**Rio Verde Fire District**
**25608 North Forest Road**
**Rio Verde, AZ 85263**
**Phone: (480) 471-2304**
**Fax: (480) 471-1821**

# MINUTES OF THE
# RIO VERDE FIRE DISTRICT
# BOARD OF DIRECTORS SPECIAL SESSION

**December 3, 2020**

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**Rio Verde Fire District**
**25608 North Forest Road**
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# MINUTES OF THE RIO VERDE FIRE DISTRICT BOARD OF DIRECTORS SPECIAL SESSION

**December 3, 2020**

**COMMISSIONERS PRESENT**: Marty Bowin, Jeanne Finney, George Kattermann, Dennis Meyers, and Nancy Sewell

**COMMISSIONERS ABSENT:** None

**ALSO PRESENT:** Chief Jay Ducote, Fire Marshal Chris Cavanaugh (via Zoom), Fire Station Committee Member and Firefighter Jeff Staples, Captain Matt Oden (via Zoom), Firefighter Adam Kepler (via Zoom), and Administrative Manager Jennifer Jacobe, Rio Verde Fire District.

**ALSO PRESENT VIA ZOOM:** CORE Construction and Perlman Architects team members Todd Steffen (President of CORE Arizona), Tamara Jamison (Director of Business Development), B.J. Pennington (Director of Preconstruction); Ken Powers (Architect), and Gerrald Adams (Project Manager)

## I. CALL TO ORDER

The Thursday, December 3, 2020, Special Session of the Board of Directors was called to order by Chairperson George Kattermann at 9:00 a.m. in the Rio Verde Community Board Room located at 18816 E. Four Peaks Blvd.; Rio Verde, Arizona.

## II. ROLL CALL OF BOARD MEMBERS

All commissioners were present.

## III. CERTIFICATE OF POSTING

The District's Certificate of Posting was presented, certifying that the meeting's agenda had been posted at least twenty-four hours prior to the meeting. This certificate was posted at the fire station, Rio Verde Post Office, Rio Verde Community Center, the Tonto Verde Community Center, and on the District and Trilogy websites.

This Certificate of Posting was made in conjunction with the Coronavirus rules.

## IV. CALL TO THE PUBLIC

There was no response to the Call to the Public.

## V. OATHS OF OFFICE

Chairperson Kattermann swore in returning District Clerk Jeanne Finney, for an additional four-year term with the RVFD Board of Directors. District Clerk Finney, in turn, swore in the two other returning Board members, Chairperson George Kattermann and Commissioner Dennis Meyers, for one (each) four-year term with the RVFD Board of Directors. Administrative Manager Jennifer Jacobe notarized the Oaths of Office and will forward them to the Maricopa County Board of Supervisors.

## VI. KICK-OFF MEETING WITH CORE CONSTRUCTION

The kick-off meeting with CORE Construction and Perlman Architects was initiated via Zoom Video Communications at 9:06 a.m. The general public was also invited to attend this meeting by telephone.

The agenda and documents provided by CORE Construction are appended to and made a part of these minutes. Following were topics of discussion:

- Process
- Design
- Pre-Construction Services
- Estimating
- Permitting
- Construction
- Construction Administration Services
- Scope
- Committee/Community Involvement
- Board Involvement and Approvals
- Budget
- Design and Preconstruction Services/Fees
- Construction Budget
- Inclusions and Exclusions
- Project Schedule
- Project Team Meetings

After lengthy dialog, the Board agreed with the project's basic concept with CORE Construction and Perl Architects.

***Commissioner Sewell moved that the Board approve the conceptional design of CORE and Perl Architects. That motion was seconded by Commissioner Bowin and passed unanimously.***

## VII. BOARD COMMENTS

There were no further Board comments; however, Chief Ducote reminded the Board that he would not be available for the December 28, 2020, Board meeting.

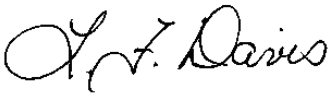
## VIII. CHAIRPERSON COMMENTS

There were no additional chairperson comments.

## IX. ADJOURNMENT

***It was moved and seconded that the meeting adjourn at 10:38 a.m. The motion passed unanimously.***

Respectfully submitted,



Libby Floyd Davis
My Personal Secretary
(From Voice Recording)

**Rio Verde Fire District**
**Fire Station Project Kick-off & Scoping Meeting**
December 3, 2020 9:00 am

# AGENDA

1. Introductions
2. Brief Overview of Process and steps to completion
    a. Design
    b. Pre-Construction Services and Estimating
    c. Permitting
    d. Construction and Construction Administration Services
3. Project Scope
    a. Design Approach and understanding
    b. Committee Involvement
    c. Community Involvement
    d. Board Involvement and Approvals
4. Budget
    a. Design and Preconstruction Services/Fees
    b. Construction Budget
    c. Inclusions and exclusions
5. Project Schedule
6. Next Milestone & Project Team Meetings
7. Other

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www.coreconstruction.com
B-01 069786 ROC A-110343 ROC

4808 North 24th Street, Suite #100
Phoenix, AZ 85016
(T) 480.951.5900
www.PerlmanAZ.com


Site Plan

0’ 16’ 32’ 64’

# Rio Verde Public Safety Facility and Fire Station No. 442

06.15.2020


# Rio Verde Public Safety Facility and Fire Station No. 442

06.15.2020

View from Rio Verde Dr.

