CITY COUNCIL REPORT



Meeting Date:

April 18, 2023

General Plan Element:

Open Space & Recreation

General Plan Goal:

Ensure a wide range of recreational facilities and services.

ACTION

Design Build Manager for Construction Phase Services for the Bond 2019 Project 45 – Renovate WestWorld Horse Barns to Increase Rentable Space.

Adopt Resolution No. 12793 authorizing:

- 1. Design Build Manager (DBM) Construction Phase Services Contract No. 2021-045-COS-A2 with Caruso Construction Inc., in the amount of \$4,619,789, for a Phase 2 Guaranteed Maximum Price 2 (GMP2), for Bond 2019 Project 45 Renovate WestWorld Horse Barns to Increase Rentable Space.
- 2. A FY 2022/23 Capital Budget Appropriation transfer of up to \$607,292 from Bond 2019, Question 2, Issuance 1, Project 47 Replace WestWorld Arena Lights to Reduce Operating Costs (DH04) project to Bond 2019, Question 2, Issuance 1, Project 45 Renovate WestWorld Horse Barns to Increase Rentable Space (DH05) project to be funded by GO Bond 2019 proceeds.

BACKGROUND

The purpose of this action is to authorize a DBM construction phase services GMP2 contract to provide for the Phase 2 construction for the City of Scottsdale's Bond 2019 Project 45 – Renovate WestWorld Horse Barns to Increase Rentable Space. The original scope for this project was renovate the 10 oldest equestrian barns located on the WestWorld property by replacing the stall panels. Due to the configuration of the original barns, the panels were required to be structural, and custom built which minimized competition. Capital Project Management (CPM) and the project team determined that greater competition and value could be achieved by entirely replacing the barns instead of only replacing panels. The Citizens Bond Oversight Committee (CBOC) considered this change and recommended approval for the new scope to entirely replace five to six barns and make repairs to the remaining barns as funding allows. Due to supply chain issues and pricing volatility, CPM committed to the purchase of one barn initially as approved by Council on July 6, 2022, in contract amendment, 2021-045-COS-A1 (GMP1). This initial barn purchase allowed the team to determine the best means and methods to replace one of the existing barns with a new structure on the existing foundation, and better determine the scope and cost for the remaining barns. With Council approval of bond fund transfers from surpluses in other projects as approved by the CBOC, funding is available to purchase and construct four additional barns which is presented here as contract amendment 2021-045-COS-A2 (GMP2).

Action Taken: Approved on Consent

ANALYSIS & ASSESSMENT

Recent Staff Action

CPM brought a revised GMP1 to Council in amendment 2021-045-COS-A1, which was approved by Council on July 6, 2022. The first barn, Barn "A," is now complete and we are ready to replace four additional barns.

RESOURCE IMPACTS

Available funding

The City Engineer presented the information regarding the surplus funding in the amount of \$607,292 remaining in Bond 2019 47 - Replace WestWorld Arena Lights to Reduce Operating Costs (DH04) project to the CBOC on February 6, 2023. The CBOC unanimously voted to recommend that the City Council approve the transfer. The 47 - Replace WestWorld Arena Lights to Reduce Operating Costs (DH04) project can be closed after the transfer is complete.

Staffing, Workload Impact

The contract administrator responsible for enforcement of all provisions of the contract is Roger Berna, Senior Project Manager, Capital Project Management, Public Works Division. WestWorld staff will provide support to the Project Manager.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Adopt Resolution No. 12793 authorizing:

- 1. Design Build Manager (DBM) Construction Phase Services Contract No. 2021-045-COS-A2 with Caruso Construction Inc., in the amount of \$4,619,789, for a Phase 2 Guaranteed Maximum Price 2 (GMP2), for Bond 2019 Project 45 Renovate WestWorld Horse Barns to Increase Rentable Space.
- 2. A FY 2022/23 Capital Budget Appropriation transfer of up to \$607,292 from Bond 2019, Question 2, Issuance 1, Project 47 Replace WestWorld Arena Lights to Reduce Operating Costs (DH04) project to Bond 2019, Question 2, Issuance 1, Project 45 Renovate WestWorld Horse Barns to Increase Rentable Space (DH05) project to be funded by GO Bond 2019 proceeds.

Proposed Next Steps

Upon Council approval, Phase 2 of the project will begin immediately with the construction of four new barns occurring over the summer and complete in time for peak event season at WestWorld.

