

# EXHIBIT A



**ACHEN-GARDNER | ACHEN.COM**

800.580.5548 **RECEIVED** 550 South 79th Street, Chandler, AZ 85226

ARIZONA LICENSES • #151541-A • #153519-B-01 • #186588

DEC 1 2009

City of Tempe  
Engineering Division

November 24, 2009

E-mailed: 11-24-09

**Philip C. Brown, P.E.** ([philip\\_brown@tempe.gov](mailto:philip_brown@tempe.gov))  
**Senior Civil Engineer**  
**City of Tempe – Public Works Engineering Division**  
31 E. Fifth Street  
Tempe, Arizona 85281

**RE: Construction Manager at Risk Services for Southern Avenue Interceptor (SAI)  
Rehabilitation Phase II Project  
COT Project No. 3200585 / Achen-Gardner Project No. 2416**

**SUBJECT: Construction GMP Proposal**

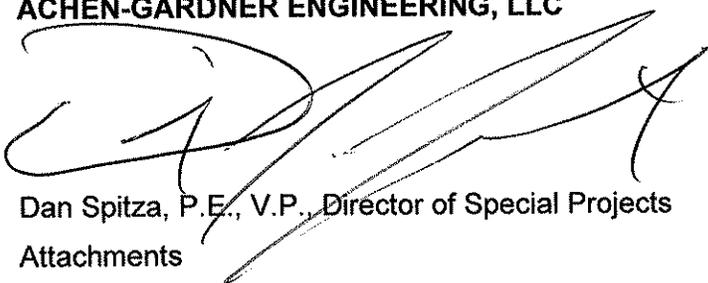
Dear Mr. Brown:

Attached please find Achen-Gardner Engineering, LLC's ("Achen-Gardner") revised Guaranteed Maximum Price ("GMP") Proposal dated 11-24-09 for the construction of COT Project No. 3200585, Southern Avenue Interceptor (SAI) Rehabilitation Phase II Project. We have included addition of a Public Outreach scope and Project Schedule. This GMP is based on 90% plans and specifications dated October 2009 as well as additional pipe and manhole inspection data. Achen-Gardner respectfully proposes to complete this portion of the Project's scope of work for the GMP of **\$7,591,183.32**.

Should you have any questions or comments concerning this proposal or require additional information, feel free to contact me at (480) 940-1300, ext.9432, or e-mail [dspitza@achen.com](mailto:dspitza@achen.com) or Dan Broderick, Achen-Gardner's Project Manager, at ext. 9408 or e-mail [dbroderick@achen.com](mailto:dbroderick@achen.com).

Sincerely;

**ACHEN-GARDNER ENGINEERING, LLC**



Dan Spitza, P.E., V.P., Director of Special Projects

Attachments

Cc: Letter No. 2416.08a  
Project Team (B&C, COT, and COM Representatives)(e-mailed)  
DB, DJ, and FV / AGE (e-mailed)



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## **GMP - Table of Contents**

**Construction Manager at Risk Services for Southern Avenue Interceptor (SAI)  
Rehabilitation Phase II Project  
COT Project No. 3200585 / Achen-Gardner Project No. 2416**

- **GMP Schedule of Values – Exhibit A**
- **GMP General Conditions – Exhibit A.1**
- **Allowance Clarifications for GMP – Exhibit A.2**
- **List of Plans and Specifications used for GMP**
- **List of Clarification and/or Assumptions**
- **GMP Schedule**