# Rio Verde Public Safety Facility and Fire Station No. 442

06.15.2020


View of Public Entry

# Rio Verde Public Safety Facility and Fire Station No. 442

06.15.2020


View of Staff Patio

# Rio Verde Public Safety Facility and Fire Station No. 442

06.15.2020

Perlman
Architects of Arizona

# A/E SCOPE OF SERVICES & FEE PROPOSAL

**AGREEMENT** made as of the 3rd day of December 2020 Project No. 320016

**BETWEEN the OWNER:**
Core Construction
3036 East Greenway Road
Phoenix Arizona 85035
Todd Steffen, President

**and the ARCHITECT:**
Perlman Architects of Arizona, Inc.
4808 North 24th Street, Suite #100
Phoenix, Arizona 85016

## PROJECT

**Name:** Rio Verde Fire District, Fire Station No. 442
**Location:** Located on Rio Verde Drive, Just east of 176th Street
**Description:** Architectural and Engineering Design Services and Permitting from the Maricopa County Planning and Development Department from the Authority Having Jurisdiction based on the scope of services below. The general Scope of services are as follows:

## PROJECT SCOPE

Project consists of a new, permanent Fire Station to be designed and built on fire district property located on the south side of Rio Verde Road at 176th street. This project includes the design of a Fire Station from Programming through Construction Administration. This approximately 11,000-12,000 square foot, single story station It may be assumed utilities are available in the vicinity of the site and minimal Right of Way improvements may be required, other than driveways. Preconstruction and Construction services for the fire station will be completed by Core Construction as the prime in the design-build project delivery method.

A fire station must function as the day-to-day office and residence for the crews. The interior finishes, fixtures and furnishings must be functional and durable, yet comfortable. The fire station should include and constructed with three (3) bays, fire station support, exercise/physical fitness area, offices, sleeping quarters for 6 full time personnel, a Crew Office, a Kitchen and Dining Area, a Day Room, Restrooms for Men and Women, Adequate Storage, Janitorial and Telecommunications Space, a Laundry Room and a Turn-Out Room; Office Spaces for Fire Administration Staff, Community /training room; and sheriff's report writing room.

Proposed Architectural and Engineering services shall include the following disciplines and are based on a Design-Build project delivery method: Architecture, Book Specifications, Structural Engineering, Structural Special Inspections, Mechanical & Plumbing Engineering, Electrical Engineering & Fire Alarm Performance Specifications, Fire Sprinkler Design, Civil Engineering & Survey, Geotechnical Report, Landscape Architecture. Basic Design Services includes the Architecture and Engineering Design through Construction administration services.



## SERVICES

The basic services scope of work shall consist of the phases as outlined below and as defined below:

***Pre-Design / Programming (PG) Phase*** :

- Collection and Review of all applicable existing drawings (manual & AutoCAD format), reports, guidelines, Maricopa County Land Development, Zoning and Building Code Requirements, Fire District design and material/system requirements/standards, utility maps, and other applicable information as deemed necessary
- Attend (1) Programming Meetings with involved Rio Verde Fire District Staff, in order to gather information for the development and review of the project programming document

- Develop Program Document consisting of building and site area/sizes, spatial adjacencies/relationships, circulation, major programmatic requirements/goals and overall sustainability goals
- Development of Geotechnical Report
- Development of Civil Topographic & Boundary Survey

**Deliverables:** Programming Document, preliminary code/zoning analysis, Geotechnical Report, Civil Topographic & Boundary Survey

***Schematic Design (SD) Phase (25%)***:

- Initial Utilities Due Diligence
- One (1) Design Charrette between Architect, Rio Verde/FD and CORE CONSTRUCTION for the purpose of developing general design goals/direction based on approved programming document and approved floor plan.
- Develop (2-3) conceptual exterior elevation concepts as a result of the "Team Design Charrette" with one scheme to be developed at full schematic design level
- Develop SD level architectural roof plan, 3-D building model rendering
- Develop preliminary Building Engineering Narratives (Structural, Mechanical/Plumbing, Electrical/Fire Alarm and Fire Sprinkler)
- SD level Civil Engineering services
- Basic Services does not cover structural engineering/drawings for multiple construction types/options, but it does cover narratives/sample sketches, meetings/discussion on potential options with the CORE CONSTRUCTION and review of associated costs.
- Client design input/coordination/review meetings
- Coordination with applicable Rio Verde & FD representatives and Design Team
- Coordination and one (1) meeting with CORE CONSTRUCTION to review cost estimate

**Deliverables:** Architectural and Engineering design narratives (Architectural, Structural Engineering, Mechanical/Plumbing Engineering, Electrical/Fire Alarm Engineering and Fire Sprinkler Engineering), , SD level Architectural Drawings (site plan, floor plan, colored exterior elevations, roof plan, colored 3-D exterior sketch-up model rendering, color & material board), preliminary code/zoning analysis, site context map & photographs

***Design Development (DD) Phase (50%):***

- Develop DD level Architectural Drawings based on approved SD submittal
- Develop DD level Engineering/Consultant Drawings based on approved SD submittal
- Develop DD level Specifications
- Develop and refine interior and exterior color, material and finish selections
- Initial FFE Selection Process
- Utility coordination
- Client design input/coordination/review meetings
- Coordination with applicable Rio Verde & FD representatives and Design Team
  Coordination and meetings with CORE CONSTRUCTION for development and review of cost estimate

**Deliverables:** DD (50%) Architectural, Structural Engineering, Mechanical/Plumbing Engineering, Electrical/Fire Alarm Engineering, Fire Sprinkler Engineering, Landscape/Hardscape Design, and Civil Engineering Drawings/Documents, Draft DD level Specifications.

***Construction Documents (CD) Phase (90% & 100%)***

- Develop CD level Architectural Drawings based on approved DD submittal, appropriate for the Maricopa County Building Permit Review
- Develop CD level Engineering/Consultant Drawings based on approved DD submittal, appropriate for the Maricopa County Building Permit Review
- Final FF& E Selections
- Develop CD level Specifications, inclusive of door hardware specifications. (Draft & Final), appropriate for the Maricopa County Building Permit Review
- Incorporate Rio Verde specifications from A/E & IT District requirements into Drawings and Project specifications, as applicable
- Final Utility coordination

- Specifications shall be developed utilizing customized spec database call "C-Specs Guide Specifications System
- Client design input/coordination/review meetings
- Electrical Engineer is only providing the associated rough-in & coordination. The specific system is provided/installed by 1) Contractor or District Staff, 2) Vendors hired directly by the District, and/or 3) Design-build through the CORE CONSTRUCTION
- Basic Services includes the utilization of a heavy duty, stainless steel residential hood system design of a Type I or Type II fire suppression system at kitchen to be determined after discussions with project stake holders.
- Typically, sway bracing calculations are not required and are not included in Basic Service. Fire Sprinkler Engineering includes general universal sway bracing details that typically have been acceptable to all municipalities that they/we have worked with in the past, including the Maricopa County
- Coordination with applicable Rio Verde & FD representatives and Design Team
- Coordination and two (2) meetings with CORE CONSTRUCTION for bid clarifications and review of cost estimates/GMP
- Building Permit Process
    - Submit Plans/Documents for Building Permit Review
    - Pick-up review comment/redlines as required
    - Resubmit Plans/Documents for approval

**Deliverables:** CD (90% & 100% Submittals) Architectural, Structural Engineering, Mechanical/Plumbing Engineering, Electrical Engineering/Fire Alarm Performance Specifications, Fire Sprinkler Engineering (Drawings & Specifications), Landscape Architecture and Civil Engineering Drawings/Documents, Specifications, Comcheck IECC Calculations City Permit Review Submittal and Resubmittal.