City Council Report DBM Construction Phase Service for 45-Renovate WestWorld Horse Barns to Increase Rentable Space
Remable Space
RESPONSIBLE DEPARTMENT(S)

STAFF CONTACT (S)

Capital Project Management, WestWorld

Roger Berna, Principal Project Manager, rberna@scottsdaleaz.gov, (480) 312-7845

APPROVED BY

Daniel J. Worth, Public Works Director (480) 312-5555, dworth@scottsdaleaz.gov

4-4.23

.3 2023

Date

Judy Doyle, Budget Director

(For Financial Policies Compliance and Budget Appropriation)

(480) 312-2603, idoyle@scottsdaleaz.gov

Date

ATTACHMENTS

- 1. Resolution 12793
- 2. Location Map
- 3. Contract 2021-045-COS-A2

RESOLUTION NO. 12793

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AUTHORIZING: 1) THE MAYOR TO EXECUTE CONTRACT AMENDMENT NO. 2021-045-COS-A2 BETWEEN THE CITY AND CARUSO CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$4,619,789 TO PROVIDE PHASE TWO DESIGN BUILD MANAGER CONSTRUCTION SERVICES FOR THE BOND 2019 PROJECT 45 – RENOVATE WESTWORLD HORSE BARNS TO INCREASE RENTABLE SPACE, AND 2) A FY 2022/23 CAPITAL BUDGET APPROPRIATION TRANSFER OF UP TO \$607,292 IN BOND 2019 FUNDS FROM QUESTION 2, ISSUANCE 1, PROJECT 47 – REPLACE WESTWORLD ARENA LIGHTS TO REDUCE OPERATING COSTS (DH04) TO QUESTION 2, ISSUANCE 1, PROJECT 45 – RENOVATE WESTWORLD HORSE BARNS TO INCREASE RENTABLE SPACE (DH05) PROJECT TO BE FUNDED BY GO BOND 2019 PROCEEDS.

WHEREAS, the City wishes to obtain Design Build Manager phase services for phase two of the Bond 2019 Project 45 – Renovate WestWorld Horse Barns to Increase Rentable Space; and

WHEREAS, Caruso Construction, Inc. has been selected by the City to provide the requisite services necessary; and

WHEREAS, Caruso Construction, Inc. is qualified to render the services desired by the City, and

WHEREAS, the City Council previously approved a Guaranteed Maximum Price ("GMP") contract through 2021-045-COS-A1; and

WHEREAS, it is in the best interests of the City to accept a new GMP 2 proposal from Caruso Construction for Phase 2 and

WHEREAS, additional funding is needed for the project due to rising and unanticipated costs and additional scope of work

BE IT RESOLVED by the Council of the City of Scottsdale as follows:

Section 1. The Mayor of the City of Scottsdale is authorized and directed to execute Design Build Manager Contract Amendment No. 2021-045-COS-A2 between the City and Caruso Construction, Inc. for the guaranteed maximum price of Four Million Six Hundred Nineteen Thousand Seven Hundred Eighty-Nine Dollars (\$4,619,789) to provide phase two construction phase services for the 2019 Bond Project 45 – Renovate WestWorld Horse Barns to Increase Rentable Space.

Section 2 The City Council hereby authorizes a FY 2022/23 Capital Budget Appropriation transfer of up to \$607,292 in Bond 2019 funds from Question 2, Issuance 1, Project 47 – Replace WestWorld Arena Lights to Reduce Operating Costs (DH04) to Question 2, Issuance 1, Project 45 – Renovate WestWorld Horse Barns to Increase Rentable Space (DH05) project to be funded by GO Bond 2019 proceeds.

Resolution No. 12793 Page 1 of 2

hereby authorized to take such acts and execute such do out the purposes of this Resolution.	
PASSED AND ADOPTED by the City Council of of, 2023.	the City of Scottsdale thisday
ATTEST:	CITY OF SCOTTSDALE an Arizona municipal corporation
Ben Lane, City Clerk	David D. Ortega, Mayor
APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY	
Sherry R. Scott, City Attorney Rv: Fric C. Anderson, Senior Assistant City Attorney	



CITY OF SCOTTSDALE MODIFICATION TO DESIGN BUILD MANAGER PROJECT NO. DH05 CONTRACT NO. 2021-045-COS-A2

THIS CONTRACT MODIFICATION entered into this _____ day of _____ 2023, by and between the City of Scottsdale, and Caruso Construction, Inc. an Arizona corporation, Design Build Manager ("DBM").

WITNESSETH

The City desires to authorize the construction of the second phase of the Bond 2019 project, 45 – Renovate West World Horse Barns to Increase Rentable space, from the original construction agreement, Contract No. 2021-045-COS ("Agreement"), for construction services relating to the construction of the Project; and

City and DBM mutually agree to modify the Contract as provided in this Contract Modification. The City and DBM further acknowledge that this is the second modification (Modification #2) of the Contract and concur that all of the provisions of Contract Nos. 2021-045-COS and 2021-045-COS-A1, not modified herein, are incorporated by this reference and made part of this modification.