EXHIBIT A - GMP SCHEDULE OF VALUES (SOUTHERN AVE. SAI SS)							
<b>Achen-Gardner Engineering, LLC</b> 550 South 79th Street Chandler, AZ 85226-4706 Office: 480-940-1300 / Fax: 480-940-4576					Date:	11/24/2009	
					Revision:	01	
					Dwg. Date:	90%	
					KEY:	SAK	
PROJECT: CITY OF TEMPE CMAR for SAI REHABILITATION PROJECT						OPTCO	
COT PROJECT NUMBER: 3200585						AG (Achen-Gardner)	
ACHEN-GARDNER ENGINEERING, LLC Job No.: 2416							
Pay Item Numbers	Description	Sub Bid Item No.	Propose To Self Perform	UM	Quantity	Unit Price	Total Price
<b>CIPP Scope - Southern Ave.</b>							
1	48" CIPP Rehabilitation	1	CIPP	LF	3035.00	\$ 186.00	\$561,475.00
2	36" CIPP Rehabilitation	2	CIPP	LF	10104.00	\$ 106.00	\$1,071,024.00
3	Clean and TV 48" (2 times)	3	CIPP	LF	3035.00	\$ 12.00	\$36,420.00
4	Clean and TV 36" (2 times)	4	CIPP	LF	10104.00	\$ 10.00	\$101,040.00
5	Bypass Pumping (Includes \$194,955 Deduct Alternate)	5	CIPP	LS	1.00	\$ 1,717,045.00	\$1,717,045.00
6	Bypass Pumping - UPRR Crossing	6	CIPP	LS	1.00	\$ 100,000.00	\$100,000.00
7	Traffic Control	7	CIPP	LS	1.00	\$ 150,000.00	\$150,000.00
<b>CIPP Scope - Priest Dr.</b>							
8	48" CIPP Rehabilitation	8	CIPP	LF	5130.00	\$ 181.00	\$928,530.00
9	Clean and TV 48" (2 times)	9	CIPP	LF	5130.00	\$ 10.00	\$51,300.00
10	Bypass Pumping	10	CIPP	LS	1.00	\$ 109,000.00	\$109,000.00
11	Traffic Control	11	CIPP	LS	1.00	\$ 30,000.00	\$30,000.00
<b>CIPP Scope - Allowances</b>							
12	Odor Control (Allowance)	Allow	CIPP	LS	1.00	\$ 20,000.00	\$20,000.00
13	Spot Repairs (Allowance)	Allow	CIPP	LS	1.00	\$ 50,000.00	\$50,000.00
14	Off-Duty Officer (Allowance)	Allow	CIPP	LS	1.00	\$ 151,015.70	\$151,015.70
15	Traffic Control - Variable Message Boards (Allowance)	Allow	CIPP	LS	1.00	\$ 89,760.00	\$89,760.00
16	Add'l Bypass Pumping - Southern (Allowance)	Allow	CIPP	Day	7.00	\$ 14,500.00	\$101,500.00
17	Add'l Bypass Pumping - Priest (Allowance)	Allow	CIPP	Day	5.00	\$ 4,500.00	\$22,500.00
<b>A SUBTOTAL CIPP SCOPE</b>							<b>\$5,290,609.70</b>
<b>Manhole Scope</b>							
18	Manhole Rehabilitation (Southern Ave.)	1	MH	SF	7765.00	\$ 19.17	\$148,855.05
19	Manhole Rehabilitation (Priest Dr.)	2	MH	SF	3800.00	\$ 19.17	\$72,846.00
<b>B SUBTOTAL MANHOLE (MH) SCOPE</b>							<b>\$221,701.05</b>
<b>Achen-Gardner Scope</b>							
20	MH Traffic Control (Allowance)	Allow	AG	LS	1.00	\$ 43,500.00	\$43,500.00
21	Off-Duty Officer - MH and Junction Structure (Allowance)	Allow	AG	LS	1.00	\$ 45,496.00	\$45,496.00
22	Traffic Control - Variable Message Boards MH and Junction Structure (Allowance)	Allow	AG	LS	1.00	\$ 29,440.00	\$29,440.00
23	UPRR Flagman (Allowance)(21 Days @ \$1000/Day)	Allow	AG	LS	1.00	\$ 21,000.00	\$21,000.00
24	Permits and Fees (e.g. UPRR, SRP, COT T-Control)(Allowance)	Allow	AG	LS	1.00	\$ 61,000.00	\$61,000.00
25	Diversion Structure, MH, & Pipe (re: B&C Fig 8 10-1-09)(Allowance)	Allow	AG	LS	1.00	\$ 120,000.00	\$120,000.00
26	Public Outreach (MakPro)(Allowance)	Allow	MakPro	LS	1.00	\$ 30,000.00	\$30,000.00
27	CIPP Bond (1.5% x A)(Allowance)	Allow	CIPP	LS	1.00	\$ 79,359.15	\$79,359.15
28	MH Bond (2% x B)(Allowance)	Allow	MH	LS	1.00	\$ 4,434.02	\$4,434.02
29	Quantity Variation (5% of A + B)(Allowance)	Allow	AG	LS	1.00	\$ 275,615.00	\$275,615.00
<b>C SUBTOTAL ACHEN-GARDNER and MISC</b>							<b>\$709,844.17</b>
<b>Subtotal #1 / Running Total #1 - Work Item Direct Costs</b>							<b>\$6,222,154.92</b>
1001	General Conditions (See Exhibit A2)		AG	MO.	6.0	\$28,975.35	\$173,852.13
<b>Subtotal #2 - Management Indirect Costs</b>							<b>\$173,852.13</b>
<b>Running Total #2 - Total Direct Costs + Management Indirect Costs</b>							<b>\$6,396,007.05</b>
1002	Contractor's Fee (10% of Running Total #2)			%	1.0	\$639,600.70	\$639,600.70
<b>Subtotal #3 - Fee</b>							<b>\$639,600.70</b>
<b>Running Total #3 - Total w/o Bond, Insurance, Tax and Contingency</b>							<b>\$7,035,607.75</b>
1003	Builder's Risk, General Liability, Auto Insurance, etc... (1.5 % of Running Total #3)			%	1.0	\$105,534.12	\$105,534.12
1004	General Contractor's Bond Allowance (1 % of Running Total #3)			%	1.0	\$70,356.08	\$70,356.08
<b>Subtotal #4 - Markups</b>							<b>\$175,890.20</b>
<b>Running Total #4 - Total w/o Tax and Contingency</b>							<b>\$7,211,497.95</b>
1005	Sales Tax (COT 65% of 8.1% or 5.265% of Running Total #4)			%	1.0	\$379,685.37	\$379,685.37
1006	Estimate of Waterline Materials Tax Credit			LS	1.0	N/A	N/A
<b>Subtotal #5 - Tax</b>							<b>\$379,685.37</b>
<b>Running Total #5 - TOTAL GMP ESTIMATE</b>							<b>\$7,591,183.32</b>