***Construction Administration (CA) Phase:*** Begins when Permits are pulled and includes the following Construction Administration services based on a "Design-Build" construction process:

- (16) Architect's Site Visits/Progress Meetings w/reports (based on bi-weekly site visits/meetings for an estimated 8-month construction schedule)
- Engineering Disciplines' Construction Administration includes Site Visits/Progress meetings w/reports per consultant) see Consultant Summary for quantity of visits
- Architectural Clarifications/RFI Responses
- Assistance with the review of Change Order/Proposal Request
- Architectural Shop Drawing and Submittal reviews
- Assist Owner with review of CORE CONSTRUCTION monthly pay applications
- (2) Architectural Punch-List Inspections: one (1) to establish Substantial Completion & one (1) for Final Acceptance of the Project
- A Special Structural Inspection Allowance has NOT been established for this project for Special inspections as required per the Building Code and the Maricopa County Building Department. The services required will vary depending on the construction type of the project and contractor sequencing of work but is dependent on Contractor and Field Operations. The work is typically billed on a per/inspection visit as required by the Contractor's construction sequence and is being proposed to be completed by the Design Structural Engineering firm under this Contract are to the responsibility of the CORE CONSTRUCTION.

Review of Operations and Maintenance Manuals prepared/provided by Contractor

- Review of CORE CONSTRUCTION Submitted As-Built CAD Record Drawings depicting Architectural, Structural, Mechanical/Plumbing, Electrical/Fire Alarm, Fire Sprinkler, Civil and Landscape construction field modifications as field documented/provided by the Contractor
- *Warranty Follow-Up (WF) Phase:* Begins after C of O and includes responses to questions during the 1-year warranty period and one (1) 23-month warranty follow-up meeting with CORE CONSTRUCTION & Rio Verde/FD

**Reimbursable Expenses** shall include the cost of all normal reimbursable expenses including mileage, travel, lodging, all plotting and reproduction of Drawings and presentation boards, (In-house and Outside Services), photocopying, etc.

## COMPENSATION

**For Basic Architectural and Engineering Services** the Owner shall compensate the Architect as follows:

**We have not confirmed final scope and design costs associated with this project, but we have established a general estimate of actual costs. Once all actual scope items have been determined we will solicit engineering services and can develop an actual Cost of design services, but this estimate is shall serve as a budgetary idea of actual costs: (Assume a range of $330,000 – $370,000)**

| | |
|---|---|
| **Architectural /Engineering Design Services: ( Percentages Based on a median of $350,000.00)** | |
| Pre-Design/Programming/Schematic Design (SD) Phase (20%): | $ 59,000.00 |
| Design Development (DD) Phase (45%): | $ 132,750.00 |
| Construction Documents (CD) Phase (35%): | $ 103,250.00 |
| **Architectural /Engineering Construction Administration Services:** | |
| Construction Administration (CA) Phase (Bi-Weekly Visits): | $ 55,000.00 |
| **Total Architectural Basic Design/Construction Services:** | **$ 350,000.00** |
| **Reimbursable Expense Allowance:** | **$ 10,000.00** |
| **Total Basic Architectural/Consultant Basic Services +Reimb. Exp. Allowance:** | **$360,000.00** |

**OWNER:** **ARCHITECT: (Perlman Architects of AZ, Inc.)**

(Signature) (Date) (Signature) (Date)

(Printed name and title) Gerrald Adams, Director, LEED AP (Printed name and title)

3036 East Greenway Rd.
Phoenix, AZ 85032

T 602.494.0800

November 30, 2020

Rio Verde Fire District
18934 Avenida Del Ray
Rio Verde, AZ 85263
Attn: Jay Ducote

Re: Preconstruction Services Fee Proposal for
RFQ - Fire Station No. 442

Dear Chief Ducote,

We appreciate the opportunity to provide this proposal for preconstruction services on the Rio Verde Fire District Fire Station No. 442 project. We are honored by the trust you have placed in our team, and we are fully committed to providing Preconstruction & Design Services in real time so Rio Verde can make informed decisions that will serve the community and end-users of this station for decades to come.

Project Defining Elements

1) Design and Build a New Fire Station #442 located at 17600 E. Rio Verde Dr. Rio Verde, AZ 85263.
2) Project Goals are outlined in pages 5-7 of the General Requirements in the Fire Station #442 RFQ.

CORE understands that the defining elements for this Fire Station are subject to change. They are solely meant to serve as context for developing the overall PreConstruction, Architectural and Engineering Services included in this Fee proposal. We also understand and anticipate that there will be separate project meetings and multiple deliverables required to achieve best value and maintain a schedule that best meets the needs of the Rio Verde Fire District.

**Design Services Fee**
The below list includes the scope and cost breakdown for each discipline associated with Design services:

- Full Architectural & Engineering Services - Perlman (pages x-x) $xxx,xxx

**Pre-Construction Services Fee**
The below list includes the cost breakdown for each discipline associated with Pre-Construction services:

- CORE (pages 3-7) $40,000

**Additional Services**
The below list of service are not included in the Design Services base scope of work.

- Topographic Survey or $x,xxx

**TOTAL Design Build & PreConstruction Services $xxx,xxx**

**Proposed Construction Phase Services Fee**
Construction Fee 5.0% of Direct Construction Costs

Please do not hesitate to contact me with any further questions or concerns. The attached proposals include detailed clarifications, exclusions, cost breakdowns and options for additional services to further assist in your review. We are grateful for the opportunity to serve you and we look forward to working with the Rio Verde Fire District and your Team on Fire Station #442.