IN CONSIDERATION of the mutual promises and obligations set forth herein, the parties agree as follows:

MODIFICATIONS:

1.0 SCOPE OF SERVICES

Article 1, **DBM's Services and Responsibilities,** Section 1.0 is modified to add the new Scope of Work specified in the attached Exhibit A.2 which is incorporated by this reference and made part of this modification.

2.0 PERIOD OF SERVICES

Article 3.0, **Contract Time**, is modified to provide that the Contract Time for the Services described in Exhibit C.2 of this amendment will begin on the date of a new Notice to Proceed from the City and will be completed within 325 consecutive calendar days.

3.0 CONTRACT PRICE

Article 4.0, **Contract Price**, is modified to a new GMP contract price, as outlined in Exhibit C.2:

GMP 2 \$4,619,789

This GMP 2 is to provide 4 new barns to replace 4 of the existing barns in the worst condition. A total of five new barns will be replaced in this project, one under GMP 1 and 4 under GMP 2 for a total contract amount of \$5,750,836.

Page 1 of 3

4.0 PERFORMANCE AND PAYMENT BONDS

Article 9.0, Section 9.10(A), Bonds and Other Performance Security, is modified to read as follows:

A. Before the commencement of the work specified in this contract modification, the DBM must provide a performance bond and a labor and materials bond, each in an amount equal to the total combined amount of all GMP's covering all phases of the Project. Bonds must be submitted in accordance with Title 34, Chapter 6 of the Arizona Revised Statutes and will be in substantially the same form as Exhibits D and E attached to Contract 2021-045-COS.

5.0 AFFIRMATION OF CONTRACT

All other provisions of Contract No. 2021-045-COS and 2021-045-COS-A1 not modified herein are affirmed in their entirety.

END OF PAGE

[Signature Page to Follow]

THE CITY OF SCOTTSDALE, by its Mayor a day of, 2023.	and City Clerk have subscribed their names this
AUTHORIZATION	
CONSTRUCTION MANAGER AT RISK: CARUSO CONSTRUCTION, INC., an Arizona corporation	
Ву:	_
Print name:	
Title:	_
THE CITY OF SCOTTSDALE, an Arizona municipal corporation	ATTEST:
David D. Ortega, Mayor	Ben Lane, City Clerk
RECOMMENDED:	
Alison Tymkiw, PE City Engineer	
Roger Berna, Contract Administrator	
REVIEWED	,
George Woods, Jr. Risk Management	
APPROVED AS TO FORM:	
19	
Sherry R Scott, City Atterney	
By: Eric C. Anderson Senior Assistant City Attorney	

EXHIBIT A.2 PROJECT DESCRIPTION SCOPE OF WORK

Contractor shall provide all labor, materials and equipment necessary to demolish existing structures, improve foundations, purchase and install 4 refabricated barns with associated electrical and fire protection systems as defined in in Contractor's GMP proposal on file with the Capital Projects Division.



March 21, 2023

Roger Berna Senior Project Manager City of Scottsdale 7447 E. Indian School Road Scottsdale, AZ 85251 RBerna@Scottsdaleaz.gov

RE: WestWorld Barn Improvements – GMP for Four (4) New Barns

Dear Mr. Berna,

We are pleased to present this proposal to demolish existing structures, improve foundations, purchase and install refabricated barns with associated electrical and fire protection systems for a total cost of \$4,399,799.00. Deposit requirements are listed in the attached proposals. Please refer to the attached Exhibit C for pricing details.

The above pricing is good for 30 days. It is contingent on deposit funds being cleared into Coffman's bank and all above work being done together with the other construction activities and/or scopes of work for four (4) Barns. Thanks for the opportunity to present this proposal. Please feel free to call any time if you need additional information.

Yours truly,

Cris Caruso President

	GMP SUMMARY		AMOUNT	
	COST OF THE WORK - DIRECT COSTS	AMOUNT		
А	Sub-Contractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$ 3,546,998		
В	DBM Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$ -0-		
С	Total Cost of the Work (A+B)		\$ 3,546,998	
	INDIRECT COSTS	AMOUNT		
D	General Conditions (Negotiated Amount)	\$ 176,837		
Е	Total Cost of the Work + General Conditions Fee (C+D)		\$ 3,723,836	
F	DBM Construction Fee (% of E or Negotiated Fixed Fee)	\$ 291,700		
G	Payment and Performance Bonds (On E. Total Cost of the Work + General Conditions Fee)	\$ 53,032		
Н	Insurance (Additional DBM's Insurance not provided in the Total Cost of the Work)	\$ 112,460		
1	Subtotal Direct + Indirect Costs (E+F+G+H)		\$ 4,181,027	
J	Taxes (Actual Reimbursable limited by Not to Exceed)	\$ 218,772		
K	K Project Subtotal (I+J)			
L	CITY'S PROJECT CONTINGENCY (As determined by the City)			
М	TOTAL GMP (Not to Exceed) (K+L)		\$	

D. A list of the Plans and Specifications with latest issuance date including all addenda used in preparation of the GMP proposal. The plans used for the GMP must be date stamped and signed by DBM, Design Consultant, and Project Manager using the format below.