RM

**EXHIBIT A.1 - GMP GENERAL CONDITIONS**

**Achen-Gardner Engineering, LLC**  
 550 South 79th Street  
 Chandler, AZ 85226-4706  
 Office: 480-940-1300 / Fax: 480-940-4576

Date: 11/24/2009  
 Revision: 01  
 Dwg. Date: 90%

PROJECT: CITY OF TEMPE CMAR for SAI REHABILITATION PROJECT  
 COT PROJECT NUMBER: 3200585  
 ACHEN-GARDNER ENGINEERING, LLC Job No.: 2416

Bid Item Number	Description	UM	Quantity	%	Unit Price	Total Price
	<b>6 MONTHS ESTIMATED GENERAL CONDITIONS</b>	MO	6.00	N/A		
1001.1	PROJECT MANAGER (25%)	HR	1032.00	25.00%	96.20	\$24,819.60
1001.2	PROJECT ENGINEER (25%)	HR	1032.00	25.00%	74.25	\$19,156.50
1001.3	PROJECT GEN SUPT (100%)	HR	1032.00	100.00%	93.00	\$95,976.00
1001.4	PROJECT ASSISTANT SUPT (0%)	HR	0.00	0.00%	75.30	\$0.00
1001.5	FIELD OFFICE TRAILERS (1 EA)	MO	6.00	100.00%	750.00	\$4,500.00
1001.6	STORAGE CONTAINERS (1 EA)	MO	6.00	100.00%	250.00	\$1,500.00
1001.7	FIELD OFFICE & YARD POWER	MO	6.00	100.00%	1000.00	\$6,000.00
1001.8	FIELD OFFICE TOILETS	MO	6.00	100.00%	100.00	\$600.00
1001.9	FIELD OFFICE WATER	MO	6.00	100.00%	100.00	\$600.00
1001.10	CONSTRUCTION YARD FENCE	MO	6.00	100.00%	250.00	\$1,500.00
1001.11	OFFICE EQUIP & SUPPLIES	MO	6.00	100.00%	250.00	\$1,500.00
1001.12	MISC OFF & YARD TRASH DUMPSTERS	MO	6.00	100.00%	500.00	\$3,000.00
1001.13	YARD PROPERTY RENT	MO	6.00	100.00%	1500.00	\$9,000.00
1001.14	PROJECT FIELD TOILETS ( 2 EA)	MO	6.00	200.00%	100.00	\$1,200.00
1001.15	PROJECT ICE & DRINKING WATER	MO	6.00	100.00%	250.00	\$1,500.00
1001.16	VIDEO PROJECT	LS	1.0	100.00%	\$2,500.00	\$2,500.00
1001.17	DUST CONTROL PERMIT	LS	1.0	100.00%	\$500.00	\$500.00
	<b>TOTAL ESTIMATED GENERAL CONDITIONS</b>	LS				\$173,852.10
1001	<b>TOTAL ESTIMATED GENERAL CONDITIONS</b>	MO				\$28,975.35

*Handwritten initials*

<b>EXHIBIT A.2 - ALLOWANCE CLARIFICATIONS FOR GMP (SOUTHERN AVE. SAI SS)</b>						
<b>Achen-Gardner Engineering, LLC</b>					Date:	11/24/2009
550 South 79th Street					Revision:	01
Chandler, AZ 85226-4706					Dwg. Date:	90%
Office: 480-940-1300 / Fax: 480-940-4576						
<b>PROJECT: CITY OF TEMPE CMAR for SAI REHABILITATION PROJECT</b>						
COT PROJECT NUMBER: 3200585					KEY:	SAK
ACHEN-GARDNER ENGINEERING, LLC Job No.: 2416						Achen-Gardner (AG)
11/18/09 BI Number	Description	Qty	Hours or Days	Rate	SubC Fee	Estimate Total Price
	Southern Ave. (Straight Time)	1	2300	\$47.00	10%	\$118,910.00
	Southern Ave. (30% Overtime)	0.3	2300	\$23.50	10%	\$17,836.50
	Priest Dr. (Straight Time)	1	240	\$47.00	10%	\$12,408.00
	Priest Dr. (30% Overtime)	0.3	240	\$23.50	10%	\$1,861.20
<b>14</b>	<b>Off-Duty Officer (Allowance)</b>				SAK	<b>\$151,015.70</b>
	Southern Ave. (Incl Baseline/College)	12	150	\$40.00	10%	\$79,200.00
	Priest Dr.	8	30	\$40.00	10%	\$10,560.00
<b>15</b>	<b>Traffic Control - Variable Message Boards (Allowance)</b>				SAK	<b>\$89,760.00</b>
	Southern Ave.	41	1	\$750.00	0%	\$30,750.00
	Priest Dr.	17	1	\$750.00	0%	\$12,750.00
<b>20</b>	<b>MH Traffic Control (Allowance)</b>				AG	<b>\$43,500.00</b>
	Southern Ave. (Straight Time)	41	10	\$47.00	0%	\$19,270.00
	Southern Ave. (20% Overtime)	8.2	10	\$23.50	0%	\$1,927.00
	Priest Dr. (Straight Time)	17	10	\$47.00	0%	\$7,990.00
	Priest Dr. (20% Overtime)	3.4	10	\$23.50	0%	\$799.00
	Priest Dr. (Jct Str)(Straight Time)	30	10	\$47.00	0%	\$14,100.00
	Priest Dr. (Jct Str)(20% Overtime)	6	10	\$23.50	0%	\$1,410.00
<b>21</b>	<b>Off-Duty Officer - MH and Junction Structure (Allowance)</b>				AG	<b>\$45,496.00</b>
	Southern Ave.	12	30	\$40.00	0%	\$14,400.00
	Priest Dr.	8	17	\$40.00	0%	\$5,440.00
	Priest Dr. (Jct Str)	8	30	\$40.00	0%	\$9,600.00
<b>22</b>	<b>Traffic Control - Variable Message Boards MH and Jct Str (Allowance)</b>				AG	<b>\$29,440.00</b>
	UPRR	1	1	\$15,000.00	0%	\$15,000.00
	SRP Irrigation	1	1	\$10,000.00	0%	\$10,000.00
	Southern Ave. EB and WB Restrictions	3	2	\$2,000.00	0%	\$12,000.00
	Southern Arterials NB and SB Restrictions	3	2	\$2,000.00	0%	\$12,000.00
	Priest Dr. NB and SB Restrictions	3	2	\$2,000.00	0%	\$12,000.00
<b>24</b>	<b>Permits and Fees (e.g. UPRR, SRP, COT T-Control)(Allowance)</b>				AG	<b>\$61,000.00</b>