Sincerely,

Todd Steffen
President
CORE Construction

cc: Gerrald Adams / Perlman Architects

*Basic Scope of PreConstruction Services Narrative*

CORE's scope of services begins with a clear **Mission** to provide **Leadership** and **Professional Service** towards **Best Value**. During Design, our preconstruction team will be an actively providing early accurate estimates, options, comprehensive scheduling and leveraging our long-standing subcontractor relationships towards developing a Best Value Guaranteed Maximum Price Proposal. Below, we have compiled a more specific list of services that will facilitate this mission.

## 1. Pre-Design and Programming Phase

During this phase the design team will be holding visioning sessions, reviewing questionnaires, conducting interviews and reporting findings to develop space and program needs. This phase will not produce any drawings. The goal of this phase is the development of the overall site development needs as well as the desired square footage for each of the specific program spaces within the building.

*a. CORE's Role during the Programming Phase*

To listen for the Client's Big Picture Outcome Desires, develop a list of the unique features of work and provide programming estimates.

*b. Basic Scope of Services required to fulfill this role:*

i. Provide a conceptual cost model study as a deliverable to the Fire District.

This study is developed as the structure for all cost models throughout preconstruction to categorize the components of the project into manageable groups.

This study breaks the project into 10 different groups. These ten different groups are: Demolition/Offsite Infrastructure, Site Rough Group, Site Finish Group, Structural Group, Enclosure Group, Interior Finishes Group, Specialties Group, Equipment Group, MEP Systems Group, and Special Systems Group.

ii. Provide a list of the Fire District's Big Picture Outcome Desires

By listening to the Fire District during the programming phase we can begin to understand what the Fire District and End Users truly want from this facility. Examples of big picture items may include involvement of local subcontractors, a building aesthetic that speaks to local history, community involvement, integrating current and future needs of other Departments, or maybe something as simple as specific type of floor finishes. CORE will use this information to better inform our early cost estimates.

iii. Identify Unique Features of Work

Unique features of work include anything that makes this project unique or is identified as a potential risk. These items may include specific site logistic issues, site coordination challenges, or even specific unique materials that the design team is considering. The identification of these unique features will assist in keeping the team focused on the most important aspects of the project in order to achieve Best Value.

iv. Site Analysis

During the programmatic stage it will be important to finalize the proper site utilization and develop a good understanding of existing utilities and easements.

v. Total Project Budget

CORE will manage the overall project budget spreadsheet. This spreadsheet will account for not just the construction costs, but for every projected or potential cost associated with the project. *This Total Project Budget will be updated at each phase.*

## 2. Schematic Phase

At this phase the design team will begin to put form to the needed functionality and basic size of the project as identified during programming. By the end of schematic design, the building size and footprint will be determined. The entire team will begin to see the building take shape; textures and materials will begin to be considered, the building structure and envelope will be settled, mechanical systems will begin to be considered, light fixture package allowances will be developed, and special systems requirements will be outlined.

*a. CORE's Role during the schematic phase*

To create a detailed flexible cost model on the entire building and site based upon the schematic documents. This cost model will account for quantity, quality, intent, big picture outcomes and unique features of work. CORE will assist in determining the Best Value structure, skin and systems; as well as properly accounting for finishes, equipment and specialties.

*b. Basic Scope of Services required to fulfill this role*

i. Detailed Quantity Take-off & Estimate

CORE will utilize On-Screen Take-off software to provide a detailed quantity estimate that is graphically represented. This take-off will identify scope and quantities by being directly overlaid onto the schematic documents.

ii. Work Breakdown Structure (WBS)

The WBS is essentially the summary of the detailed estimate. It will be summarized the same way at each phase so the team will clearly see the cost variance between line items. It will be organized based upon the "ten groups" study delivered at programming.

iii. Basis of Estimate

This document will provide additional clarification to our assumptions.

iv. Options Studies

Provide appropriate options analysis on the building structure, skin and systems as well as on the unique features of work if necessary. These options studies will not look at cost impacts alone, but safety, QA/QC, logistics, constructability and schedule impacts as well.

v. Big Picture Outcome Desires (BPO's)

CORE will revisit the BPO's previously established to make sure the team remains focused on achieving each one.

vi. Identify Unique Features of Work (UFW)

Unique features of work include anything that makes this project unique or is identified as a potential risk. These items may include specific site logistic issues, site coordination challenges, or even specific unique materials that the design team is considering. The identification of these unique features will

assist in keeping the team focused on the most important aspects of the project in order to achieve Best Value.

vii. Constructability Review

The purpose of the Constructability Review is to develop design issues related to construction. This deliverable will be the result of the team study of the unique features of work. This study will analyze each UFW for:

1. How does it impact the milestone schedule?
2. Should the team involve a subcontractor for additional feedback?
3. What safety considerations should be made?
4. Are there any site logistics issues?
5. How should it be detailed on the documents?
6. What are the QA/QC considerations?
7. Are there options to consider?

viii. Updated Preconstruction and Construction Schedule

This will be developed from the detailed quantity estimate.

ix. Development of initial prequalified subcontractor list

This will include at a minimum of three bidders per trade; major trades of construction will be sought with a minimum of 5 bidders per trade.

CORE will pursue subcontractor input at this stage will be focused on unit cost and constructability.

## 3. Design Development Phase

At this point the building's size, structure, skin and systems have been determined. The goal at design development will be for the team to begin to focus in on determining finishes and details as well as site layout and function. The project specifications will begin to be developed.

*a. CORE's Role during the design development phase*

To provide detailed estimate information on the project based upon subcontractor feedback and quantity take-off. CORE will also provide options analysis on finishes for both the building and site.