Plans Used for Preparation of GMP No.			
DBM	Date		
Design Consultant	Date		
Project Manager	Date		

WestWorld Barns BCDE Replacement Project

Budget

3/20/23

Item	Description	1 Barn			4 Barns	
04	Aughitantia Construction Administration	\$	3,000	\$	12,000	
01	Architect's Construction Administration		3,000		***************************************	
02	Dumpsters, Portable RR	\$	900	\$	3,600	
03	Equip Rental, Utility Locating	\$	7,200	\$	28,800	
· 04	Misc Materials	\$	1,500	\$	6,000	
05	Concrete Demolition / Hauling	\$	14,551	\$	58,204	
06	Concrete	\$	42,967	\$	171,867	
07	Metal Base Plates, Screening, Etc.	\$	11,240	\$	44,960	
08	Electronic Safety & Security	\$	2,500	\$	10,000	
09	New Barn Structure, Stalls, Components	\$	666,785	\$	2,667,140	
10	Fire Suppression	\$	60,607	\$	242,428	
11	Electrical	\$	75,500	\$	302,000	

Sul	btotal:	\$ 886,750	\$ 3,546,998
General Cond	itions:	\$ 44,209	\$ 176,837
GL Insur	ance:	\$ 18,619	\$ 74,477
Bldrs Risk Insur	ance:	\$ 9,496	\$ 37,983
В	onds:	\$ 13,258	\$ 53,032
CM Fee:		\$ 72,925	\$ 291,700
Sales Tax:		\$ 54,693	\$ 218,772
Sul	btotal:	\$ 1,099,950	\$ 4,399,799
Contingency:	5%	\$ 54,997	\$ 219,990
	Total:	\$ 1,154,947	\$ 4,619,789



R.D. COFFMAN ENTERPRISES INC. DBA: **COFFMAN BARNS** P.O. BOX 25413 SCOTTSDALE, AZ 85255 602-399-7988

Proposal-Acceptance

021923-RC Proposal No.

FCP MATERIALS ONLY FOR WESTWORLD BARN B ONLY, FOB CA PLANT

premises where said barn and/or component fabrication is located for said purpose

		DATE	02/19/23
SUBMITTED TO	CARUSO CONSTRUCTION INC.	CONTACT	CRIS CARUSO
STREET	15511 N. 76th Street	JOB PHONE	480-621-7200
CITY, STATE AND ZIP CODE	SCOTTSDALE, AZ 85260	EMAIL	ccaruso@carusoconstruction.com
WE HEREBY SUBMIT S	PECIFICATION AND ESTIMATES FOR:	A SALES HOLDERS IN	TAX PARTY CONTRACTOR OF THE

STANDARD FCP FEATURES INCLUDE 12' X 12' square stalls, 4' sliding stall doors, 1-5/8" round tube grillwork, solid feed doors, 2"x2"x14ga Connector columns, 26 gauge galvanized steel lined interiors, galvanized steel purlins & galvanized or painted steel roofs. Mare Motels do not have standard features. BASIC WALL TYPE: (Ext./Int.) See Attached Layout for Details dated: 12-27-22