Am



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## **List of Plans and Specifications used for GMP**

**Construction Manager at Risk Services for Southern Avenue Interceptor (SAI)  
Rehabilitation Phase II Project  
COT Project No. 3200585 / Achen-Gardner Project No. 2416**

The following COT Project No: 3200585 documents and information was used to develop this GMP Proposal:

## **Video and Photos of Pipeline Inspections in electronic format as follows:**

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 5/20-27/09)  
**SOUTHERN AVE INTERCEPTOR**  
DVD 1 of 3  
FOLDER: SAI REHAB PHS II (video and photos)

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 5/20-27/09)  
**SOUTHERN AVE INTERCEPTOR**  
DVD 2 of 3  
FOLDER: 5219 TEMPE BROWN CALDWELL ASI REHAB PHASE 2 (video and photos)

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 5/20-27/09)  
**SOUTHERN AVE INTERCEPTOR**  
DVD 3 of 3  
FOLDER: SAI Rehab 052609 (video and photos)

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 6/1-3/09)  
**PRIEST INTERCEPTOR**  
DVD 1 of 3  
FOLDER: SAI REHAB PHS II-PRIEST (video and photos)

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 6/1-3/09)  
**PRIEST INTERCEPTOR**  
DVD 2 of 3  
FOLDER: 629 TEMPE BROWN AND CALDW (video and photos)

CITY OF TEMPE SAI REHAB PHASE II INVESTIGATION (Date: 6/1-3/09)  
**PRIEST INTERCEPTOR**  
DVD 3 of 3  
FOLDER: Priest (video and photos)



**List of Plans and Specifications used for GMP (Page 2/3)**

**Pipe Inspection Logs in electronic format as follows:**

FOLDER: Priest Logs (Pipe Inspection Date: 6/1-3/09)  
(Priest Part 1.pdf, Priest Part 2.pdf)

FOLDER: Southern Logs (Pipe Inspection Date: 5/20-27/09)  
(southern 1.pdf, southern 2.pdf, southern 3.pdf, southern 4.pdf)

**Manhole Inspection Photos and Logs in electronic format as follows:**

FOLDER: Priest MH Inspection photos Date: 6/1-3/09  
(SUBFOLDERS WITH PHOTOS: nw16n407, nw16n416, nw20n427, nw20n428, nw21n401, se17n443, sw16n416, sw16n432, sw20n422, sw21n401, SW21N435, SW21N449, SW21N477, SW21N491, SW21N492)

FOLDER: Southern MH Inspections photos 5/20-27/09  
(SUBFOLDERS WITH PHOTOS: NW26N4057, NW36N4001, NW36N4002, SE26N4051, SE26N4052, SE26N4053, SE26N4054, SE26N4055, se26n4056, se27n4089, SE27N4093, SE27N4094, SE27N4095, SE27N4100, SE27N4101, SE28N4025, SE28N4026, SE28N4028, SW26N4069, SW26N4070, SW26N4071, SW26N4072, SW26N4073, SW27N4060, SW27N4061, SW27N4062, SW27N4063)

FOLDER: Survey Manhole Photos  
(SUBFOLDERS WITH PHOTOS: Manhole Photos 2009-06-01, Manhole Photos 2009-06-09)

Priest MH Inspections.pdf (6/1-3/09)

Southern Ave MH Inspections.pdf (5/20-27/09)