*b. Basic Scope of Services required to fulfill this role*

i. Detailed Quantity Take-off & Estimate

CORE will make changes to the cost model to reflect the design development documents.

ii. Work Breakdown Structure (WBS)

The WBS will be updated to reflect design evolution. CORE will provide a variance report with each estimate.

iii. Basis of Estimate

This document will evolve with the documents and estimate to clarify further and info design as it moves forward.

iv. Options Studies

Provide appropriate options analysis on the building & site finishes.

v. Big Picture Outcome Desires (BPO's) Update

vi. Update the list of Unique Features of Work (UFW)

vii. Constructability Review

Again, the purpose of the constructability review is to develop design issues related to construction. This information will be updated based upon newly identified UFWs:

viii. Updated Preconstruction and Construction Schedule

ix. Prequalified Subcontractor List

CORE will provide a specific list of subcontractors to actually bid the design development documents.

x. Initial Site Lay-Down and Logistics Plan

This will be the first draft submitted to the team for review. It will indicate site access, site control, material lay-down, and trailer location.

## 4. Construction Documents Phase

During this phase the team will work to finalize all details, finish schedules, site details and project specifications in preparation for submission to local jurisdictions for permitting.

*a. CORE's Role during the construction document phase*

To review the documents as they evolve for constructability and coordination. Provide cost feedback on details such as City review comments and minor building code requirements. During this phase CORE will provide the Guaranteed Maximum Price.

*b. Basic Scope of Services required to fulfill this role*

i. Work Breakdown Structure (WBS) for GMP

This estimate summary will look just as it did at all other phases. It will be supported by competitive bids from prequalified subcontractors.

ii. Basis of Estimate

This will be the clarification to the GMP. It will define any and all contingencies, allowances, proprietary specifications and/or venders, and anything else that serves to clarify the basis of our estimate.

iii. Big Picture Outcome Desires Update

CORE will provide an audit of the stated BPOs to ensure they have been achieved.

iv. Updated Unique Features of Work

This list will continue to evolve even after GMP.

v. Constructability Review

This will be an updated look at the analysis done in previous phases as well as a look at the newest UFW.

vi. Updated Detailed Construction Schedule

This will include all predecessors and successors and all required relationships.

vii. Finalized List of Prequalified Subcontractors to Bid

CORE will look for input from the entire team on the final list of invited subcontractors. This will include at a minimum of three bidders per trade; major trades of construction will be sought with a minimum of 5 bidders per trade.

viii. Final Site Logistics Plan

As all other details are finalized CORE will have the information necessary to submit the site logistics and lay-down plan for approval.

ix. Site Specific Safety Plan

CORE will submit for approval a safety plan that will reflect actual site conditions for the Dispatch Site.

x. Pre-preparatory QA/QC Plan

This will summarize the findings of the UFW analysis done in previous phases.

## 5. General Comments

a. Meeting Attendance

i. CORE will be present at all schematic, design development and construction documents meetings. CORE will attend programming meetings as necessary.

b. LEED

i. CORE will adhere the LEED Silver standards for estimating purposes, however the project will not be registered with the USGBC for LEED Certification, nor will CORE consider costs for a LEED Champion.

c. Site Investigation

i. CORE has not included any costs for site investigation.

## 6. Preconstruction Fee

We propose to provide these services for the Lump Sum Not to Exceed cost of $40,000.00.

| DESCRIPTION | UNITS | PD | SD | DD | CD | RATE | PD | SD | DD | CD | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DIRECTOR OF PRECON | HRS | 4 | 8 | 6 | 4 | $135 | 540 | 1,080 | 810 | 540 | $2,970 |
| PRECON MANAGER | HRS | 35 | 60 | 45 | 35 | $112 | 3,920 | 6,720 | 5,040 | 3,920 | $19,600 |
| ASST. PRECON MANAGER | HRS | 24 | 45 | 28 | 21 | $91 | 2,184 | 4,095 | 2,548 | 1,911 | $10,738 |
| PRECON COORDINATOR | HRS | 0 | 20 | 20 | 16 | $76 | 0 | 1,520 | 1,520 | 1,212 | $4,252 |
| PROJECT MANAGER | HRS | 2 | 4 | 4 | 4 | $112 | 224 | 448 | 448 | 448 | $1,568 |
| SUPERINTENDENT | HRS | 0 | 2 | 4 | 2 | $109 | 0 | 218 | 436 | 218 | $872 |
| | | | | | | | | | | | $40,000 |

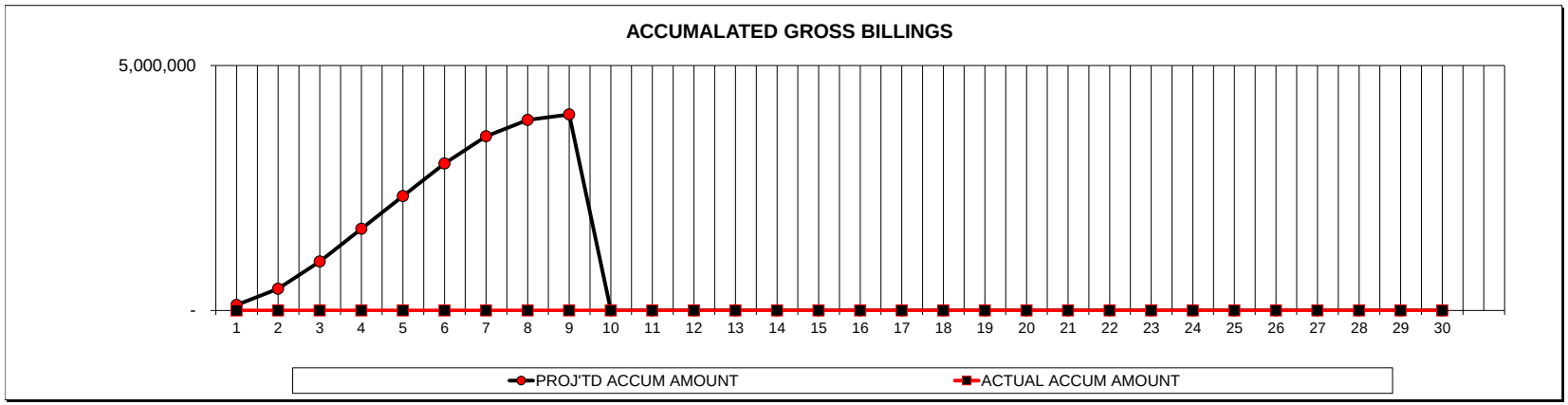
Perlman Architects of Arizona, Inc
Forecasted Monthly Billing 2020/2021/2022

