be rejected as Non-Responsive.**

**a. At least one project for Utility Relocation and Pavement Improvement of similar size and scope completed successfully in Arizona within the last ten years.**

Please refer to Tab 3, Related Project and Firm Experience for our relevant experience in completing projects similar in size and scope completed within the last ten years.

**b. Firm must be a licensed contractor in good standing in the State of Arizona. List all licenses in STATEMENT OF QUALIFICATIONS.**

Please refer to Tab 10, Contractor's License, for a copy of CORE's licenses.

**Offerers shall submit with their proposals verifiable documents that prove satisfaction of the minimum qualification:**

**a. Offerers shall complete the Cost Summary contained in Appendix II: Cost Summary and return the form with information/documentation as requested.**

Please refer to Tab 8, Appendix II: Cost Summary, for the completed Cost Summary form.

**b. Offerers shall also provide a minimum of three (3) satisfactory references of current clients. The services and products provided to those clients shall be of those defined in this Request For Proposals. Offerers are to provide references contained in Appendix III: Past Performance Verification Form - Exhibit A and return the form with information/documentation as requested.**

Please refer to Tab 9, Appendix III: Past Performance Verification Form - Exhibit A, for CORE's references.

**c. Offerers shall meet all Minimum Qualifications contained in the Appendix IV: Minimum Qualifications Verification Form and return the form with information/documentation as requested.**

Please refer to Tab 11, Appendix IV: Minimum Qualifications Verification Form, for the completed Minimum Qualifications Verification Form.

**3**

**Related Project  
and Firm  
Experience**

# Related Project and Firm Experience

## 1. How many contracts has your team completed as a contractor for the past 10 years for identical or similar projects? Please include each contract description, dollar amount, and verifiable information.

CORE has been fortunate to work for over 50 Municipal Clients and awarded more than 75 projects similar in nature to the Utility Relocation and Pavement Improvement project. We have included a partial list of our projects over the past 10 years below. **This list includes public safety projects that included utility coordination, asphalt and concrete.** CORE can provide a full list of projects upon request.

#	PROJECT NAME	DESCRIPTION	DOLLAR VALUE	VERIFIABLE INFORMATION
1	Green Valley Fire Station No. 152	New construction of a 8,700 SF fire station	\$4,973,264	Completed 10/2023
2	Green Valley Fire Station No. 153 Addition & Renovation	Scope of work included 1,035 SF of additions and renovations to the existing fire station	\$983,671	Completed 09/2023
3	Goodyear Police Department Administrative Building Phase II	New construction of a 24,500 SF administrative building	\$17,480,920	Completed 08/2023
4	Town of Gilbert Police Dispatch Center Expansion	Scope of work included 20,158 SF expansion to the existing police station	\$13,148,961	Completed 11/2023
5	City of Tucson Fire Station No. 8 Rebuild	Demolition and rebuild of a 13,914 SF fire station	\$6,980,190	Completed 10/2022
6	City of Peoria Fire Station No. 5 Tentative Improvement	Scope of work included 5,300 SF tentative improvement to the existing fire station	\$2,623,864	Completed 10/2022
7	Tucson Fire Station No. 9 Demolition and Rebuild	Demolition and rebuild of a 19,250 SF fire station	\$7,695,352	Completed 05/2022
8	Gila County Payson Complex and Superior Court	New construction of a 9,500 SF court complex	\$5,548,099	Completed 04/2022
9	City of Avondale Police Property and Evidence Room Expansion	Scope of work included 22,400 SF expansion to the police property & evidence room	\$7,104,749	Completed 02/2022
10	Drexel Heights Fire Station No. 401 Remodel	Scope of work included 8,882 SF remodel of Fire Station No. 401	\$3,116,355	Completed 03/2021
11	City of Mesa Fire Station No. 221	New construction of a 12,547 SF fire station	\$6,106,052	Completed 08/2021
12	Goodyear Fire Station No. 181	New construction of a 16,126 SF fire station	\$8,181,841	Completed 08/2021
13	City of Eloy Public Safety Facility	New construction of a 16,462 SF public safety facility	\$7,237,952	Completed 06/2021
14	Drexel Heights Fire Station No. 401 Remodel	Scope of work included 8,882 SF remodel of Fire Station No. 401	\$3,116,355	Completed 03/2021
15	Town of Gilbert Public Safety Training Facility & Driving Track	New construction of a 150,00 SF public safety facility and 36-Acre driving track	\$65,027,187	Completed 01/2021, two months early
16	Drexel Heights Fire District New Administration Facility	New construction of a 10,362 SF administration facility	\$2,926,424	Completed 05/2020
17	Northwest Fire District Station No. 337	New construction of a 8,900 SF fire station	\$3,986,494	Completed 10/2019
18	Northwest Fire District Station No. 341	New construction of a 9,000 SF fire station	\$3,803,155	Completed 10/2019
19	Northwest Fire District New Administration Facility	New build 25,000 SF center for NWFD operations with offices and meeting spaces	\$9,189,301	Completed 03/2022



**2. How successful is the general history of your team in completing similar projects on time and within budget? Include and provide historical data.**

CORE takes immense pride in our exceptional history of meeting project deadlines. Our track record spans over 2,000+ projects across 41 years, a testament to our commitment. We consistently showcase our capacity to deliver top-tier quality within budget and on schedule, going above and beyond to ensure on-time project completion. **Presently, our ongoing projects not only meet but surpass their original construction timelines.** Our PreConstruction team consistently delivers projects on budget, as shown on the following pages. On the Cochise College Driving Track and Gilbert Public Safety Training Facility Driving Track, our teams went even further, to deliver the project below budget and return savings to the owner. Our legacy is one of tenacious excellence, consistently delivering superior quality within set timelines and budgets.



**3. If a subcontractor will perform the work on the project, include and provide full details as indicated above.**

CORE is not yet proposing any consultants or sub-consultants for this contract. CORE will work with NWFD in a collaborative effort to select the appropriate, highly qualified Trade Partners for your project.

As one of the largest qualifications-based builders in the country, we have developed strong and loyal relationships with reliable, professional Trade Partners located in virtually every construction market that we serve, including Marana. Our in-house database of Trade Partner firms includes project relative information on Trade Partners who provide goods and services for each of the Construction Specifications Institute (CSI) divisions. We have prequalification information on hundreds of Trade Partners, providing insight to those firms' financial stability, bonding capacity, safety record, current workload, and staff availability. We update this prequalification information regularly and continually track the performance and experience of local Trade Partners.

**Having worked throughout Arizona, our team understands that finding and prequalifying local Trade Partners and suppliers is key to making a project successful.**



# COCHISE COLLEGE FIRST RESPONDERS ACADEMY TRAINING TRACK

COCHISE COUNTY COMMUNITY COLLEGE DISTRICT



## DRIVING TRACK • UNDERGROUND UTILITIES • SITE CONCRETE

**Project Description:** The Cochise First Responders Academy project was completed for the Cochise County Community College District on their campus in Sierra Vista, AZ. The project centered on exterior additions and improvements, including the construction of a new vehicle driving track complete with lighting, fencing, gates, a new access road, and a new parking lot. *The new driving track included utility coordination and high-quality sub surface and paving. This project used 4,556 Cubic yards of concrete to complete the 210,600 Square Feet of training space.* This ensured that the large apparatus vehicles can train on the surface for decades to come.

**Location:** Sierra Vista, AZ

**Firm's Responsibility:** Pre-construction services, virtual construction services, construction management services, warranty services

**Completion Date:** July 2023

**Original | Actual Cost:** \$4,445,439 | \$4,176,593, *CORE returned \$268,846 in savings to the Owner!*



# GILBERT PUBLIC SAFETY TRAINING FACILITY AND DRIVING TRACK

TOWN OF GILBERT



## DRIVING TRACK • UNDERGROUND UTILITIES • SITE CONCRETE

**Project Description:** The Town of Gilbert Public Safety Training Facility and Driving Track project included the new construction and an 18-acre village-style tactical training campus for police and fire and *a 36-acre tactical drive training area* located in Gilbert, AZ. The facility provides long-term support for Gilbert's public safety training needs and regional training efforts. The tactical training campus features an amphitheater, locker rooms, administrative offices, classrooms, a three-bay mock fire station, several burn buildings, and indoor shooting ranges with traditional lanes and a custom streetscape. *Site work for the project includes new hardscape, utility coordination and high-quality sub surface, concrete and paving. The adjacent tactical drive training area consists of a driving course, an evasive maneuver course, and a driving skills pad within a retention area that is part of an easement granted to the Town of Gilbert by the Maricopa County Flood Control District.*

**Location:** Gilbert, AZ

**Firm's Responsibility:** Pre-construction services, virtual construction services, construction management services, warranty services

**Completion Date:** January 2021 | *This project was completed 2 months ahead of schedule!*

**Original | Actual Cost:** \$63,908,581 | \$66,217,598, Owner enhanced scope.

# SCOTTSDALE PUBLIC SAFETY TRAINING FACILITY

## CITY OF SCOTTSDALE



### DRIVING TRACK • UNDERGROUND UTILITIES • SITE CONCRETE

**Project Description:** The City of Scottsdale Public Safety Training Facility project involves the demolition of an existing public safety campus and the new construction of a two-story, 32,015-square-foot, state-of-the-art training facility. The fire facility will boast offices, restrooms, a fitness and wellness area, locker rooms, conference rooms, an expansive auditorium, and an elevator to navigate between floors. A turnout room is connected to the facility's apparatus bay for the decontamination of gear, helping to support the health and wellbeing of first responders. *The campus will feature a covered outdoor training yard and driving track, and additional site work for the project includes new hardscape, utility connections, trench drains, a retention basin, and foundations for new fire training structures to be constructed at a later date.* This project is being completed as a comprehensive Public Safety Training Facility which, once complete, will support both the fire and police emergency response services provided to the more than 200,000 members of the Scottsdale, AZ community.

**Location:** Scottsdale, AZ

**Firm's Responsibility:** Pre-construction services, virtual construction services, construction management services, warranty services

**Completion Date:** On-track for November 2024 completion

**Original | Actual Cost:** \$22,449,584 | Trending on budget



# GREEN VALLEY FIRE STATION NO. 152

## GREEN VALLEY FIRE DISTRICT



### UNDERGROUND UTILITIES • SITE CONCRETE • MUNICIPAL

**Project Description:** The Green Valley Fire District Station No. 152 is a brand new facility for the first responders of Green Valley Fire District, which serves over 35,000 constituents in the Town of Sahuarita, AZ. Established in 1975, the Green Valley Fire District provides vital emergency response services as well as a variety of non-emergency, community-centered services to the surrounding public. This new station provides firefighters with an 8,700-square-foot, three-bay facility equipped with all of the living and working spaces needed to support staff efficiency and wellbeing. It features a state-of-the-art kitchen, fitness room, dayroom, offices, dormitories, a workroom, and storage spaces. *Site work for the project includes new hardscape, utility coordination and high-quality sub surface, concrete and paving.*

**Location:** Green Valley, AZ

**Firm's Responsibility:** Pre-construction services, virtual construction services, construction management services, warranty services

**Completion Date:** October 2023

**Original | Actual Cost:** \$4,973,264 | \$4,973,264

## ADDITIONAL RELEVANT EXPERIENCE

### NORTHWEST FIRE STATION NO. 341 NORTHWEST FIRE DISTRICT

The Northwest Fire District Station No. 341 included new construction of a 9,000-square-foot light-duty fire station to serve the Gladden Farms area of Marana, AZ. The facility houses apparatus bays and support areas, as well as living areas, offices, a kitchen, and a day room for staff. The fire station was constructed of a slab-on-grade foundation with a masonry structural frame. The Northwest Fire District Station No. 341 now provides a safe and modern facility for the first responders of the Gladden Farms community.