**Project Plans and Specifications as follows:**

Tempe SAI Ph2 90% Plan Submittal dated October 2009 (22 Sheets)

Tempe SAI Ph2 90% Specification Submittal dated October 2009

Revised Plan Sheet C19 and C20 dated 10-30-09 (Received 10-30-09)

Priest Drive Interceptor Flow Exhibit – Figure 1 (Received 10-30-09)

Revised SPEC SECTION 02145 (Received 10-30-09)



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**List of Plans and Specifications used for GMP (Page 3/3)**

**Additional Documents and Information as follows:**

Figure 8A (11-12-09), Figure 9 (11-10-09), and Figure 10 (11-10-09) of Priest Drive Diversion Structure Options e-mailed from Brown and Caldwell 11-13-09

Priest Drive Pipe and Manhole Layout Diagram - 2416 Priest Drive 48 inch SS 09-16-09 separate pages.pdf

Priest Drive Quarter Section Maps - 2416 Priest Qrt Sect SHT 1.pdf, 2416 Priest Qrt Sect SHT 2.pdf, 2416 Priest Qrt Sect SHT 3.pdf, and 2416 Priest Qrt Sect SHT 4.pdf

Copy of COT Traffic Manual - 2416 COT Traffic Manual Sept 2008.pdf

Achen-Gardner 11-17-09 Letter No. 2416.07, Subject: Subcontractor Recommendations (CIPP and MH Rehabilitation) and related subcontractor qualifications and price selection process documents.

Contract for Construction Manager at Risk Design Phase Services dated October 8, 2009 for Construction Manager at Risk Services for Southern Avenue Interceptor (SAI) Rehabilitation Phase II Project, COT Project No. 3200585



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## List of Clarification and/or Assumptions

**Construction Manager at Risk Services for Southern Avenue Interceptor (SAI)  
Rehabilitation Phase II Project  
COT Project No. 3200585 / Achen-Gardner Project No. 2416**

**NOTE: This GMP Proposal is based on the following assumptions:**

### General Items:

- 1) Not Used
- 2) Re: Guaranteed Maximum Price – This Proposal’s GMP will be administered as a Measured Quantity/Unit Price Guaranteed Not-to-Exceed Contract. This Not-to-Exceed amount is defined by the individual work items and their associated negotiated and approved unit prices (re: Exhibit A, Running Total (Work Item Direct Cost)) plus negotiated general conditions, fee structures, and markups (re: Exhibits A through A.2, and related Exhibits). Final contract price/payout will be based on field measured final completed quantities, approved unit prices, approved Allowance expenditures, and approved change orders. It is understood that these individual negotiated and approved unit prices include the costs associated with the risk of delivering the work.
- 3) Re: GMP Schedule - For the purpose of this contract, normal weather conditions such as average days of rain per month, is assumed to be 1 each per month. A weather-related delay may be claimed on days where rainfall did not actually occur, but follows a day of heavy rain that has impacted the schedule. That is, assuming a Construction NTP of January 18, 2010 and Substantial Completion by May 26, 2010, the first four (4) days of weather-related delays will not result in delays to the project schedule. If the project experiences additional weather-related delays beyond this amount, the Contractor shall be entitled to a commensurate extension of time associated with the delays and/or a GMP Price adjustment for additional costs associated with but not limited to General Conditions, and accelerations so long as such requests for extensions are submitted in writing to the City.
- 4) Re: GMP Schedule – Achen-Gardner agrees to substantially complete the improvements as defined and qualified in this proposal within 129 Calendar Days. Final completion will be achieved in 159 Calendar Days from initial Notice-To-Proceed (NTP).

Council Award of Construction GMP	January 7, 2010
Construction NTP Southern Ave. CIPP and MH Rehab	January 18, 2010
Construction NTP Priest Dr. Diversion Structure	January 18, 2010
Construction NTP Priest Dr. CIPP and MH Rehab	January 18, 2010
Substantial Completion CIPP Rehab	May 27, 2010
Substantial Completion MH Rehab	June 26, 2010
Final Completion	June 26, 2010