☐ Gable - Center Aisle	Total No. of Units:	80'4" x 119'10"	☐ 2" T&G/Gal.		
Raised - Center Aisle- Cee Purlin	Center Aisle Width:	16+- Ft.	2" Mas./Gal. (Foam Core	;)	
☐ Gambrel - Center Aisle	Shed Row Posted Overh	nang: Ft.	☐ 2" Ptd. Stl./Gal. (Foam C	ore)	
☐ Shed Row - Cantilever	Cantilever Roof Overhan	ng: Ft.	□ 2" Hardie/Gal. (Foam Co	re)	
☐ Shed Row - Posted	☐ Straight Slope	Open Gable Ends	☐ 3/4" Mas./Gal. (Ply Core))	
☐ Back to Back - Cantilever	Closed Gable Design	Closed Low Eave	3/4" Ptd. Stl./Gal. (Ply Co	ore)	
☐ Back to Back - Posted	Roof Pitch 2	Ft. in 12 Ft.	☐ 3/4" Fronteir 3 rail H. Div	ider (Ply Core)	
Double Aisle:	Color of Stall Frts/doors:	WTRN TRL EXT/ZINC			
☐ Metal Building	Color Ext. Walls/shutters	WTRN TRL EXT/ZINC	☐ Horizontal Grill (W/ Feed	Dr) Stall Fronts	
☐ Roof Only Structure:	PBR Roofing, gutter/fasc	TUDOR BROWN	Vertical Grill Stall Fronts		
☐ Non-Engineered per AG Exempt		WTRN TRL/WTRN TRL	☐ 6H7R Corral Fronts W/ s	olid filler kick pa	
ADDITIONAL ITEMS INCLUDED:	•				
	Auto Waterers:		× Drop Ceili	ngs:	
	Hay Racks:		× Drop Ceili	ngs:	
	Corner Feed Tubs:		Weather Vane		
	Cross Tie Rings		Grill Dividers:		
	Grading		Cupola		
	Electrical		# Snow Load	mph Wind Load	
	Plumbing		Set Engineere	ed Drawings	
	Granite at Stalls		Y Gutters & Downspouts		
Skylight Panels	Stall Mats 4' x 6' ea.	3/4" SE	Roof Insulation		
\$426,813.00 FCP MATERIALS PER BARN PER ENGINEERING JOB#30289-22r1					
\$ 2,300.00 MESH MATERIALS PER BARN					
\$429,113.00 TOTAL MATERIALS ONLY PER BAR	N				
PER ENGINEERING #30289-22 DATED 5-6-22. FI	REIGHT IS NOT INCL	UDED, FOB FCP PLANT	WILDOMAR, CALIFORNIA	4	
PRICE IS CONTINGENT ON RECEIVING DOWN	PAYMENT ON OR BE	FORE 7-15-22 END OF	DAY AND BEING RELEASI	ED TO FAB	
BY 7-15-22, BALANCE OF CONTRACT UPON EA	CH SHIPMENT ARRIV	/AL			
Not Included: Permits, bonding, M.P.&E./ Fire engir	neering, freight, installa	ation, Plates, storage, ret	ention, any onsite labor, sal	es/use tax	
Price Includes ("■"): ■ Material □ Tax □ Freight □ Engineer	ring 🔲 Installation 🔲	Permit	☐ Foundation ☐ Plumbing	☐ Electrical	
Material Litax Literature Engineer	ing 🗖 installation 🗖		-		
FOR THE TOTAL SUM OF: FOUR HUNDRED TWENTY-NIN	E THOUSAND ONE HUNDRED	THIRTEEN NO/100	OOLLARS \$429,1	13.00	
WIRE Payments to be made payable to Coffman Barn	s as follows:				
- Alla Deur Deur Deur - Tr	COMMERCED Due of F	Prior to Shin: \$244 EE	6 50 Upon Final:	N/A	
		Prior to Ship: \$214,55		11/7	

NOTICE TO OWNER

INCITION IN THE REPORT OF THE balance from the date due at a rate of 18% per annum. Coffman Barns shall be entitled to receive its Attorney's Fees as a part of any recovery. This agreement shall be deemed to have been entered in Maricopa County, Arizona. In case of customer cancellation, deposits/payments are not 100% refundable. Unless otherwise specified, this contract does not include grading, foundations, soil tests, electrical, plumbing or painting. Owner is responsible to obtain any permits required and provide a level (within 2"), 95% compacted building site, with a minimum 12' wide x 12' high access to drive Coffman Barns delivery trucks within 25' of foundation site. If access is not available, customer 95% compacted building site, with a minimum 12 wide x 12 nigh access to drive Contract Barns delivery stucks within 25 or roundation site. In access is not available, customer agrees to pay an additional costs incurred to have materials delivered to foundation site. Customer releases Coffman Barns from responsibility for damage by Coffman Barns trucks/equipment to driveways, waterlines or other property while delivering product. Upon delivery of product owner assumes responsibility for any loss due to theft,wind,fire or other contingencies beyond Coffman Barns control. Non-engineered projects must be released for production within 30 days of acceptance of this proposal or will be subject to price changes that Coffman Barns may require. Customer guarantees this contract does not violate agreements or contracts with other companies. Customer will indemnify, save harmless and defend Coffman Barns, its sub-contractors and it's suppliers from all liability from loss, damage, or injury to persons, livestock or property in any manner arising out of or incident to the ownership, construction of or use of the barn and materials purchased from Coffman Barns or the performance of this agreement, including without limitation all consequential damages, unless resulting from the gross negligence of Coffman Barns, its sub-contractors, manufacturer or it's suppliers. Coffman Barns makes no miniation all consequential variages, unless resource, from the gloss registerize of continuous parts, it is supplied, and the suppliers. Comman parts risks warrantles, express or implied, other than as set forth in the written limited warrantly provided by it's manufacturer and/or Suppliers, other than as set forth in the written limited warrantly, customer assumes the entire risk of loss or destruction of or any damage to the materials purchased from Coffman Barns and stored at customers direction. limited warranty, customer assumes the entire risk of loss or destruction of or any damage to the materials purchased from Continua Barns and stored at customers direction.