### NORTHWEST FIRE STATION NO. 337 NORTHWEST FIRE DISTRICT

The Northwest Fire District Station No. 337 project, built for Northwest Fire District, included the new construction of a 8,900 square foot light duty fire station to serve Marana, AZ. The facility will support apparatus bays and support areas, as well as living spaces, offices, a kitchen, and dorm rooms. The fire station was constructed of a slab on grade foundation, a masonry structure with metal frame, and a TPO and metal canopy roof. An exterior of masonry block, stucco and metal panel completed the construction. The Northwest Fire District Station No. 337 project now provides a modern environment for the first responders that serve the Dove Mountain area.



### NORTHWEST FIRE DEPARTMENT ADMINISTRATION COMPLEX NORTHWEST FIRE DISTRICT

The Northwest Fire Department Administration Complex project included the new construction of a three-story, 25,000-square-foot facility in Marana, AZ. The project featured site improvements entailing new utility services, covered parking, decorative masonry site walls, and secured employee parking. In addition, the project received interior finishes, including ground concrete, stainless steel railings, wood ceiling panels, and aluminum door frames. The facility was constructed on a concrete foundation supported by footings with structural steel framing, an exterior insulation and finish system, and a metal panel and single-ply roof.



# 4

## Project Schedule

# Project Schedule



**1. Provide a sample project plan, including a milestone chart, time frame and proposed staff designated for the completion of each task for the utility relocation and pavement improvement project with an estimated start date of January 29, 2024.**

We have consistently demonstrated our ability to achieve the highest quality within budget and on schedule. We will do whatever it takes to achieve your schedule targets.

Our reputation stand or falls on our ability to meet our completion date. We will start with the desired occupancy date and work backwards from there, assembling and communicating a responsible schedule that will get us from groundbreaking to ribbon-cutting. Nathan Chamberlin, Project Manager will be involved from the earliest stages in pre-construction, maintaining a schedule that includes all the expectations for design deliverables and required permits and inspections. Then, as the team studies the project during design, they will work together to assemble a detailed baseline schedule, before construction start, that will guide the project through to the finish line. Jose Acosta, CORE's Superintendent will be constantly updating the schedules and creating three week look-ahead schedules for the foremen on the ground. **We are confident, creative and flexible in our approaches and are committed to 'do what it takes' to meet expectations.** For the NWFD's Utility Relocation and Pavement Improvement project, CORE does not foresee any issues with completing the project in the schedule time-line outlined in the RFQ. Due to the level of detail that is put into the Master Schedule, at any point during the project we are able to break out other schedule types to help us keep the project on track. **We have included a sample schedule on the following page.**

**2. Describe how your plan will provide value to the Northwest Fire NWFD taxpayers in the current economic climate.**

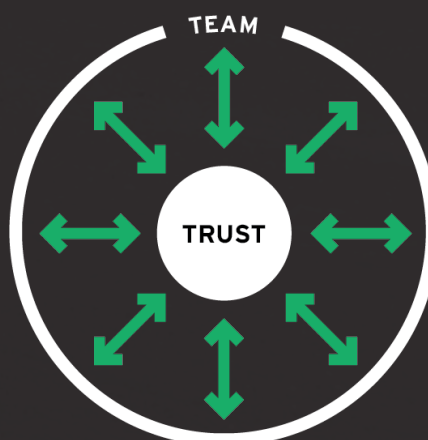
CORE takes great pride in perfecting the balance of scope and budget. The NWFD and it's taxpayers are trusting CORE to be good stewards of your dollars to which not only keeps your project on budget, but also aids in meeting schedule deadlines. We will utilize our municipal expertise to provide Best Value and bring the most qualified Trade Partners in the marketplace to competitively bid for your project.

## OUR COMPANY CULTURE

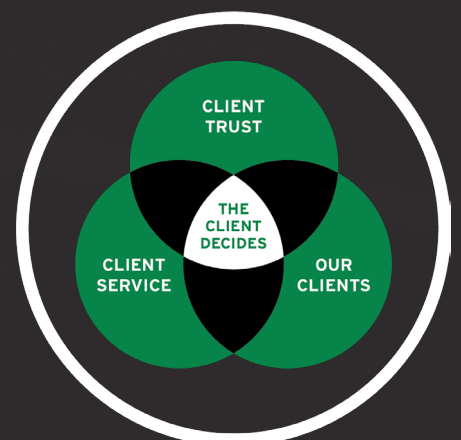
### CORE Values



### Team & Trust

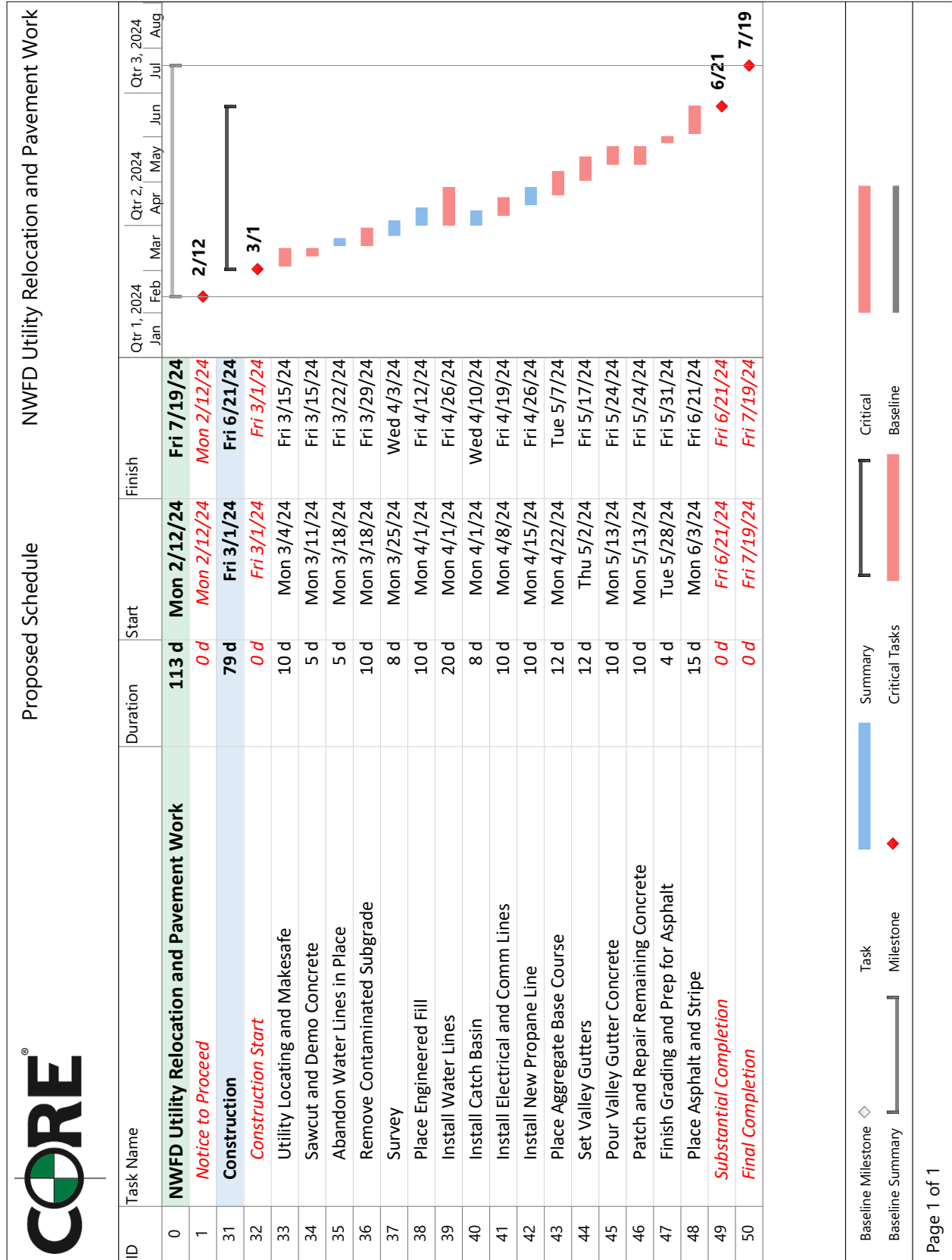


### The Client Decides





# PRELIMINARY SCHEDULE



**5**

**Cost and Control/  
Value Engineering**



# Cost and Control\Value Engineering

**Provide your firm's demonstrated knowledge and experience in evaluation of building systems, construction techniques and materials recommendations to create an optimum value in meeting design, schedule and budget requirements.**

**CORE is fully committed to do whatever it takes to deliver a project that meets your desired scope within the budget that you've established. We believe the primary task of our CM efforts is to guide the NWFD towards a design and method of construction that represents the very best way to spend your dollars. Ultimately, CORE will strive to earn your trust as we have the opportunity to help steward the NWFD's resources directed to this project.**

CORE will foster an environment of transparency and collaboration to create a team-oriented approach with the NWFD and GLHN during all stages of Design and Construction. Throughout the Pre-Construction and Construction Phases, our team has a completely open-book philosophy. The NWFD and stakeholders will be able to track the progress of this project from a cost, schedule, and quality standpoint through out all phases of the project. The day after our date of hire, CORE will initiate a project Kick-Off Meeting with the NWFD and GLHN. The agenda for this Kick-Off Meeting will include at a minimum, the following:

- Establish dates and times for future meetings
- Discuss the process of determining Trade Partners lists
- Review documents and studies the NWFD has archived *(if applicable)*
- Review and discuss the preliminary project schedule

We will ensure all your requirements for budget, schedule, quality, and safety are met. Our team is prepared to effectively manage the cost of the project with a well-defined GMP, and we will strive to decrease the overall time for completion. We will continue to work as your advocate, protecting the interests of the NWFD while maintaining open communication and teamwork among the entire project team.

The same collaborative effort that goes into pre-construction services continues through construction services. A coordinated effort, clear communication, and professional organization are the fundamental keys to our approach. The NWFD can expect excellent orchestration of the entire up-front administrative process, permitting, scheduling, Trade Partner management, commissioning, FF&E coordination, project turnover, and a responsive warranty process.

## BUDGET ESTIMATING

Staying within the established construction budget is not just an expectation, but an absolute requirement for our team. Our commitment to delivering a professional pre-construction process serves as the foundation for a successful project. Recognizing the unique dynamics of this undertaking, our pre-construction process will be tailored to address its specific needs.

Utilizing advanced technologies like Revit, CORE conducts a meticulous assessment of scopes of work and accurately extracts quantities. To ensure cost-effectiveness, we thoroughly explore and vet potential cost-saving scenarios, presenting options studies and cost models for alternative solutions.