*FAB*



### **List of Clarification and/or Assumptions (Page 2/6)**

- 5) **Re: CIPP Rehabilitation Substantial Completion – This is defined as the point in time when the Last CIPP installation is finished, pipe inverts are coated, and flow is restored.**
- 6) **Re: Manhole Rehabilitation Substantial Completion – This will coincide with the project's Final Completion date (June 26, 2010) due to the need for some of this work to be done after CIPP Rehabilitation has been substantially completed.**
- 7) **Re: GMP Schedule - Proposed Project Schedule, excludes logic associated with acquiring temporary construction easements or permanent right of way of any kind. This GMP Proposal assumes ALL Right of Way and/or easements required to construct the Project has or will be acquired in time to maintain the Project Schedule as presented herein (e.g. SRP Irrigation and UPRR).**
- 8) **Re: Exhibit A1 Item Nos. 1002, 1003, 1004, 1005, & 1006 - These CM@Risk Construction Mark Ups and Fees are set and will be applied to any increases or decreases in the Project's Direct Costs and General Conditions resulting from approved additions and/or deletions to the Project Scope (re: Final Quantities and Allowances).**
- 9) **GMP excludes all costs associated with COT Permit & Plan Review Fees, QA (i.e. Inspection) Costs, QC Material Testing, Construction Survey, Utility Company Fees and/or any other permit or fee not detailed in Exhibit A and Related Exhibits.**
- 10) **Re: List of Documents – It is understood that the documents listed (i.e. 90% plans, etc.) have been used to prepare this GMP. The cost associated with any changes, revisions, additions and/or deletions detailed on the final plans or resulting from changes directed by the COT or its agents will be compensated for and funded through the Owner's Contingency and/or change order.**
- 11) **Re: Exhibit A Traffic Control Item Nos. 7 and 11 - Unit prices for these Items are based on the scope detailed in CIPP and Manhole Rehabilitation Bid Documents.**
- 12) **Re: Alternative Bypass Diversions (SAK Option #1) – This involves SAK proposed diversions and bypasses that will allow for the reduction in the number of bypass pipes and pumps. It proposes a \$194,955 cost savings and a 21 Cal. Day time savings. These savings are already reflected in the pricing detailed on Exhibit A. The City's representatives and Achen-Gardner have not taken exception to this proposal. SAK has agreed to these price and time adjustments and the responsibility for satisfying the Project Plan and Specification requirements.**



### **List of Clarification and/or Assumptions (Page 3/6)**

- 13) Re: Alternative Bypass Alignment (SAK Option #2) – This involves the use of a bypass piping alignment north of Southern Ave. SAK proposes to locate the piping within existing public alley ways and across select private parcels. It proposes an additional \$79,810 cost savings to Item No. 5. This proposal would also greatly reduce the number of pavement cuts in Southern Ave. and reduce impacts to businesses along the corridor. The City’s representatives and Achen-Gardner have not taken exception to this proposal. SAK will pursue approval of this alignment. If achieved, SAK has agreed to an additional deduct of \$79,810 over and above Option #1 deduct to Item No. 5 (See (10)). Re: Hazardous Materials – GMP proposal excludes any and all costs associated with handling and/or disposing of hazardous wastes.
- 14) Re: Hard Dig – GMP proposal excludes any rock excavation requiring blasting and/or hydraulic breakers of any kind.
- 15) Re: Subcontractor and Supplier pricing - GMP based on Awarded Subcontractor and Supplier resource values and associated proposal/quote clarifications/inclusions/exclusions/qualifications included in Achen-Gardner 11-17-09 Letter No. 2416.07, Subject: Subcontractor Recommendations (CIPP and MH Rehabilitation) and related subcontractor qualifications and price selection process documents.

### **Bid Items Clarifications:**

- 1) Re: Exhibit A and A.2 / Allowances - Work Items that have been designated “Allowance” are a best estimate of the cost of work for which a scope has yet to be confirmed/determined or a Unit Price finalized and approved. These items can be administered “Time and Materials” or at agreed to Fixed Unit prices as they are developed and negotiated. Their use is subject to the clarifications included here in and as mutually agreed to between the City and CM@R as the scope and/or price is confirmed. See Exhibits A and A.2 for further clarifications and assumptions. It is understood that the “pool” of Allowance funds will be administered similar to that described in Design Phase Services Article 1.9, “Contingency”.
- 2) Re: Allowance Allowable Subcontractor Markups – Prime Subcontractor (e.g. SAK) Allowance work will be marked up 5%. Any Allowance work performed by their 2<sup>nd</sup>-tier Subcontractor (or Sub-Subcontractor)(e.g. B&F) will be allowed a 5% markup prior to Subcontractor’s 5%. Items 1002-1006’s markup structure will also apply.
- 3) Re: Pay Item Nos. 1-17, CIPP Rehabilitation – This work will be completed by SAK in accordance with List of Plans and Specifications Used for GMP, specifically that information provided during the associated qualifications and price selection process.
- 4) Re: Pay Item Nos. 18 and 19, Manhole Rehabilitation – This work will be completed by OptCo in accordance with List of Plans and Specifications Used for GMP, specifically that information provided during the associated qualifications and price selection process.

*RM*



**List of Clarification and/or Assumptions (Page 4/6)**

- 5) **Re: Pay Item Nos. 20-25, Various Allowances – These items have been developed to administer Allowance scopes of work that the Achen-Gardner project staff will personally manage. These items relate to coordination of Manhole Rehabilitation work that cannot be completed concurrent with CIPP Rehabilitation work, Priest Drive Diversion Structure work, and specific fees that will need to be paid to accommodate UPRR, SRP Irrigation, and COT Traffic.**
- 6) **Re: Pay Item Nos. 15 and 22, Traffic Control – Variable Message Boards (Allowance) – These allowances will compensate Achen-Gardner and its Subcontractor for the delivery, pick-up, maintenance, and relocation of variable message boards and associated perimeter barricades. Items may also be used for fabrication, delivery, installation, and/or rent associated with specialty project warning signs that may be used in lieu of variable message boards.**
- 7) **Re: Pay Item No. 25, Diversion Structure, MH, & Pipe (Allowance) – Allowance includes estimated cost to construct Option B Diversion Structure detailed on Figure 8A (11-12-09), and Figure 10 (11-10-09) of Priest Drive Diversion Structure Options e-mailed from Brown and Caldwell 11-13-09. Scope excludes significant bypass pumping. Scope includes all items of work typically required.**
- 8) **Re: Pay Item No. 26, Public Outreach (MakPro Services)(Allowance) – MakPro will provide administration, preparation, coordination, and telephonic communication services necessary for the project’s public outreach efforts. Whether it is ultimately decided that the bypass is aligned in Southern Ave. or in alleyways north of Southern, there will be a substantial amount of coordination required to keep stakeholders informed as to the project’s progress.**