| | 2020 | 2021 | | | | | | | | | | | | 2022 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | PR/ SD | 50% DD | 100% DD | 50% CD | 75% CD | 90% CD | 100% CD | 15% CA | 10% CA | 10% CA | 10% CA | 10% CA | 10% CA | 10% CA | 10% CA | 15% CA | |
| Rio Verde Fire Station No. 442 | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May |
| Perlman Architects Design and Construction Administration | $0.00 | $59,000.00 | $66,375.00 | $66,375.00 | $51,625.00 | $25,812.50 | $15,487.50 | $10,325.00 | $8,250.00 | $5,500.00 | $5,500.00 | $5,500.00 | $5,500.00 | $5,500.00 | $5,500.00 | $5,500.00 | $8,250.00 | |
| Core Construction Preconstruction Services | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $20,000.00 | $20,000.00 | See Construction Cost Forecast | | | | | | | | | |

**PROJECT NAME**
**CONSTRUCTION CASH FLOW PROJECTIONS**
**BASED UPON GROSS BILLINGS**

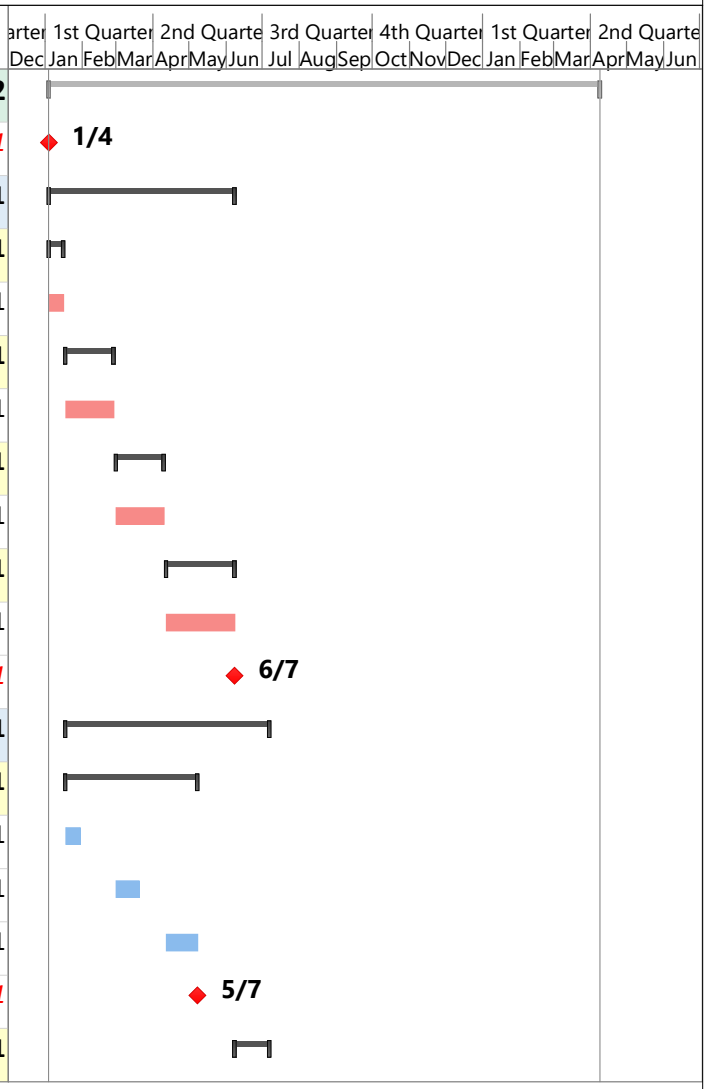
| | |
|---|---|
| CONTRACT AMOUNT | 4,000,000 |
| DURATION (MONTHS) | 9 |
| START DATE | 8/1/2021 |
| FINAL COMPLETION | 12/1/2020 |

| MONTH | PERIOD | % | PROJ'TD MONTH BILLING | PROJ'TD ACCUM AMOUNT | ACTUAL ACCUM AMOUNT | ACTUAL AMOUNT BILLED | ACCUM VARIANCE |
|---|---|---|---|---|---|---|---|
| Aug-21 | 1 | 2.78% | 111,200 | 111,200 | - | | |
| Sep-21 | 2 | 11.11% | 333,200 | 444,400 | - | | |
| Oct-21 | 3 | 25.00% | 555,600 | 1,000,000 | - | | |
| Nov-21 | 4 | 41.67% | 666,800 | 1,666,800 | - | | |
| Dec-21 | 5 | 58.33% | 666,400 | 2,333,200 | - | | |
| Jan-22 | 6 | 75.00% | 666,800 | 3,000,000 | - | | |
| Jan-22 | 7 | 88.89% | 555,600 | 3,555,600 | - | | |
| Mar-22 | 8 | 97.22% | 333,200 | 3,888,800 | - | | |
| Apr-22 | 9 | 100.00% | 111,200 | 4,000,000 | - | | |
| May-22 | 10 | | | | - | | |
| Jun-22 | 11 | | | | - | | |
| Jul-22 | 12 | | | | - | | |
| Aug-22 | 13 | | | | - | | |
| Aug-22 | 14 | | | | - | | |
| Sep-22 | 15 | | | | - | | |
| Oct-22 | 16 | | | | - | | |
| Nov-22 | 17 | | | | - | | |
| Dec-22 | 18 | | | | - | | |
| Jan-23 | 19 | | | | - | | |
| Feb-23 | 20 | | | | - | | |
| Mar-23 | 21 | | | | - | | |
| Apr-23 | 22 | | | | - | | |
| May-23 | 23 | | | | - | | |
| Jun-23 | 24 | | | | - | | |
| Jul-23 | 25 | | | | - | | |
| Aug-23 | 26 | | | | - | | |
| Sep-23 | 27 | | | | - | | |
| Oct-23 | 28 | | | | - | | |
| Nov-23 | 29 | | | | - | | |
| Dec-23 | 30 | | | | - | | |
| | | | 4,000,000 | | | $0 | |