The Pre-construction Phase commences with the development of a 10-Group Study. CORE has a unique database of similar, completed paving projects broken down into 10 specific scopes of work. This 10-Group Study is a powerful tool for establishing high-level "budgets" around different systems, structures, finishes, etc. Once this study is delivered, it creates strong financial accountability and expectations around every scope of work on the project. This unique study is created at the very beginning of design, helping to guide the Design Team to design within the budget.

## VALUE ENGINEERING

Value Engineering (VE) should be about more than simply cutting scope. We believe there are no bad ideas when it comes to brainstorming ways to help decrease the cost and increase the quality of a project. Some ideas are rejected, while others may be incorporated. We use a detailed VE log to diligently track these ideas from pre-construction through the end of construction. The items are described and marked by the project team as approved, potential, unlikely or rejected, and each are assigned an estimated cost.

## OPTIONS STUDIES/MATERIAL RECOMMENDATIONS

CORE's goal is always to let the NWFD decide. We are constantly seeking ways to help guide design decisions by providing various options for material types, sub surface grades, and systems that best fit each unique project. We do the hard work of analyzing these options to fully explore materials, products, and systems based on up-front costs, long-term costs, maintenance, durability, aesthetics, and constructability. These items ultimately dictate the quality of the project, and many important decisions can be worked out before construction begins. CORE communicates this analysis in professional deliverables called Options Studies.

## COST ESTIMATING

Our objective is to complete every project within budget with no change orders. Maintaining the NWFD's budget will be one of CORE's top priorities, and this starts early with accurate estimating during pre-construction. It sounds simple, but a high level of detailed estimating at the early stages of design is the only way we can help the design move forward in a cost-conscious way. CORE will use On-Screen Takeoff, Bluebeam and Assemble, in conjunction with Revit, to quantify the complete scope of the project based on the preliminary plans provided by GLHN. This is a difficult process, which demands experience and attention to detail - the reasons why many CM's overlook its importance.

## COST CONTROL

Our method of cost control is congruent with that of the Pre-construction Phase – open book and completely transparent. CORE will communicate all cost challenges that we encounter during construction as well as what we will do to control these costs. This often means utilizing options studies and VE, processes also used during the Pre-construction Phase. All subcontracts and subcontract change orders will be thoroughly discussed so that the entire team is aware of each Trade Partners' scope and budget. If an issue arises, our team will determine its validity and take the necessary steps to control its cost.

## MAINTAINING SCHEDULE

Upon selection as your CM, CORE will complete a Preliminary Schedule for review and discussion with the NWFD and GLHN. This Preliminary Schedule will include all elements to be scheduled during the Design Phase, including completion of the design documents. Time sensitive items such as permit plan checks and long-lead items will be identified in this Preliminary Schedule. As design documents become more complete, we will continue to work as a team with NWFD and GLHN to refine the construction activity phase of the schedule to include start/finish dates for procurement and delivery of critical long-lead materials and equipment, product data and shop drawing submittals, punch list activities, Owner training and commissioning of equipment and systems, inspections relative to obtaining a Certificate of Occupancy, and Owner move-in activities.

**Status Reporting/Recovery Schedule:** Throughout the Construction Phase, weekly meetings will be held with all parties to review the current schedule and evaluate activities that are on-going or starting in the next three weeks. For critical path aspects, specific meetings with designated CORE representatives will be scheduled. If the schedule projects that any of the key milestone dates are beginning to slip, CORE will work with the Trade Partner to develop a Recovery Schedule to bring the projected dates back in line with the milestone dates. This Recovery Schedule may include overtime, re-sequencing of overlapping of activities, or other measures necessary to ensure that the milestone dates are hit. Throughout the process, the schedule status is transparently communicated with all parties.

## QUALITY CONTROL/QUALITY ASSURANCE

The Utility Relocation and Pavement Improvement project will be built to the plans and specifications with a quality that exceeds expectations, ensuring no re-work will be required. CORE's quality management process is a three-phase construction Quality Control/Quality Assurance Plan, modeled after the U.S. Army Corps of Engineers' program which is displayed below. Before construction, our project team will prepare Quality Control Manuals specific to each element within the project's scope. These manuals contain Trade Partner contracts, specifications sections, and submittals which will be reviewed by all parties. This ensures that each individual has a thorough understanding of the scope and job to be performed.

Our team will carefully review submitted shop drawings and product data information received from Trade Partners prior to submitting for design review and approval. This will ensure proper materials make it to the jobsite. Before Trade Partners begin installation at the site, they will have a thorough understanding of the true scope of work to be performed, materials to be installed and the expectations of our team to build to the highest in quality standards. CORE will submit our Quality Control Plan to the NWFD for approval and acceptance prior to beginning any work on the design documents.

During construction, the practiced eyes of our construction management team will inspect each installation while it is happening, and numerous inspections will be conducted. These inspections are set in place to ensure safety, fulfillment of schedule, code compliance, and quality assurance and control. Our on-site Superintendent, Jose Acosta will perform daily inspections of work being put into place.

# QUALITY CONTROL/QUALITY ASSURANCE

### PREPARATORY PHASE

- Occurs during Pre-construction Phase
- Prior to Trade Partner agreements
- Unique Features of Work (UFW) identified
- Establishes quality expectations

### INITIAL PHASE

- Occurs at onset of construction work
- Generates buy-in from field personnel
- Mock-up construction begins
- Reinforces quality expectations in the field

### FOLLOW-UP PHASE

- Occurs during Trade Partner's scope of work
- Review of in-place work compared to mock-up
- Third-party inspections will be performed as necessary
- CORE's Superintendent daily report includes quality



# 6

## **Project Approach**

# Project Approach



## Offerers should provide a thorough explanation of their firm's approach.

This project deserves an experienced CM who understands public safety relocation/improvement project construction and how to successfully deliver projects on schedule and on budget. As a leader in public safety construction, we have gained experience and knowledge about crucial items that must be addressed, as well as important lessons learned over years of being closely involved in the design and construction of these type of projects. Below we have provide a list of items that we believe are critical to address for a successful project.

### WE UNDERSTAND THE HISTORY OF THE SITE

1. We are well aware of the history of the Northwest Fire Training Center and that the existing training roadways have had a drainage and durability issues since it was constructed in 2011.
2. We understand that most of the utilities were installed at incorrect depths and need to be lowered and/or relocated as shown on the drawings (with the exception of the Sanitary Sewer and Storm Drain).
3. A portion of the subgrade will need to be removed as well and engineered fill put back as necessary.
4. We understand that this is a Training Facility which utilizes large trucks which exceed 75,000lbs and that the outriggers of those trucks will require 125 PSI substrate to support their operations.
5. Both fire simulations and the high volume/pressure of the firefighting nozzles create extreme conditions to the surfaces. The extreme volumes of water and the training environment itself requires additional surface water mitigation and additional underground drainage as well.



**Center of driveway drainage swale. Confirm all elevations- remove and replace where necessary.**



**Electrical and Communications manholes. Confirm all elevations and reset if necessary.**



**Saturated subgrade in driveway, remove and replace where necessary.**



**Rolled curb at sidewalk. Confirm that all subgrade beneath acceptable. Remove & replace where necessary.**

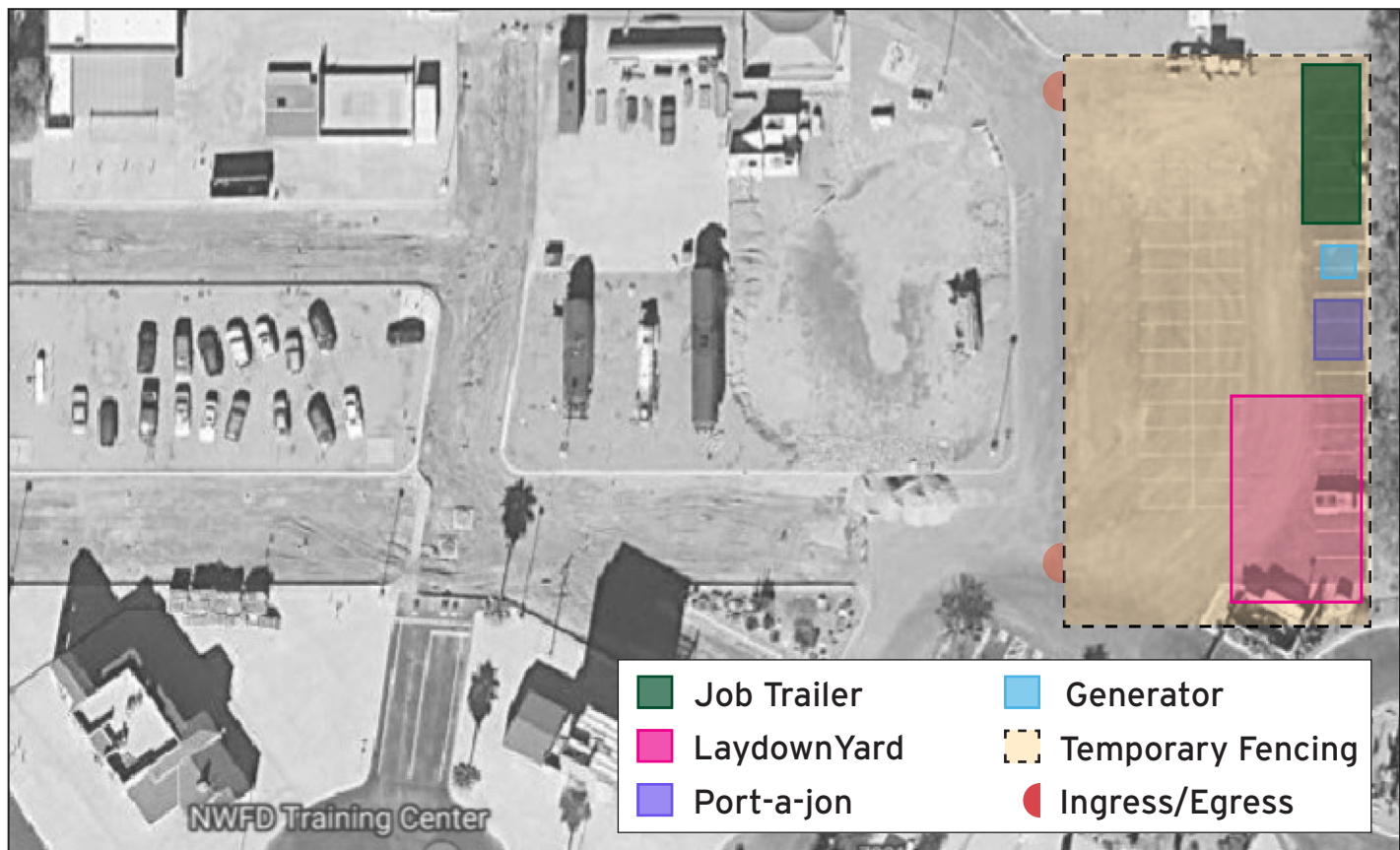
### SITE LOGISTICS

To ensure everyone’s safety, consideration must be given to the hazards associated with the project’s construction activities and the impact they will have. CORE’s PreConstruction and Construction Department will work with the NWFD, GLHN, and Trade Partners to develop a Site Logistics Plan that identifies safe ingress and egress routes for the construction personnel, site visitors, and the surrounding public traffic. The plan itself is a map of the project site, identifying the construction limits and showing the location of key items such as the jobsite office, temporary facilities, staging and storage areas, dumpsters, parking, site entrances/exits, traffic control, emergency evacuation routes and meeting areas, emergency access routes, and off-limits/closed areas. Heavy equipment, tracking, deliveries, cranes, and construction parking/access, to name a few, are all items to be considered.