**This Allowance is based on Teresa being compensated at an hourly rate of \$110/hour Reimbursable expenses for any flyer/door hanger printing and distribution have been estimated based on assumptions relating to population and distribution methods. Should the project team decide to expand the boundaries of notification or increase substantially the amount of information to be printed, these estimates are subject to change. MakPro will bill reimbursable expenses without any mark-up to the project.**

**Total estimated cost as outlined in the following Table includes incidental local telephone calls, process design, meeting preparation and facilitation, meeting materials and equipment, and local transportation. These estimates do not include rental of meeting facilities, food and beverage supplied to participants at meetings, and any local transportation, except where specifically stated.**



**List of Clarification and/or Assumptions (Page 5/6)**

**(8 Cont'd) This Allowance assumes any engineering design, details, or displays needed as part of meetings, public events, open houses, or project updates will be provided by Achen-Gardner, Brown & Caldwell, or the City of Tempe. In addition, MakPro Services is not responsible for any signage relating to the traffic restrictions or project advertising.**

<b>Public Involvement Program Services</b>		<b>Fees</b>	<b>Expenses</b>	<b>Estimated Cost</b>
<b>Site Visit and Outreach Plan</b>	<ul style="list-style-type: none"> <li>Conduct initial site visit to identify any potential issues, or special information for public outreach.</li> <li>Define boundaries for business/neighborhood outreach for door hangers/mailers, etc.</li> <li>Coordinate with stakeholders and community impacted by projects regarding any available newsletters or outreach channels available.</li> <li>Initial contact with business/organizations directly affected by construction to obtain contact information, e-mail, best method of communication information.</li> </ul>	\$8,000		\$8,000
<b>Community Meetings</b>	<ul style="list-style-type: none"> <li>Prepare for/conduct/attend public meetings as necessary related to the project.</li> <li>Plan and prepare for any neighborhood meetings as necessary for the project.</li> <li>Attend local organized neighborhood or business association meetings as necessary to provide information related to the projects.</li> </ul>	\$2,000	\$500	\$2,500
<b>Ongoing Coordination</b>	<ul style="list-style-type: none"> <li>Maintain ongoing communication with businesses and residents in the way of regular newsletters, flyers, close coordination regarding any access or stakeholder concerns.</li> <li>Provide e-updates through the course of the project for affected stakeholders.</li> <li>Approximately \$2,000/month (billed hourly)</li> </ul>	\$11,000	\$2,500	\$13,500
<b>Hotline and Website</b>	<ul style="list-style-type: none"> <li>Develop website content for project to be posted to a project website or City webpage.</li> <li>Provide a project hotline for residents and businesses to call with questions/comments regarding construction.</li> <li>Respond to stakeholder inquiries/concerns.</li> <li>Billed monthly (\$200/month) includes standard calls; longer calls with more follow up or site visits will be billed at the hourly rate of \$110/hr.</li> </ul>	\$2,000		\$2,000
<b>Project Mgmt</b>	<ul style="list-style-type: none"> <li>Attend Project Meetings to identify stakeholder issues and address coordination needs</li> <li>Contact with project manager for project status/ planning</li> <li>Based on weekly project meetings for 6 months at approximately 1.5 hours each at \$110/hr; and regular contact with Project Manager for status.</li> </ul>	\$4,000		\$4,000
<b>CITY OF TEMPE SOUTHERN AVENUE INTERCEPTOR (SAI) REHABILITATION PROJECT GRAND TOTAL</b>				<b>\$30,000</b>

(207)



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**List of Clarification and/or Assumptions (Page 6/6)**

- 9) Re: Pay Item No. 29, Quantity Variations – This item has been established to allow the project team to manage minor quantity adjustments and scope modifications that may result from Southern Ave. 90% to 100% Design Documents and Priest Drive Conceptual to 100% Design Documents.
  
- 10) Re: Exhibit A and A1; Item No. 1001, Project General Conditions – This item is to be compensated for as a Lump Sum. The quantity of six (6) months will be used to calculate partial payouts. This item's total price (Lump Sum) is subject to adjustment based on approved changes, extensions of time, and/or additional GMP(s).