Customer agrees to insure the real property and the barn and other materials located thereon against loss or damage, loss of use and against liability arising from the use of the barn or for injuries to persons or livestock or property damage resulting from the use of the barn or materials supplied by Coffman Barns and that such insurance proceeds shall be the sole and only recovery available to the customer or those claiming personal injury or property damage resulting from the use of the barn or materials. This instrument contains the entire agreement between the parties relating the the rights herein granted and the obligations herein assumed. Any oral representations or

modifications concerning this instrument sha	Il be of no force or effect excepting a subset	quent modification in writing, signed by the parties of this	5 CONTRACT.	
ACCEPTANCE OF PROPOSAL	ACCEPTANCE OF THE PARTY OF THE	A CONTRACTOR OF THE PARTY OF TH		
The above prices, specifications, terms and condition You are authorized to do the work as specified. Pay	ns are satisfactory and are hereby accepted. Imment will be made as outlined above.	SALESMAN'S SIGNATURE	DATE	
Upon your signature, this document becomes a lega approval of Coffman Barns, not its Field Representa		CUSTOMER'S SIGNATURE	DATE	_
Coffman Barns Final Approval X	_Date		Exhibit A Contract No., 2021-045-COS-A	



R.D. COFFMAN ENTERPRISES INC. DBA: **COFFMAN BARNS** P.O. BOX 25413 SCOTTSDALE, AZ 85255 602-399-7988

Proposal-Acceptance

Proposal No.

021923-RC

DEMO-INSTALL LABOR FOR WESTWORLD

FCP BARN B ONLY REPLACEMENT

COLLINIA SIA	010		
		DATE	02/19/23
SUBMITTED TO	CARUSO CONSTRUCTION INC.	CONTACT	CRIS CARUSO
STREET	15511 N. 76th Street	JOB PHONE	480-621-7200
CITY, STATE AND ZIP CODE	SCOTTSDALE, AZ 85260	EMAIL	ccaruso@carusoconstruction.com
WE HEREBY SUBMIT S	PECIFICATION AND ESTIMATES FOR:	ALLEN TO SE	国际股份企业会运动的公司公司

STANDARD FCP FEATURES INCLUDE 12' X 12' square stalls, 4' sliding stall doors, 1-5/8" round tube grillwork, solid feed doors, 2"x2"x14ga Connector columns, 26 gauge galvanized steel lined interiors, galvanized steel purlins & galvanized or painted steel roofs. Mare Motels do not have standard features.