Developing a plan and illustrating the plan so that it can be distributed and communicated amongst the NWFD and the project team will be imperative to ensuring everyone’s safety.

A Preliminary Site Logistics Plan will be included in the bid packages so that the prequalified Trade Partners bidding on the project will have a better understanding of the project site logistics. This plan will be considered a “living document” throughout the duration of the Utility Relocation and Pavement Improvement project. It will be updated/amended as required to reflect the most current project needs, and will be continuously distributed to the project team. A current copy of the plan will be posted in the project field office at all times and reviewed weekly at the Trade Partner Meeting and the Owner Meeting.

## PRELIMINARY SITE LOGISTICS PLAN



### COMPACT SITE CONSIDERATIONS

CORE has significant experience working on projects with tight sites. Coordinating with our Trade Partners during construction can help alleviate the issue of a constrained site. By having daily meetings and discussions with all Trade Partners and sharing the schedule with them, they will be aware of all construction activities and help us plan for a smooth construction process. We will establish clear boundaries and expectations on the correct locations for parking and site access. We will also provide a 24-hour surveillance camera to protect the site by deterring unwanted entry and alerting us to any issues. Though complex, we are fully confident that we can safely achieve this construction and demolition required.



## LONG-LEAD TIME MATERIALS AND EQUIPMENT

We understand there is no flexibility with the project completion date. To bridge potential gaps between construction documents, GMP, and the start of construction, our approach will include procuring long-lead items that are identified during pre-construction. During pre-construction and design, CORE will work with GLHN and the entire project team to identify which products and trades are the most critical to the overall project schedule. Procurement gets tougher as the market gets busier. We will overcome this obstacle by keeping an emphasis on these critical items from Notice to Proceed (NTP) through the end of each project. This will be vital to meeting the schedule and budget expectations.

## UTILITY INVESTIGATION

We are aware that the current utility infrastructure was installed at improper depths and will need to be reconfigured. Currently all site infrastructure runs directly under the drive and is at a depth that does not allow for removal of the subgrade to improve the depth of the subbase or improve the thickness of the surfacing material.

CORE's will preform upfront exploration, existing conditions research, pot-holing, and underground and overhead utility investigation, which includes the involvement of our entire Operations Team (Project Manager, Superintendent, etc.), so that we minimize unforeseen conditions and help put processes in place to address future issues that may arise through the course of construction. CORE's VC Department will work alongside PreConstruction and Operations to perform detailed drone and laser scanning of the project site. This vital 3D information allows our team to see the project virtually along with any anticipated or potential unforeseen issues well before any on-site work begins. We understand utility coordination is a critical factor in this project. We will work with the NWFD and GLHN to ensure that utility portion of this project is relocated to correct depths so that removal of the subgrade for improvement to the depth of the subbase is completed properly.

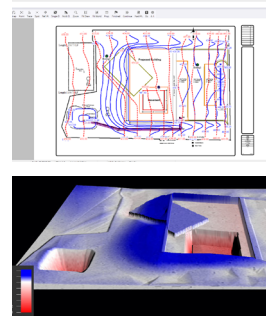
## CORRECTING DRAINAGE ISSUES

Currently, there are drainage issues at the project site that will need to be address to allow for a successful project. After original project was completed in 2010, the asphalt began to collapse due to insufficient engineering of the subgrade soils. After sometime NWFD had the asphalt removed to

determine the issue. After further examination, all of the site utilities (water, gas, power and communications) were installed at improper depths. NWFD hired GLHN to research and re-design the damaged areas and items in question. CORE will work hand in hand with GLHN to ensure that these drainage issues are corrected properly.

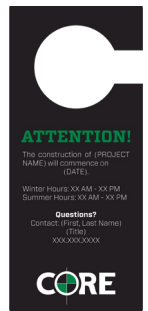
## EARTHWORK RECONCILIATION

The method for earthwork reconciliation is a comprehensive approach that integrates surveying equipment, construction management software, and specialized earthwork calculation software. This approach ensures the accurate and efficient management of earthwork quantities throughout the project. Using our Earthwork Take-off software, powered by Viewpoint (images to the right), we can calculate cuts and fills and visualize the results in 3D. The software also enables us to determine how much the site needs to be raised or lowered for proper balancing. With this tool, we can verify and cross-check the volumes of cut/fill provided by our Trade Partners and have greater control over the project's civil scopes. Additionally, the software provides us with critical insights even before the engineer commences the design process, making it an indispensable tool in our arsenal.



## BEING A GOOD NEIGHBOR

With the consent of the NWFD, we will be proactive in making sure the neighbors and businesses surrounding the site are aware of activities that could impact them by the use of door hangers, neighborhood meetings, and newsletter updates. We also recognize that some construction work may be loud and disruptive to the community. In order to mitigate these issues, we will work with the team to determine the best times and dates to perform more disruptive activities, as well as when to schedule deliveries to minimize impact to the neighborhood. We will also maintain a safe site through using a single point of entry/exit, designated parking areas, and screened fencing. Being a good neighbor means incorporating community feedback and leave the area better than we found it.



**Demonstrate your knowledge of the site and the requirements of utility relocation and pavement improvement within Pima County.**

**Over the last 10+ years, CORE has built more than 175 project in Pima County. As a result, we are very experienced with the requirements of building in this county.** From a CM's perspective, there are no added challenges due to this project being in Pima County's jurisdiction. Also, having previously completed successful projects for the NWFD, our team is very familiar with the wants and needs of the District.



**Explain your approach to preconstruction services, including budgeting, scheduling, subcontractor selection, and the building commissioning process (BCx). Please see attached Cx Specification.**

## BUDGETING

Staying within the established construction budget is not just an expectation, but an absolute requirement for our team. Our commitment to delivering a professional pre-construction process serves as the foundation for a successful project. Recognizing the unique dynamics of this undertaking, our pre-construction process will be tailored to address its specific needs.

Utilizing advanced technologies like Revit, CORE conducts a meticulous assessment of scopes of work and accurately extracts quantities. To ensure cost-effectiveness, we thoroughly explore and vet potential cost-saving scenarios, presenting option studies and cost models for alternative solutions.

The Pre-construction Phase commences with the development of a 10-Group Study. CORE has a unique database of similar, completed utility and pavement projects broken down into 10 specific scopes of work. This 10-Group Study is a powerful tool for establishing high level "budgets" around different systems, material, finishes, etc.

Once this study is delivered, it creates strong financial accountability and expectations around every scope of work on the project. This unique study is created at the very beginning of design, helping to guide the Design Team to design within the budget.

## SCHEDULING

CORE takes a collaborative approach to project scheduling and will begin the process by gathering input from the NWFD and other stakeholders for the various potential impacts to the surrounding community. Our team will create a Master Schedule that contains all Trade Partner activities, relationships, and milestones that will allow us to drill-down and create other specific schedules to use as tools throughout the NWFD's project.

As the NWFD identifies the priority and scope of the project, CORE will prepare a schedule to reach each target date. CORE's Superintendent Jose Acosta utilizes a Last Planner System to coordinate with the on-site Trade Partners daily. The term "Last Planner" refers to the field Foremen and Superintendents who are responsible for implementing their scope of work. This daily coordination with Jose empowers these stakeholders to identify the "what, where, and how" of all construction activities collaboratively as a team which results in minimized conflict in the field. Incorporating this input and gaining buy-in from these stakeholders empowers the team to implement a pull planning methodology on the project.

Pull planning is a "future to present" vision of the project where activities are planned and sequenced strategically to meet a future defined project milestone. This methodology contrasts with push planning which arbitrarily assigns an activity duration to a crew without gaining input or commitment. Pull planning identifies the objective the team is working toward and details the steps the team must take as a group to achieve that objective.



**Pull Planning Board in Action**



**Pull Planning Board**



## SUBCONTRACTOR SELECTION

CORE has created a process where Trade Partners selection is based on both qualifications and cost. This process enables us to get an “apples-to-apples” comparison on scope cost from prequalified professionals. The ultimate result is the NWFD benefiting from Best Value Trade Partners that are highly qualified, understand the project, and deliver financial value. Our prequalification process ensures that our Trade Partners are able to perform to our quality and schedule standards. CORE has effectively prequalified Trade Partners on past projects and we know which companies are qualified to complete your project. Our Trade Partner contracts ensure that the Trade Partners understand the full extent of the contract documents, their scope of work, and additional project requirements as outlined in the solicitation. CORE’s three step Trade Partners Selection Plan is outlined to the below. CORE is dedicated to ensuring this is a collaborative process and will not enter into any subcontracts without written approval from the NWFD.



## CORE’S 3-STEP TRADE PARTNER SELECTION PLAN

### 1. USE PREQUALIFIED TRADE PARTNERS

- Enlist recommendations from the NWFD
- Utilize CORE’s database of Trade Partners
- Thoroughly review Trade Partner qualifications

### 2. UNDERSTANDING OF SCOPE AND ASSEMBLY OF PRICING

- Receive bids from 3-5 Trade Partners for each scope of work
- Review bids for completeness of scope
- Identify the lowest responsible bid

### 3. REVIEW OF SCOPE AND PRICING WITH TRADE PARTNERS

- Face-to-face meeting with the lowest responsible bidder
- Conduct an in-depth scope review
- Allow Trade Partners to fix any “scope holes”
- Final selection of Trade Partners completed as a team

Local Trade Partner participation is a top priority at CORE. We have a deep-rooted local southern Arizona Trade Partner base, and we strongly believe in the proactive approach of hosting multiple Trade Partner Fairs early on. We are proud to say that on the NW Fire Station #337, 23% of Subcontractor Dollars were SBE! On the NW Fire Station #341, 16% of the total were SBE subs, and 82% of total Subcontract dollars were from local subs in Marana and Tucson.

## BUILDING COMMISSIONING PROCESS (BCX)

CORE will work with the owner contracted commissioning agent to integrate commissioning activities and requirements into the construction schedule and process. Additionally, we will work to coordinate contractor coordination of workflow and predecessors. Site and trade evaluations will be completed regularly to ensure contract and schedule adherence. The responsibilities of the Commissioning Coordinator are based on the NWFD 100% Technical Specifications Volume 1 of 1, Division 01, Section 019133, 3.4. The objectives of this consulting assistance include, but are not limited to:

- Managing the commissioning activities and scheduling.
- Coordinating contractor commissioning adherence.
- Adding value to the construction closeout process for the project.
- 3rd party evaluation and strategic insight.
- Identify possible resolutions for the issues.