# Rio Verde Fire Station Schedule Revised 10-21-2020

| ID | Task Name | Duration | Start | Finish |
|---|---|---|---|---|
| 0 | **Rio Verde Fire Station Schedule Revised 10-2** | **326 d** | **Mon 1/4/21** | **Fri 4/8/22** |
| 1 | *Pre-Construction start* | *0 d* | *Mon 1/4/21* | *Mon 1/4/21* |
| 2 | **Design** | **110 d** | **Mon 1/4/21** | **Mon 6/7/21** |
| 3 | **Programming** | **10 d** | **Mon 1/4/21** | **Fri 1/15/21** |
| 4 | Develop Program Documents | 10 d | Mon 1/4/21 | Fri 1/15/21 |
| 5 | **Schematic Design (SD)** | **30 d** | **Mon 1/18/21** | **Fri 2/26/21** |
| 6 | Develop SD Drawings | 30 d | Mon 1/18/21 | Fri 2/26/21 |
| 7 | **Design Development (DD)** | **30 d** | **Mon 3/1/21** | **Fri 4/9/21** |
| 8 | Develop DD Drawings | 30 d | Mon 3/1/21 | Fri 4/9/21 |
| 9 | **Construction/GMP Documents (CD)** | **40 d** | **Mon 4/12/21** | **Mon 6/7/21** |
| 10 | Develop 100% CD Drawings (Bid Set) | 40 d | Mon 4/12/21 | Mon 6/7/21 |
| 11 | *Design Complete* | *0 d* | *Mon 6/7/21* | *Mon 6/7/21* |
| 12 | **Pricing Exercises** | **121 d** | **Mon 1/18/21** | **Tue 7/6/21** |
| 13 | **Estimates** | **80 d** | **Mon 1/18/21** | **Fri 5/7/21** |
| 14 | Program Estimate | 10 d | Mon 1/18/21 | Fri 1/29/21 |
| 15 | Develop 100% SD Estimate | 15 d | Mon 3/1/21 | Fri 3/19/21 |
| 16 | Develop 100% DD Estimate | 20 d | Mon 4/12/21 | Fri 5/7/21 |
| 17 | *Estimates Complete* | *0 d* | *Fri 5/7/21* | *Fri 5/7/21* |
| 18 | **Guaranteed Maximum Price (GMP)** | **21 d** | **Tue 6/8/21** | **Tue 7/6/21** |