, 5			
BARN STYLE:	See Attached ENG #30289	9-22 dated: 12-27-22	BASIC WALL TYPE: (Ext./Int.)
☐ Gable - Center Aisle	Total No. of Units:		□ 2" T&G/Gal.
☐ Raised - Center Aisle	Center Aisle Width:	Ft.	☐ 2" Mas./Gal. (Foam Core)
☐ Gambrel - Center Aisle	Shed Row Posted Over	hang:Ft.	□ 2" Ptd. Stl./Gal. (Foam Core)
☐ Shed Row - Cantilever	Cantilever Roof Overha	ng: Ft.	□ 2" Hardie/Gal. (Foam Core)
☐ Shed Row - Posted	☐ Straight Slope	Open Gable Ends	☐ 3/4" Mas./Gal. (Ply Core)
☐ Back to Back - Cantilever	Gable Design	☐ Closed Gable Ends	☐ 3/4" Ptd. Stl./Gal. (Ply Core)
☐ Back to Back - Posted	Roof Pitch	Ft. in Ft.	☐ 3/4" Fronteir 3 rail H. Divider (Ply Core)
☐ Double Aisle:	Color of Stall Frts/doors	<u> </u>	
☐ Metal Building	Color Ext. Walls/shutter		☐ Horizontal Grill (W/ Feed Dr) Stall Fronts
☐ Roof Only Structure:	Color of Div. Walls:	`	☐ Vertical Grill Stall Fronts
-	Color of Bwy doors:		☐ 6H7R Corral Fronts W/ solid filler kick pa
☐ Non-Engineered per AG Exempt	Color of bwy doors.		Griff Contain Fonts W/ Solid filler Mok pa
ADDITIONAL ITEMS INCLUDED:			Deep Callings
Y Install Weld Plates (Materials by Others)	_ Auto Waterers:		× Drop Ceilings:
Y Install RCA Mesh (Materials by Others)	_ Hay Racks:		× Drop Ceilings:
Steel Man Doors:	Corner Feed Tubs:		Weather Vane
Pr Ft. Breezeway Doors	_ Cross Tie Rings		Grill Dividers:
Shutter Windows: V. GRILL	_ Grading		Cupola
Sliding Glass Windows 3'8" x 3'8" ea	_ Electrical		# Snow Load mph Wind Load
Window Guards:	Plumbing		Set Engineered Drawings
2" x 3" Supported Overhang	Granite at Stalls		Gutters:
Skylight Panels	Stall Mats 4' x 6' ea.	3/4" SE	Roof Insulation
FREIGHT FCP MATERIALS TO JOBSITE, LABO	OR & EQUIP. TO REMO	VE & REPLACE EXIST	NG BARN B AS PER ATTACHED
ENGINEERING, CERTIFIED WELDING OF NEV	V FCP CC TO EXISTING	WELD PLATE ONLY,	STD WORK HRS, NO HOLIDAYS
PRICE IS CONTIGENT ON RECEIVING LETTE	R OF INTENT ON OR BI	EFORE 3-01-23 AND R	ECEIVING DOWN PAYMENT LISTED
HEREIN ON OR BEFORE TWO WEEKS PRIOF	TO COMMENCEMENT	, ALL DEMO ITEMS BE	COME COFFMAN BARNS PROPERTY.
Not Included: Permits, engineering, storage, rete	ntion, security services of	or site fencing, sales/use	e tax, repairs, modifications or replacement
of any existing to foundations, underground utiliti	es Davis Bacon wages.	non-continuous work so	chedule, replacement or replacement or
modification to existing foundations & embedded	weld plates honding st	necial inspections or tes	ting removal of any hazardous materials
modification to existing foundations & embedded	weld plates, boriding, s	beelal inspections of tes	ang, removal of any nazaradad materiale.
Price Includes ("):			
	eering Installation	Permit ☐ Site Prep	☐ Foundation ☐ Plumbing ☐ Electrical
☐ Material ☐ Tax ■ Freight ☐ Engin			-
☐ Material ☐ Tax ■ Freight ☐ Engin	THREE THOUSAND THREE HUND		☐ Foundation ☐ Plumbing ☐ Electrical DOLLARS \$173,305.00
☐ Material ☐ Tax ■ Freight ☐ Engin	THREE THOUSAND THREE HUND		-
☐ Material ☐ Tax ■ Freight ☐ Engine FOR THE TOTAL SUM OF: ONE HUNDRED SEVENTY- Payments to be made payable to Coffman Barns as	THREE THOUSAND THREE HUND S follows:	RED FIVE AND NO/100	DOLLARS \$173,305.00
FOR THE TOTAL SUM OF: ONE HUNDRED SEVENTY-Payments to be made payable to Coffman Barns as Engineer'g N/A Down Payment:	three thousand three hunds follows: \$25,000.00 Due at	RED FIVE AND NO/100 Shipment: \$99,80	DOLLARS \$173,305.00 00.00 Upon Completion: \$48,505.00
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WW BARN B 021923-RC



Roofing, Gutter & Trim Colors

* TERRATONE, HARTFORD GREEN AND BRANDYWINE ARE PREMIUM COLORS AND 25% COST UPGRADE



WW- BARN B 021923-RC





Painted Steel Siding Colors



10/15/21



Name	City of Scottsdale @ Westworld C/0	O Carus	o Construc	ction		Dealer Job #	061522-RC
Street	16601 N. Pima Rd.					FCP Job#	
City	Scottsdale	State	AZ	ZIP	858260	Date	7-7-22 FINAL COLOR UPDATE

Laminated Walls	Color / Option	Insulated?		Notes
Exterior Walls	WESTERN TRAIL			
Clearspan Interior				
Gable Exterior	CAMEL			
Gable Interior	WESTERN TRAIL			
Stall Front	WESTERN TRAIL			
Stall Interior	ZINC			
Tack Interior				
Office Interior				
Bath Interior				
Lounge Interior				
Living Quarters Interior				
Utility / Storage Interior				
Wash Interior				
Groom Interior				
Breezeway up to 8' High				4
Breezeway over 8' High				
Breezeway Door Exterior	WESTERN TRAIL			
Breezeway Door Interior	WESTERN TRAIL			
Rear Door Exterior				
Shutter / Dutch Exterior	WESTERN TRAIL			
Shutter / Dutch Interior	ZINC			
Round Pen Exterior				
Round Pen Interior				
Other				
Roofing & Siding	Color	Profile / S	Style	Insulation and Decking Notes
Roof Sheets	SURREY BEIGE	MULTI RIB	PBR	
Gable End Trim	CLAY	SCULPTED F	ASCIA	
Gutter	CLAY	WM SCULPTED	GUTTER	
Downspouts	CLAY	3"X3"		
Ridge Cap	SURREY BEIGE	STD		
Wall Sheets				
Wall Trim				
Cupola Roof				
Cupola Walls				
Cupola Base				
Cupola Weathervane		Black Horse is Sta	andard	
Other Notes				