# 7

## **Proposed Personnel for Project**



# Proposed Personnel for Project



**1. Submit resumes of all proposed key personnel who will be performing services under the contract. Experience narratives shall be attached that describe the specific relevant experience of the key personnel in relation to the role that personnel will perform for this contract.**

Please refer to the following pages for resumes of our proposed key personnel who will be performing services under this contract and their experience with projects similar in nature to the Utility Relocation and Pavement Improvement project. We have provided a organizational chart below of the team members we are proposing for this contract.

**2. Identify key personnel special competencies that will be valuable in completing the contract. Include and provide copy of certification or other professional credential.**

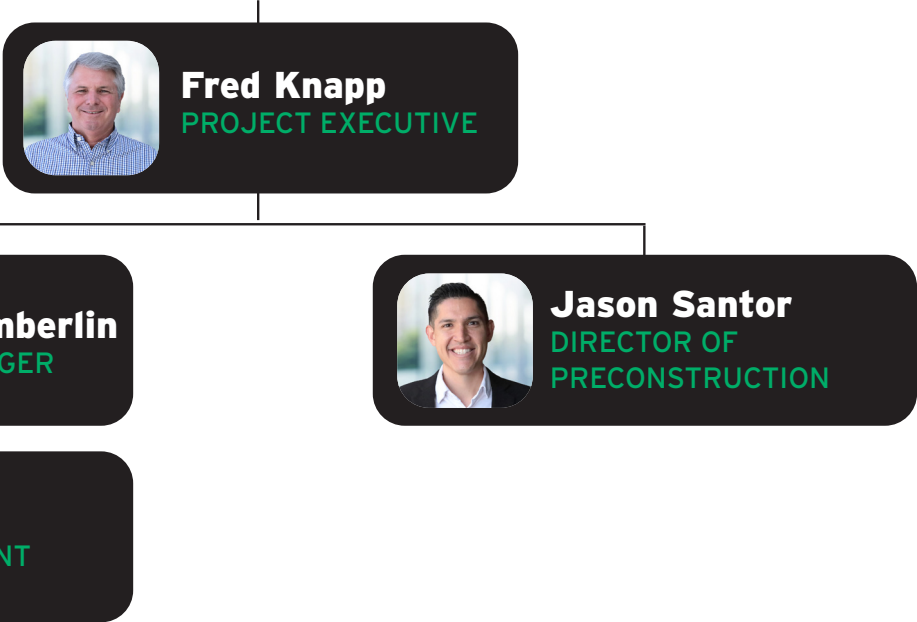
Please refer to the following pages for our key personnell's special competencies that will be valuable in completing this contract as well as their professional credentials.

**3. Identify any of your firm's personnel who have worked in the local area previously.**

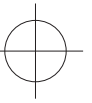
CORE's proposed team was carefully selected, taking into account their availability, long history of experience in the local area, expertise, and team chemistry. We believe that the NWFD will benefit from the shared expertise of our dedicated team of construction professionals.

**4. If a subcontractor will perform the work on the project, include and provide full details as indicated above.**

As previously mentioned under Tab 3, page 4, CORE is not yet proposing any consultants or sub-consultants for this contract.



OVERALL RESOURCES	60+	70+	17+	20+	5+
	Project Managers + Asst. PMs	Superintendents + Asst. Supers	PreConstruction Managers	Administrative Managers	Warranty Managers



# Fred Knapp

## PROJECT EXECUTIVE

Fred Knapp will serve as Project Executive on the Utility Relocation and Pavement Improvement project. Fred's experience spans 45 years, and he has encompassed a wide-range of positions, advancing from a laborer, to the Vice President of CORE's Southern Arizona operations. He will work in various capacities on your project, and will provide a real-world approach to solving complicated problems. Fred has an excellent reputation for providing Clients with high quality services and for meeting all project schedules and budgets.

**15**

YEARS  
WITH CORE

**45**

YEARS OF  
EXPERIENCE

### CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

Construction Management  
Association of America

Association of Construction  
Excellence

United States Green Building  
Council

NAVFAC QA/QC

Cornerstone Building  
Foundation

*(Past Board Member)*

Arizona Builder's Alliance  
*(Past Chairman)*

### RELEVANT EXPERIENCE

#### GREEN VALLEY FIRE DISTRICT STATION NO. 152

\$4,973,264 | 8,700 SF | Role: Project Executive

#### NORTHWEST FIRE STATION NO. 337

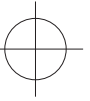
\$3,986,494 | 8,900 SF | Role: Project Executive

#### NORTHWEST FIRE DEPARTMENT ADMINISTRATION COMPLEX

\$9,189,301 | 25,000 SF | Role: Project Executive

#### NORTHWEST FIRE STATION NO. 341

\$3,803,155 | 9,000 SF | Role: Project Executive



9

YEARS  
WITH CORE

14

YEARS OF  
EXPERIENCE**EDUCATION**

B.S., Construction Management  
*Arizona State University*

**CERTIFICATIONS/  
REGISTRATIONS**

OSHA 30-Hour Certified

LEED Accredited Professional

NAVFAC QA/QC

Construction Management  
Association of America

Association for Construction  
Excellence Professional

CleanPSB Certified

U.S. Green Builder Council

## Jason Santor, LEED AP BD+C

### DIRECTOR OF PRECONSTRUCTION

As Director of PreConstruction, Jason brings 14 years of experience in the ever-changing conditions and methodologies of the Pre-construction processes. He will lead the team through design development, value engineering, construction document review, and the establishment of the GMP while working closely to ensure that the finished plans match the expectations, budget, and schedule for your project. Jason will provide bidding strategies and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project, ensuring a seamless transition from Pre-construction to construction.

**RELEVANT EXPERIENCE**

#### COCHISE COLLEGE FIRST RESPONDERS ACADEMY TRAINING TRACK

\$4,176,593 | SF Varies | Role: Director of PreConstruction

#### GILBERT PUBLIC SAFETY TRAINING FACILITY AND DRIVING TRACK

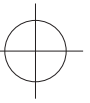
\$66,217,598 | 36-Acres | Role: Director of PreConstruction

#### SCOTTSDALE PUBLIC SAFETY TRAINING FACILITY

\$22,449,584 | 32,015 SF | Role: Director of PreConstruction

#### GREEN VALLEY FIRE DISTRICT STATION NO. 152

\$4,973,264 | 8,700 SF | Role: Director of PreConstruction



# Nathan Chamberlin

## PROJECT MANAGER

As Project Manager, Nathan will ensure that the Utility Relocation and Pavement Improvement project is a success. He will manage all scope and will be responsible for assisting in all aspects of pre-construction, construction, and close out. Nathan will serve as the liaison between all parties involved in the construction process; overseeing budget and scheduling constraints as well as being involved in design. He is effective in creating a positive environment with both internal and external personnel, and is extremely organized and competent in all phases of the construction process.

**7**

YEARS  
WITH CORE

**11**

YEARS OF  
EXPERIENCE

### EDUCATION

B.S., Construction Management  
*Northern Arizona University*

### CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour Certified

NAVFAC QA/QC

Construction Management  
Association of America

Association for Construction  
Excellence Professional

CleanPSB Certified

U.S. Green Builder Council

### RELEVANT EXPERIENCE

#### COCHISE COLLEGE FIRST RESPONDERS ACADEMY TRAINING TRACK

\$4,176,593 | SF Varies | Role: Project Manager

#### DREXEL HEIGHTS FIRE DISTRICT NEW ADMINISTRATION FACILITY

\$2,926,424 | 10,362 SF | Role: Project Manager

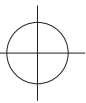
#### GREEN VALLEY FIRE STATION NO. 153 ADDITION AND RENOVATION

\$983,671 | SF Varies | Role: Project Manager

#### DREXEL HEIGHTS FIRE STATION NO. 401 REMODEL

\$3,116,355 | 8,882 SF | Role: Project Manager





# Jose Acosta

## SUPERINTENDENT

As Superintendent, Jose will bring seven years of industry experience to your project and be responsible for all daily site supervision, coordination, and scheduling of all building partners throughout construction and closeout. He excels in problem solving and is proactive in the management of jobsite activities. Jose is commended within our company for his hands-on skills and leadership in the field, serving as the liaison to our building partners and ensuring the project is completed to the highest quality standards and in a safe, efficient manner.

7

YEARS  
WITH CORE

8

YEARS OF  
EXPERIENCE

### EDUCATION

B.S., Construction Management  
*Arizona State University*

### CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

Construction Management  
Association of America

Association of Construction  
Excellence

### RELEVANT EXPERIENCE

#### NORTHWEST FIRE STATION NO. 341

\$3,803,155 | 9,000 SF | Role: Superintendent

#### GREEN VALLEY FIRE DISTRICT STATION NO. 152

\$4,973,264 | 8,700 SF | Role: Superintendent

#### GREEN VALLEY FIRE STATION NO. 153 ADDITION AND RENOVATION

\$983,671 | SF Varies | Role: Superintendent

#### CITY OF ELOY PUBLIC SAFETY FACILITY

\$7,237,952 | 16,462 SF | Role: Superintendent

# 8

## **Appendix II: Cost Summary**

# Appendix II: Cost Summary

Provide a thorough description of the total cost of services and complete APPENDIX II: COST SUMMARY. Provide a unit cost schedule of fees for the services you are offering. The schedule of fees must also include travel and lodging.

RFP# 24-05-C28

## APPENDIX II: COST SUMMARY

OFFEROR NAME: CORE Construction

The dollar cost bid shall contain all pricing information relative to Utility Relocation and Pavement Improvement as described in this request for proposal. The total all-inclusive maximum price to be bid is to contain all direct and indirect costs including all out-of-pocket expenses.

TAB 8 – COST SUMMARY	
Use this form to indicate total costs of your firm's proposed solution.	
Item	Total Costs
Option #1 (All Concrete)	\$ 3,950,000
	\$
Option #2 (Concrete and Asphalt)	\$ 3,825,000
	\$
Option #3 (Concrete and Asphalt)	\$ 3,810,000
	\$
Option #4 (All Asphalt)	\$ 3,770,000
	\$
Total:	See above breakouts for pricing \$ associated with Options #1-4

## END OF APPENDIX II

### Clarifications:

- Cost above does not include:
  - Builders-Risk Insurance
  - Consequential Damages
  - Professional Liability Insurance
  - Geotechnical (Soils) Report as no Geotechnical Report was provided with bid documents.



# BID BOND

Travelers Casualty and Surety Company of America  
Hartford, CT 06183

---

**CONTRACTOR:**

*(Name, legal status and address)*

**CORE Construction, Inc.**

**3036 E Greenway Rd**

**Phoenix, AZ 85032**

**OWNER:**

*(Name, legal status and address)*

**Northwest Fire District Administration**

**13535 N Marana Main St**

**Marana, AZ 85653**

**SURETY:**

*(Name, legal status and principal place of business)*

**Travelers Casualty and Surety Company of America**

**One Tower Square**

**Hartford, CT 06183-6014**

**BOND AMOUNT: Ten Percent of Amount Bid (10%)**

**PROJECT:**

*(Name, location or address, and Project number, if any)*

**NWFD Training Center Utility Relocation and Pavement Improvement**

**5125 W Camino De Fuego, Tucson, AZ 85743**

**RFP 24-05-C28**

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of January, 2024.