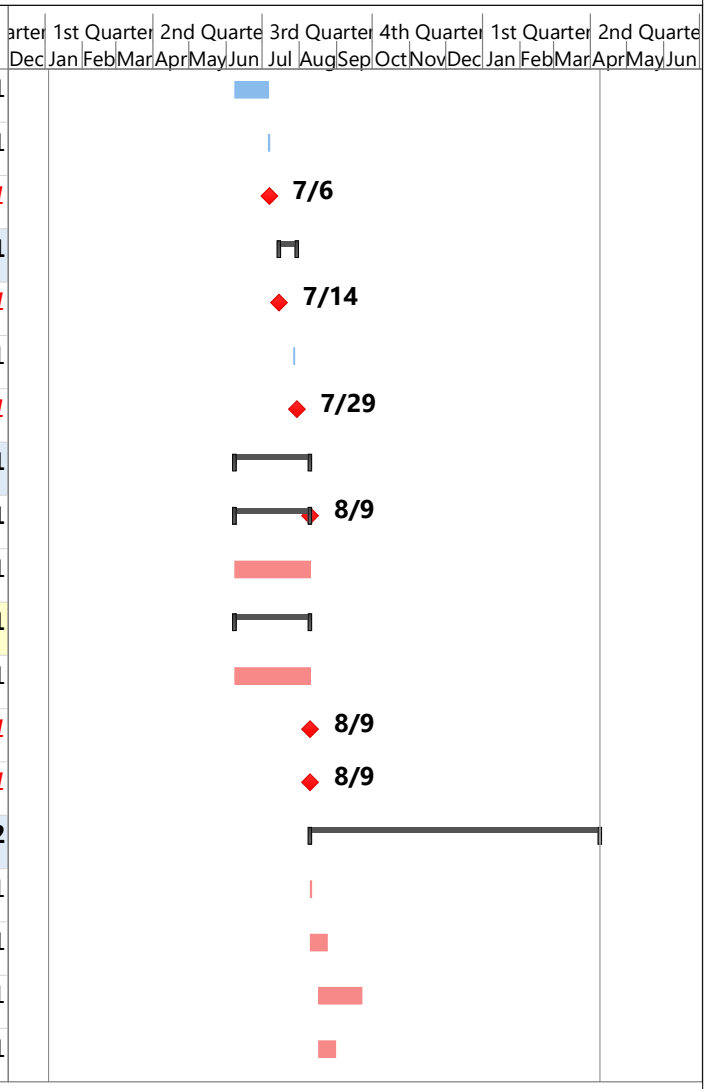



Task — Summary — Deadline — Progress

Milestone — Project Summary — Critical

# Rio Verde Fire Station Schedule Revised 10-21-2020

| ID | Task Name | Duration | Start | Finish |
|---|---|---|---|---|
| 19 | Develop Guaranteed Maximum Price | 20 d | Tue 6/8/21 | Mon 7/5/21 |
| 20 | Present GMP To RVF | 1 d | Tue 7/6/21 | Tue 7/6/21 |
| 21 | *Guaranteed Maximum Price (GMP) Compl* | *0 d* | *Tue 7/6/21* | *Tue 7/6/21* |
| 22 | **RVF Approvals** | **11 d** | **Wed 7/14/21** | **Thu 7/29/21** |
| 23 | *Put GMP on Board Packet* | *0 d* | *Wed 7/14/21* | *Wed 7/14/21* |
| 24 | Board Approval | 1 d | Tue 7/27/21 | Tue 7/27/21 |
| 25 | *Issue NTP to CORE to Start Construction* | *0 d* | *Thu 7/29/21* | *Thu 7/29/21* |
| 26 | **Permitting** | **45 d** | **Tue 6/8/21** | **Mon 8/9/21** |
| 27 | **State & County Permits** | **45 d** | **Tue 6/8/21** | **Mon 8/9/21** |
| 28 | State & County Permits Complete | 45 d | Tue 6/8/21 | Mon 8/9/21 |
| 29 | **Authority Having Jurisdiction (AHJ) Permits** | **45 d** | **Tue 6/8/21** | **Mon 8/9/21** |
| 30 | Authority Having Jurisdiction (AHJ) Permits | 45 d | Tue 6/8/21 | Mon 8/9/21 |
| 31 | *Permitting Complete* | *0 d* | *Mon 8/9/21* | *Mon 8/9/21* |
| 32 | *Preconstruction Complete* | *0 d* | *Mon 8/9/21* | *Mon 8/9/21* |
| 33 | **Construction** | **171 d** | **Tue 8/10/21** | **Fri 4/8/22** |
| 34 | Ground Breaking | 1 d | Tue 8/10/21 | Tue 8/10/21 |
| 35 | Mobilization & Site Grading | 10 d | Tue 8/10/21 | Mon 8/23/21 |
| 36 | Site Utilities & Off Site Improvements | 25 d | Tue 8/17/21 | Tue 9/21/21 |
| 37 | Building Foundation | 10 d | Tue 8/17/21 | Mon 8/30/21 |

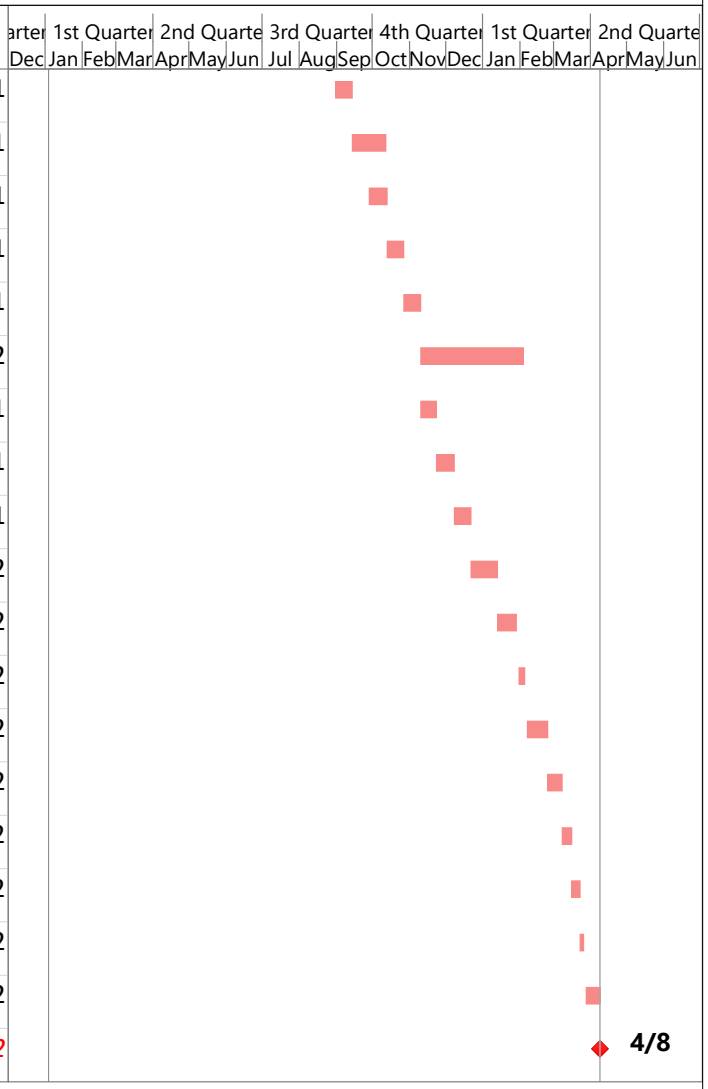



Task — Summary — Deadline — Progress

Milestone — Project Summary — Critical

# Rio Verde Fire Station Schedule Revised 10-21-2020

| ID | Task Name | Duration | Start | Finish |
|---|---|---|---|---|
| 38 | Building Slab | 9 d | Tue 8/31/21 | Mon 9/13/21 |
| 39 | Structural Walls | 20 d | Tue 9/14/21 | Mon 10/11/21 |
| 40 | Roof Framing | 11 d | Tue 9/28/21 | Tue 10/12/21 |
| 41 | Roofing | 10 d | Wed 10/13/21 | Tue 10/26/21 |
| 42 | Overhead MP&E Rough-In | 10 d | Wed 10/27/21 | Tue 11/9/21 |
| 43 | Masonry Sitewalls/Concrete Drives/Gates/Ha | 60 d | Wed 11/10/21 | Thu 2/3/22 |
| 44 | Interior Framing | 9 d | Wed 11/10/21 | Mon 11/22/21 |
| 45 | Interior Wall MP&E Rough-In | 9 d | Tue 11/23/21 | Tue 12/7/21 |
| 46 | Drywall | 10 d | Wed 12/8/21 | Tue 12/21/21 |
| 47 | Interior Wall Finishes | 16 d | Wed 12/22/21 | Wed 1/12/22 |
| 48 | MP&E Trim | 12 d | Thu 1/13/22 | Fri 1/28/22 |
| 49 | HVAC Start-Up / T & B | 5 d | Mon 1/31/22 | Fri 2/4/22 |
| 50 | Flooring | 13 d | Mon 2/7/22 | Wed 2/23/22 |
| 51 | Millwork | 8 d | Thu 2/24/22 | Mon 3/7/22 |
| 52 | Lockers/ Turnout Equipment | 6 d | Tue 3/8/22 | Tue 3/15/22 |
| 53 | Kitchen Equip. | 5 d | Wed 3/16/22 | Tue 3/22/22 |
| 54 | Final Inspections | 3 d | Wed 3/23/22 | Fri 3/25/22 |
| 55 | Punchlist | 10 d | Mon 3/28/22 | Fri 4/8/22 |
| 56 | *Firestation Complete* | *0 d* | *Fri 4/8/22* | *Fri 4/8/22* |




Task Summary Deadline Progress

Milestone Project Summary Critical