CLAY- BWY DOOR TRACK COVER

Customer / Dealer Signature



07-12-22 Date Signed

Price Breakdown

Dealer Job#	021923-RC	
FCP INC Job#		

DEALER: Coffman Barns
P. O. BOX 25413
SCOTTSDALE, AZ 85255
602-399-7988

IOB NAME:	NESTWORLD BARN B REPLACEMENT		DATE:	2/19/23
Quantity)	(Item)		(Price)	(Total)
11	INTSTALL PLATES, BIRD MESH, FCP BARN (MAT BY O	THERS) @	106,450.00	\$106,450.00
1	DEMO EXISTING BARN W/ ELECTRIC & FIRE SPRINK I	HAUL OFF @	18,250.00	\$18,250.00
4	FREIGHT TRUCKS	@	2,000.00	\$8,000.00
	OUDED HOLD FOR THE SECOND STATES OF THE SECOND STAT	@	10,000,00	410.222.2
11	SUPERVISION ESTIMATED DEPENDS ON VENUE DELA		18,000.00	\$18,000.00
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	Sa	les Tax	BY GC	
Signe			т\$_	\$173,305.00 Exhibit



www.LucentElectric.net

1034 E. Cloud Rd. Phoenix Az. 85086 AZ ROC Lic#281690 480-227-9532

Electrical Project Proposal

Project	City of Scottsdale (Renovate West World Horse Barn, each)
Project Location	16601 N. Pima Road, Scottsdale, AZ. 85260
Scope of Work	Electrical repair work for insurance scope
Date Submitted	03-05-2022
Description Drawings Used	n/a
Proposal Submitted To	Caruso Construction
Proposal Valid	30 Days (from this proposal date)
Proposal Submitted By	Bryan Parks bparks@lucentelectric.net

Work Scope Details/Cost

This proposal scope of work is for the electrical renovation work of each Barn to include:

- Remove/save existing electrical panel (for future reinstall)
- Re-wire existing feeders to maintain power to other existing barns not in this scope
- All other electrical demo by others (after made safe), no existing electrical conduit/wiring is to be saved for future use.
- Any/all existing fire alarm &/or PA devices wiring that needs to be saved for future use to be removed/saved by fire alarm contractor &/or PA special systems contractor (No fire alarm or PA systems scope in this proposal scope).
- Installation of new electrical conduit/wiring for new outlets/devices
- Provide & install all new lighting fixtures and emergency fixtures
- Reinstall existing panel to new building
- All conduit to be 3/4"
- All devices to be GFCI's
- All wire to be stranded

Total L&M \$75,500

EXHIBIT C.2 TOTAL GMP SUMMARY

The full GMP 1 and Change Order 1 are available with the City and the contractor.

	GMP 2 SUMMARY	
	COST OF THE WORK - DIRECT COSTS	AMOUNT
Α	Sub-Contractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$ 3,546,998
В	CMAR Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$ 0
С	Total Cost of the Work (A+B)	\$3,546,998
	INDIRECT COSTS	AMOUNT
D	General Conditions (Negotiated Amount)	\$ 176,837
Е	Total Cost of the Work + General Conditions Fee (C+D)	\$3,723,835
F	CMAR Construction Fee (% of E or Negotiated Fixed Fee)	\$ 291,700
G	Payment and Performance Bonds (On E. Total Cost of the Work + General Conditions Fee)	\$ 53,032
Н	Insurance (Additional CMAR's Insurance not provided in the Total Cost of the Work)	\$ 112,460
1	Subtotal Direct + Indirect Costs (E+F+G+H)	\$4,181,027
J	Taxes (Actual Reimbursable limited by Not to Exceed)	\$ 218,772
K	Project Subtotal (I+J)	\$4,399,799
L	CITY'S PROJECT CONTINGENCY (As determined by the City)	\$219,990
M	TOTAL GMP 2 (Not to Exceed) (K+L)	\$4,619,789
N	GMP 1 Barn "A" approved	\$715,401
0	CO 1 Footing modifications, electrical and fire suppression Barn "A"	\$415,646
Р	CONTRACT TOTAL	\$5,750,836