**CORE Construction, Inc.**

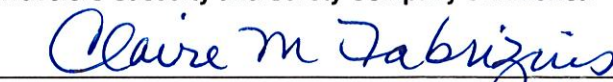
  
\_\_\_\_\_  
(Principal) (Seal)

**Gary Wenk, Executive Vice President**

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Witness)

**Travelers Casualty and Surety Company of America**

  
\_\_\_\_\_  
(Surety) Claire Fabrizius (Seal)

**Attorney-in-Fact**

\_\_\_\_\_  
(Title)

**See Attached Notary Page**

\_\_\_\_\_  
(Witness)

STATE OF ARIZONA

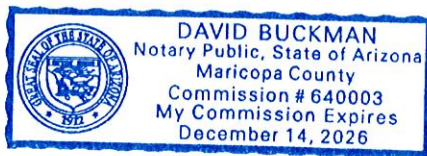
COUNTY OF MARICOPA

On this 30<sup>th</sup> day of January, 2024 before me personally appeared Claire M Fabrizio with whom I am personally acquainted, who, being by me duly sworn said: That he/she is Attorney-in-Fact of Travelers Casualty and Surety Company of America, Hartford, CT and that said seal affixed to said instrument is such corporate seal; that was so affixed by authority of the Board of Directors thereof and of his/her office under the Standing Resolutions of said Company; and that he/she signed his/her name thereto as Attorney-in-Fact by like authority.

  
David Buckman

NOTARY STAMP

My commission expires:







**Travelers Casualty and Surety Company of America**  
**Travelers Casualty and Surety Company**  
**St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Claire M Fabrizio** of **FRISCO, Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

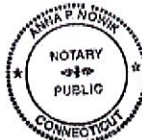
City of Hartford ss.

By:   
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026



  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th** day of **January**, 2024.



  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.**  
**Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

# 9

## **Appendix III: Past Performance Verification Form - Exhibit A**



# Appendix III: Past Performance Verification Form - Exhibit A



Offerer shall complete Appendix III: Past Performance Verification Form - Exhibit A. Failure to meet this requirement may cause submittal to be deemed non-responsive.

RFP# 24-05-C28

## EXHIBIT A

### PAST PERFORMANCE VERIFICATION EVALUATION SUBMITTALS

#### LIST OF THOSE AGENCIES OR FIRMS WHO WILL BE SUBMITTING EVALUATIONS TO NWFD

Please list the agency or firm name, address, phone number and contact information for the firms that will be providing the Past Performance Verification Form. It is the responsibility of the firm to ensure that NWFD receives all of the Past Performance Verification Forms prior to the submittal deadline. Failure to provide evaluations by date and time specified will result in no score for that specific evaluation.

1. Green Valley Fire District  
1285 W. Camino Encanto, Green Valley, AZ 85622  
T: 520.820.5750 | E: jkosiorowski@gvfire.org  
Chief Joey Kosiorowski
  
2. Drexel Heights Fire District  
5950 S. Cardinal Ave., Tucson, AZ 85746  
T: 520.571.8700 | E: hmccrystal@drexelfire.org  
Hugh McCrystal, Asst. to the District Administrator  
(Battalion Chief, ret.)
  
3. Cochise College  
901 Colombo Ave., Sierra Vista, AZ 85635  
T: 520.378.1711 | E: barrowsj@cochise.edu  
Jim Barrows, Director of Facilities

END OF APPENDIX III

**10**

**Contractor's  
License**

# Contractor's License

Provide a copy of your firm's contractor's license from the Arizona Registrar of Contractors office.

STATE OF ARIZONA  
CONTRACTORS LICENSE  
ROC 069786 Class B-1 - Construction  
EXP. 10-31-2025

LICENSE EFFECTIVE THROUGH:  
STATE OF ARIZONA                      October 31, 2025  
**Registrar of Contractors**      CERTIFIES THAT

CORE Construction Inc

CONTRACTORS LICENSE NO.                      CLASS  
ROC 069786                      B-1

General Commercial  
General Commercial Contractor

THIS CARD MUST BE  
PRESENTED UPON DEMAND

*Cynthia D. Casaus*  
Cynthia D. Casaus, Interim Director



STATE OF ARIZONA  
CONTRACTORS LICENSE  
ROC 110343 Class A - Engineering  
EXP. 10-31-2025

LICENSE EFFECTIVE THROUGH:  
STATE OF ARIZONA                      October 31, 2025  
**Registrar of Contractors**      CERTIFIES THAT

CORE Construction Inc

CONTRACTORS LICENSE NO.                      CLASS  
ROC 110343                      A

General Commercial  
General Engineering

THIS CARD MUST BE  
PRESENTED UPON DEMAND

*Cynthia D. Casaus*  
Cynthia D. Casaus, Interim Director



# 11

## **Appendix IV: Minimum Qualification Verification Form**

# Appendix IV: Minimum Qualification Verification Form

Complete APPENDIX IV: MINIMUM QUALIFICATION VERIFICATION FORM.

RFP# 24-05-C28

## APPENDIX IV: MINIMUM QUALIFICATIONS VERIFICATION FORM

OFFEROR NAME: CORE Construction

Proposals not meeting the minimum qualifications will be deemed *NON RESPONSIVE* and will not be considered for further evaluation.

If defined in this solicitation, provide documented and verifiable evidence that your firm satisfies the Minimum Requirements, and indicate what/if attachments are submitted.

ITEM NO.	MINIMUM QUALIFICATIONS	COMPLIANCE YES/NO (SELECT ONE)	DOCUMENT TITLE AND NUMBER OF PAGES SUBMITTED FOR EACH DOCUMENT
1	Minimum qualifications of the offeror's company	<input checked="" type="radio"/> Yes/No	Tab 2, Page 2 Appendix I: Statement of Qualifications
2	Minimum qualifications of the proposed key personnel	<input checked="" type="radio"/> Yes/No	Tab 7, Page 20-24 Proposed Personnel for Project
3	Provide copies of license, certifications, accreditation, etc.	<input checked="" type="radio"/> Yes/No	Tab 10, Page 27 Contractor's License
4	Additional MQ if any.	<input checked="" type="radio"/> Yes/No	Tab 12, Page 29 Supplementary Information

Submitted by (Printed Name and Title): Todd Steffen, President Initial: TS Date: 01/30/24

END OF APPENDIX IV



**12**

## **Supplementary Information**

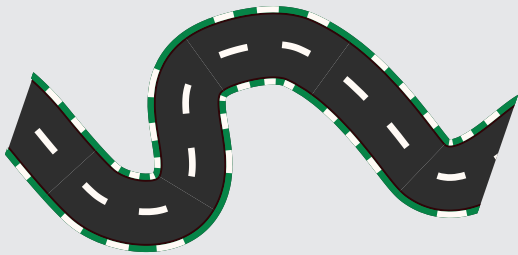
# Supplementary Information



Provide any pertinent supplementary information regarding your firm's services or experience that may enable NWFD to become aware of the firm's qualifications. Please use eco-friendly consideration and consumables when preparing your response. Elaborate brochures, expensive paper, bindings, visuals, presentation aids and packaging beyond that sufficient to present a complete and effective proposal is not desired.

## DID YOU KNOW...

### Fun facts about the Construction of COCHISE COLLEGE'S FIRST RESPONDER'S ACADEMY DRIVING TRACK



**210,600**  
**Square Feet of Training Space**



**18**  
**Separate Concrete Pours to  
Complete the Track**



**4,556**  
**Cubic Yards of Concrete Poured**



**3,029**  
**Hours of Labor Performed**



**9,400**  
**Cubic Yards of Earthwork Grading**



**\$26,000**  
**in Project Savings Achieved**

# 13

## **Offer and Acceptance and Addendum**

# Offer and Acceptance and Addendum

Please provide a signed copy of the Offer and Acceptance Page and all addendums. Proposals submitted without an original, signed copy of this document may be considered nonresponsive. Addendums are posted on the District web site <https://nwfdaz.gov/notices/purchasing>.

RFP# 24-05-C28

## OFFER AND ACCEPTANCE

RESPONDENT SHALL COMPLETE THE FOLLOWING INFORMATION IN INK AND SUBMIT WITH THEIR BID

Print or type in ink the requested information. TYPEWRITTEN RESPONSES ARE PREFERRED.

### OFFER

#### TO THE NORTHWEST FIRE DISTRICT

The Undersigned hereby offers and agrees to furnish the material or service in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid and any written exceptions in the offer. Signature also certifies understanding and compliance with paragraph (1) of the Northwest Fire District Standard Terms and Conditions.

For clarification of this offer, contact:

**CORE Construction**

Company Name

**3097 West Ina Road**

Address

**Tucson, AZ, 85741**

City

State

Zip

Name: **Todd Steffen**

Phone: **520.790.5413**

Fax: **N/A**

E-mail: **proposals@coreconstruction.com**

Signature of Person Authorized to Sign

**Todd Steffen**

Printed Name

**President**

Title

### CERTIFICATION

By signature in the Offer Section above, the bidder certifies:

1. The submission of the offer did not involve collusion or other anti-competitive practices.
2. The bidder has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with the submitted offer.

Failure to provide a valid signature affirming the stipulations required by these clauses shall result in rejection of the offer. Signing the offer with a false statement shall void the offer, any resulting contract and may be subject to legal remedies provided by law.

### ACCEPTANCE OF OFFER

The Offer is hereby accepted.

The Contractor is now bound to sell the materials or services listed by the attached contract and based upon the Request For Proposal, including all terms, conditions, specification, amendments, etc. and the Contractor's Offer as accepted by the District.

This contract shall henceforth be referred to as Contract No. 24-05-C28. The Contractor has been cautioned not to commence any billable work or to provide any material or service under this contract until Contractor receives purchase order.

NORTHWEST FIRE DISTRICT, a political subdivision

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Awarded this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Norman K. Brad Bradley III  
As Northwest Fire District Fire Chief and not personally

George Carter  
As Northwest Fire District Chair and not personally

Thomas A. Benavidez

# ADDENDUM 1



ISO CLASS 1 ★ INTERNATIONALLY ACCREDITED  
13535 N. Marana Main St. | Marana, AZ 85653  
(520) 887-1010 | www.nwfdaz.gov  
@NorthwestFire | /NorthwestFireDistrict

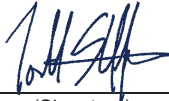
December 5, 2023

## ADDENDUM NO. 1

### REQUEST FOR PROPOSALS NO. 24-05-C28

#### UTILITY RELOCATION AND PAVEMENT IMPROVEMENT

This Addendum No. 1 is hereby made a part of the Request for Proposals and shall be included with all documentation. Offeror shall acknowledge receipt of this Addendum No. 1 by including this Addendum with all proposals, signing and dating the following statement:

Addendum No. 1 acknowledged by  Date 12/05/23  
(Signature)

Name/Title Todd Steffen, President  
(Typed or printed)

Name of firm CORE Construction

1. The RFP due date and time have been changed to: Tuesday, January 30, 2024 @ 11:00 AM Local Time.
2. The RFP Evaluation and Award Criteria has been revised and replaced with the below criteria in the relative order of importance:
  - Project Schedule (25%)
  - Related Project and Firm Experience (20%)
  - Cost and Control/Value Engineering (15%)
  - Project Approach (15%)
  - References (15%)
  - Proposed Personnel for Project (10%)
3. The following questions were received:
  - a. The site says attendance at presubmittal is required, however, the ifb says it is recommended but not required. Can you please clarify?

NORTHWEST FIRE DISTRICT



## ADDENDUM 1



ISO CLASS 1 ★ INTERNATIONALLY ACCREDITED  
 13535 N. Marana Main St. | Marana, AZ 85653  
 (520) 887-1010 | www.nwfdaz.gov  
 @NorthwestFire | /NorthwestFireDistrict

Answer: The message should have read that attendance to the pre-proposal conference would be held in-person instead of virtual conference. Attendance was optional.

b. What is the expected project completion date?

Answer: The desired project completion is July 1, 2024.

c. We are interested in pursuing the opportunity. However, we are requesting a formal extension. Would it be possible to shift the RFP due date to the week of January 29th, 2024? This will allow our team to complete a response with the due diligence and level of detail the project deserves. Thank you for your consideration.

Answer: The due date and time have been extended to Tuesday, January 30, 2024 @ 11:00 AM Local Time.

4. All other terms and conditions remain unchanged.

The revised documents can be downloaded from our website at  
<https://nwfdaz.gov/notices/purchasing>.

Raymond Thibault  
 Procurement and Contract Specialist

NORTHWEST FIRE DISTRICT

# ADDENDUM 2



ISO CLASS 1 ★ INTERNATIONALLY ACCREDITED  
13535 N. Marana Main St. | Marana, AZ 85653  
(520) 887-1010 | www.nwfdaz.gov  
@NorthwestFire | /NorthwestFireDistrict

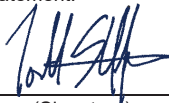
December 27, 2023

## ADDENDUM NO. 2

### REQUEST FOR PROPOSALS NO. 24-05-C28

#### UTILITY RELOCATION AND PAVEMENT IMPROVEMENT

This Addendum No. 2 is hereby made a part of the Request for Proposals and shall be included with all documentation. Offeror shall acknowledge receipt of this Addendum No. 2 by including this Addendum with all proposals, signing and dating the following statement:

Addendum No. 2 acknowledged by  Date 12/27/23  
(Signature)

Name/Title Todd Steffen, President  
(Typed or printed)

Name of firm CORE Construction

1. The RFP due date and time remains unchanged from: Tuesday, January 30, 2024 @ 11:00 AM Local Time.

2. The following questions were received:

- a. The PPVF Form on Page 19 of the RFQ specifies a due date for (3) surveys of Tuesday, Dec 19th. Would you share a corrected PPVF form with the new due date of Tuesday, January 30<sup>th</sup>, 2024?

Answer: The revised due date and time for the Past Performance Verification Forms is Tuesday, January 30, 2024 at 11:00 am AZ time.

- b. Would you share the revised tentative schedule for interviews and award, with the new RFP due date of January 30th? The interview date in the RFQ is listed as 1/5/2024.

Answer: The revised tentative schedule is below.

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## ADDENDUM 2



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<u>ACTIVITY</u>	<u>DATE</u>
Step 1 - Screening	
• Advertise Request for Proposals (RFP)	11/15/2023-01/30/2024
• Pre-Proposal Conference	12/04/2023
• Submittal of Request for Proposals (RFP)	01/30/2024
• Short-list Decided by Committee	02/05/2024
Step 2 - Evaluation	
• Interview Short Listed Firms	02/13/2024
• Proposal Selected by Committee	02/20/2024
• Award	02/27/2024
• Kick-Off Meeting	02/29/2024
• Project Start	03/04/2024

3. All other terms and conditions remain unchanged.

The revised documents can be downloaded from our website at  
<https://nwfdaz.gov/notices/purchasing>.

Raymond Thibault  
 Procurement and Contract Specialist

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# ADDENDUM 3



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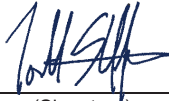
January 8, 2024

## ADDENDUM NO. 3

### REQUEST FOR PROPOSALS NO. 24-05-C28

#### UTILITY RELOCATION AND PAVEMENT IMPROVEMENT

This Addendum No. 3 is hereby made a part of the Request for Proposals and shall be included with all documentation. Offeror shall acknowledge receipt of this Addendum No. 3 by including this Addendum with all proposals, signing and dating the following statement:

Addendum No. 3 acknowledged by  Date 01/08/24  
(Signature)

Name/Title Todd Steffen, President  
(Typed or printed)

Name of firm CORE Construction

1. The RFP due date and time remains unchanged from: Tuesday, January 30, 2024 @ 11:00 AM Local Time.

2. The following questions were received:

- a. Exhibit #1 that was provided with the RFP are the drawings for the project, however, they are included as an 8.5"x11" size and not provided to scale. Can the scaled drawings be provided?

Answer: The files are now posted at <https://nwfdaz.gov/notices/purchasing> and PublicPurchase.com. The files can also be downloaded here:

<https://glhn.filegenius.com/downloadPublic/a7gpdqawwfrmm5l>

<https://glhn.filegenius.com/downloadPublic/ufwic81aor4gyc7>

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## ADDENDUM 3



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- 
3. All other terms and conditions remain unchanged.

The revised documents can be downloaded from our website at  
<https://nwfdaz.gov/notices/purchasing>.

Raymond Thibault  
Procurement and Contract Specialist

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NORTHWEST FIRE DISTRICT



# ADDENDUM 4



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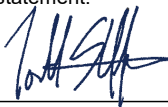
January 23, 2024

## ADDENDUM NO. 4

### REQUEST FOR PROPOSALS NO. 24-05-C28

#### UTILITY RELOCATION AND PAVEMENT IMPROVEMENT

This Addendum No. 4 is hereby made a part of the Request for Proposals and shall be included with all documentation. Offeror shall acknowledge receipt of this Addendum No. 4 by including this Addendum with all proposals, signing and dating the following statement:

Addendum No. 4 acknowledged by  Date 01/23/24  
(Signature)

Name/Title Todd Steffen, President  
(Typed or printed)

Name of firm CORE Construction

1. The RFP due date and time remains unchanged from: Tuesday, January 30, 2024 @ 11:00 AM Local Time.

2. The following questions were received:

- As we prepare our submission for the NWFD Utility Relocation opportunity, another question has arisen:

Section E: Project Approach - Offerors should provide a thorough explanation of their firm's approach. Demonstrate your knowledge of the site and the requirements of utility relocation and pavement improvement within Pima County. Explain your approach to preconstruction services, including budgeting, scheduling, subcontractor selection, and the building commissioning process (BCx). Please see attached Cx Specification.

Is this question applicable to this project since there is no vertical building scope on this project?

Answer: Offerors should provide a thorough explanation of their firm's approach to this project.

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## ADDENDUM 4



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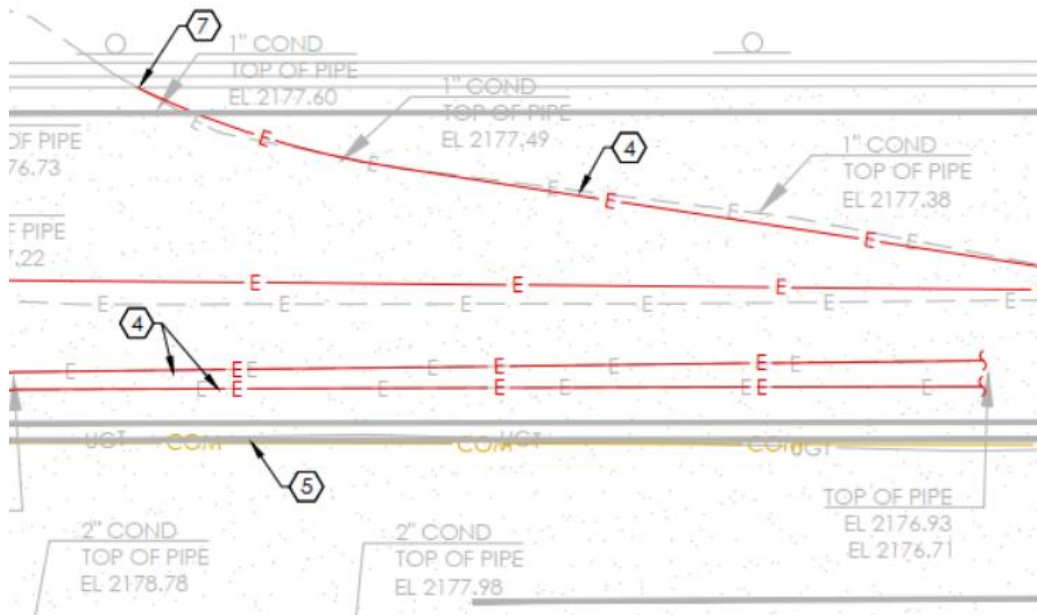
- b. Also, no attachment "Cx Specification" was included within this RFQ. Please share the Cx attachment if required. Could you please clarify?

Answer: The Commissioning (Cx) Specification is found in Exhibit 2 NWFD Training Center 100% Technical Specifications 11.07.2023, starting on page 57, under General Commissioning Requirement.

- c. Cable size and count: the drawings call for relocation of conduit and wire but do not specify cable type, size and quantities. Do you have a feeder schedule?

Answer: We verified the conductors counts and wire size. Each run is ran in 3 # 10 AWG wires and there are currently 4 circuits. Each circuit it a 20 amp 480v circuit utilizing 2 hot wires and a ground in panel SH of the switchgear.

Utility data was incorporated into the Utility Plans, in gray text, found in Exhibit 1 22066.00 NWFD Training Center 100% CD 11.07.2023.

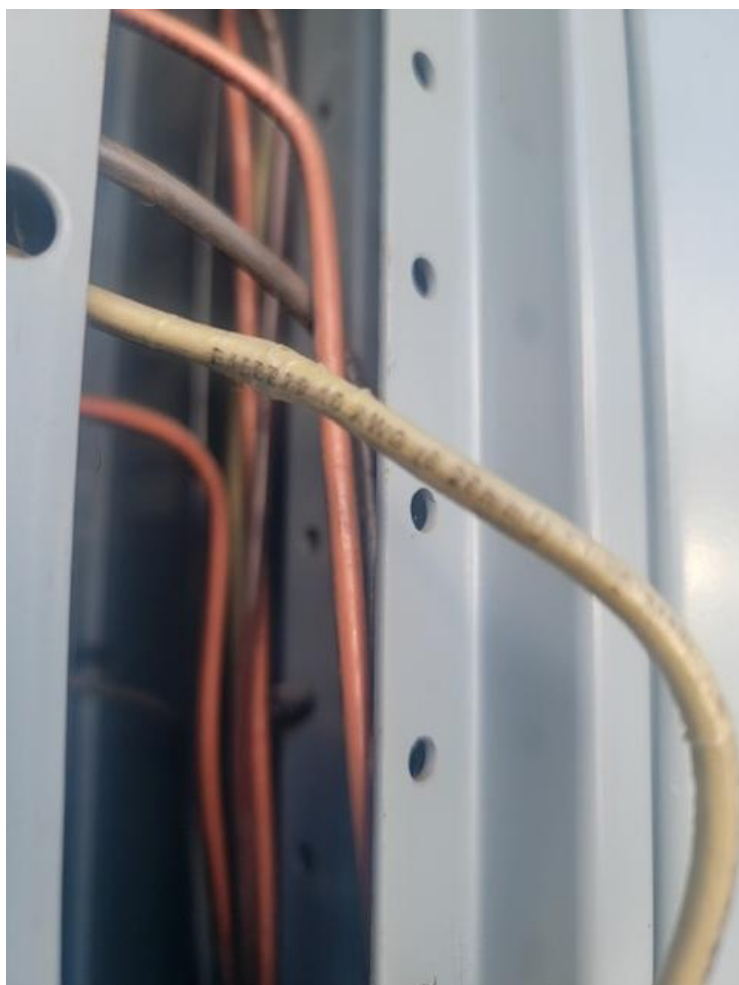


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## ADDENDUM 4



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## ADDENDUM 4



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# ADDENDUM 4



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BOARD SH

DATE: May 27, 2011

IR.	Load	CIR.	Load
1	Space	2	Burn/Class Site Lights
3	Space	4	Burn/Class Site Lights
5	Space	6	North East Site Light
7	Space	8	North East Site Light
9	Space	10	Entrance Site Lights
11	Space	12	Entrance Site Lights
13	Space	14	Burn/Tower Site Lights
15	Space	16	Burn/Tower Site Lights
17	Space	18	Spare
19	Space	20	Spare
21	Space	22	Spare
23	Space	24	Spare
25	Space	26	Spare
27	Space	28	Spare
29	Space	30	Space
31	Space	32	Space
33	Space	34	Photocell
35	Space	36	Space
	Space	38	Panel S.L.
	Space	40	Panel S.L.
	Space	42	Panel S.L.

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## ADDENDUM 4



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3. Notice to all offerors: the NWFD Training Campus will be closed for the duration of the project.
4. All other terms and conditions remain unchanged.

The revised documents can be downloaded from our website at  
<https://nwfdaz.gov/notices/purchasing>.

Raymond Thibault  
Procurement and Contract Specialist

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NORTHWEST FIRE DISTRICT

# ADDENDUM 5



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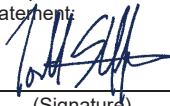
January 24, 2024

## ADDENDUM NO. 5

### REQUEST FOR PROPOSALS NO. 24-05-C28

#### UTILITY RELOCATION AND PAVEMENT IMPROVEMENT

This Addendum No. 5 is hereby made a part of the Request for Proposals and shall be included with all documentation. Offeror shall acknowledge receipt of this Addendum No. 5 by including this Addendum with all proposals, signing and dating the following statement:

Addendum No. 5 acknowledged by  Date 01/24/24  
(Signature)

Name/Title Todd Steffen, President  
(Typed or printed)

Name of firm CORE Construction

1. The RFP due date and time remains unchanged from: Tuesday, January 30, 2024 @ 11:00 AM Local Time.
2. The following questions were received:
  - a. After review of addendum # 4. The answer helps with the lighting circuits only, but it does not give any answers for the other conduits. We still need to know:
    1. Conduit size
    2. Number of conduits-are they single runs or Parallel runs and if parallel what is the number of parallel runs.
    3. Size and number of conductors in each conduit.
    4. Where are they Fed from and where do they end up at. (Electrical work cannot be pulled out and then repulled back in, new wire and cable will need to be installed so we need exact detail for this).
    5. Voltage of the system in the conduit i.e. high voltage 13.2kv, 4.16kv, 480 volts, 240-208/120 volt.
    6. This holds true for the communications conduit's as well, we now conduit size and quantity plus if the cable is phone line and if so # of cables and size or if it is fiber then we need to know number of strands what mode and what type.

This information is not shown on any of the drawings but is needed to price the work correctly.

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## ADDENDUM 5



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Answer: The following information was gathered regarding parking lot light poles and circuitry for the training center:

There are currently 4 circuits in Panel SH that run the pole lights off of a 277volt photocell on top of the switchgear. That photocell then controls 4 3 phase lighting contactors each with a 277volt coil that are only using 2 phases. They are not parallel feeds to each section of pole lights.

The first section of lights is ran in 4 # 10 gauge wires in a 1" conduit on a 20 amp breaker feeding the pole lights around both burn buildings.

The next section of lights is ran in 4 # 10 gauge wires in a 1" conduit on a 20 amp breaker feeding the poles around the inside parking lot next to the RV place.

The next section of lights is ran in 4 #10 gauge wires in a 1" conduit on a 20 amp breaker feeding the light poles on the outside of the gate and outside parking lot.

The next section of lights is ran in 4 # 8 gauge wires because it feeds all the way down to the pole lights around building E in a 1" conduit.

3. Please contact NWFD Procurement at [procurement@nwfdaz.gov](mailto:procurement@nwfdaz.gov) if additional information is needed or if there are any other questions.
4. Please contact NWFD Procurement at [procurement@nwfdaz.gov](mailto:procurement@nwfdaz.gov) to schedule another site visit if needed. Site visits may be arranged between the hours of 7:00 am – 3:00 pm.
5. The following documents are now posted on the NWFD website and PublicPurchase.com.

EXHIBIT 4 NWFD Training Center Electrical Parking Lighting Plans 04.26.2011

6. All other terms and conditions remain unchanged.

The revised documents can be downloaded from our website at <https://nwfdaz.gov/notices/purchasing>.

Raymond Thibault  
 Procurement and Contract Specialist

NORTHWEST FIRE DISTRICT



[www.coreconstruction.com](http://www.coreconstruction.com)



3036 East Greenway Rd.  
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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,

A handwritten signature in blue ink, appearing to read "Jason Santor", is written over a light blue horizontal line.

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

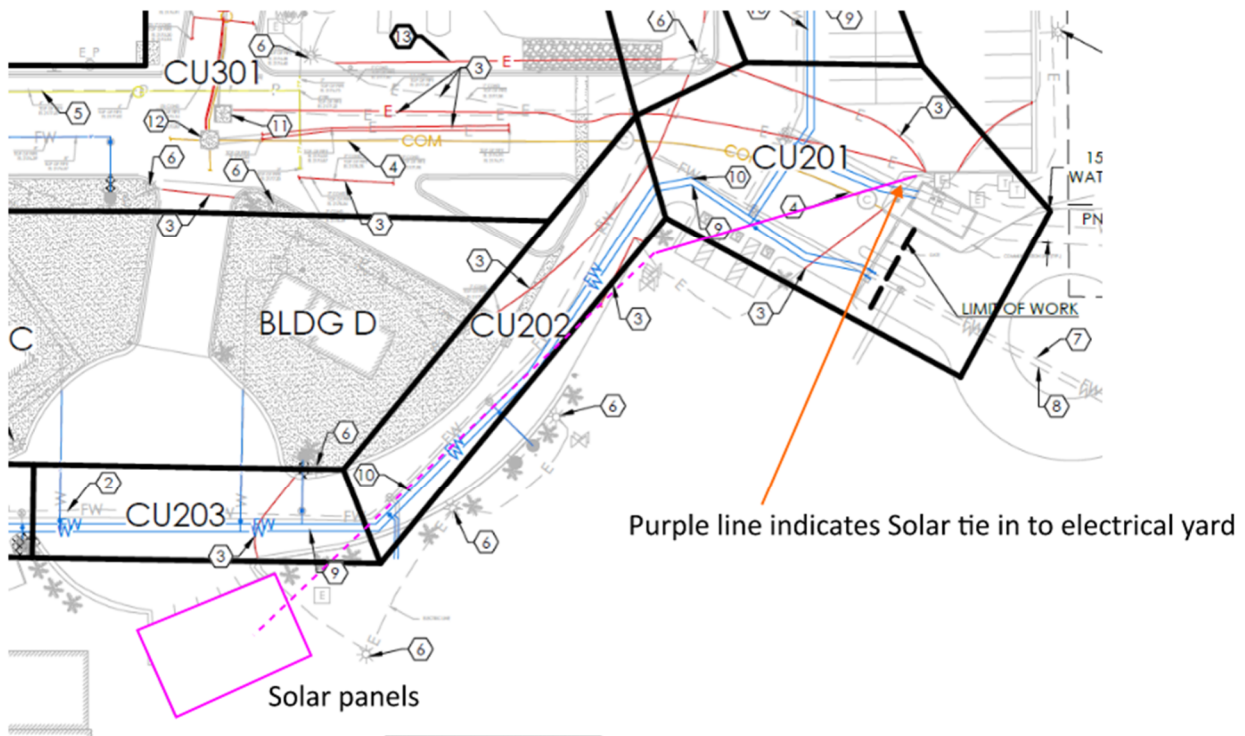
### General Assumptions

- 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

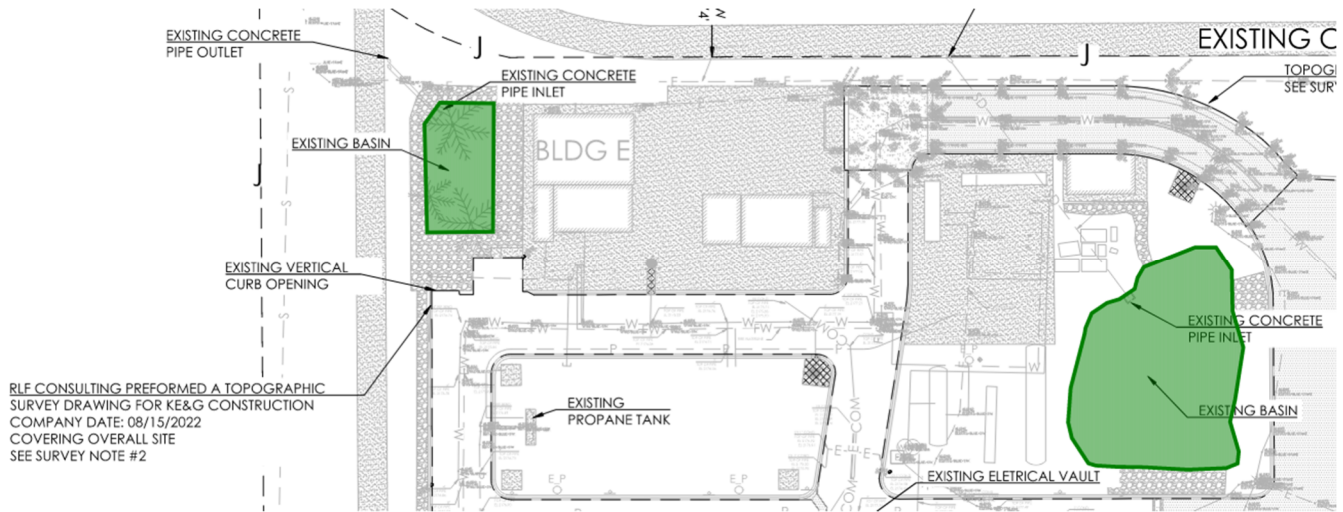
- Builders-Risk Insurance
- Consequential Damages
- Professional Liability Insurance
- Geotechnical (Soils) Report as no Geotechnical Report was provided with bid documents.
- Contingency
- Milling of existing asphalt
- Re-work of existing solar lines as shown below. These solar lines are existing and 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