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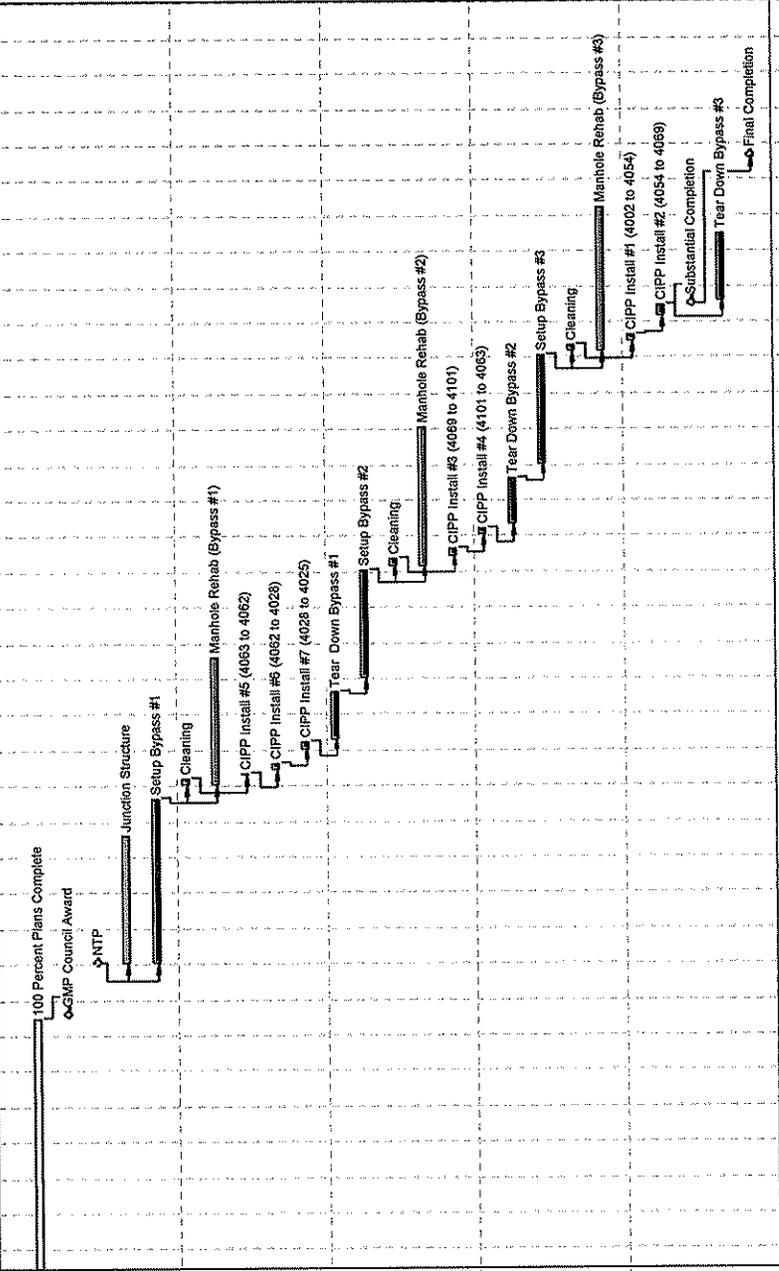
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## **GMP Schedule**

**Construction Manager at Risk Services for Southern Avenue Interceptor (SAI)  
Rehabilitation Phase II Project  
COT Project No. 3200585 / Achen-Gardner Project No. 2416**

**NOTE: See attached Schedule Data Date November 19, 2009.**



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish
0010	100 Percent Plans Complete	34d	34d	19NOV09	07JAN10
0020	GMP Council Award	0	0	08JAN10	
1000	NTP	0	0	18JAN10 *	
1005	Junction Structure	20d	20d	18JAN10	12FEB10
1010	Setup Bypass #1	25d	25d	18JAN10	19FEB10
1020	Cleaning	2d	2d	22FEB10	23FEB10
1170	Manhole Rehab (Bypass #1)	20d	20d	22FEB10	19MAR10
1030	CIPP Install #5 (4063 to 4062)	1d	1d	24FEB10	24FEB10
1040	CIPP Install #6 (4062 to 4028)	2d	2d	25FEB10	28FEB10
1050	CIPP Install #7 (4028 to 4025)	2d	2d	01MAR10	02MAR10
1060	Tear Down Bypass #1	8d	8d	03MAR10	12MAR10
1070	Setup Bypass #2	16d	16d	15MAR10	05APR10
1080	Cleaning	2d	2d	06APR10	07APR10
1180	Manhole Rehab (Bypass #2)	20d	20d	06APR10	03MAY10
1090	CIPP Install #3 (4069 to 4101)	2d	2d	08APR10	09APR10
1100	CIPP Install #4 (4101 to 4063)	2d	2d	12APR10	13APR10
1110	Tear Down Bypass #2	8d	8d	14APR10	23APR10
1120	Setup Bypass #3	16d	16d	26APR10	17MAY10
1130	Cleaning	2d	2d	18MAY10	19MAY10
1190	Manhole Rehab (Bypass #3)	20d	20d	18MAY10	15JUN10
1140	CIPP Install #1 (4002 to 4054)	2d	2d	20MAY10	21MAY10
1150	CIPP Install #2 (4054 to 4069)	3d	3d	25MAY10	27MAY10
1200	Substantial Completion	0	0		27MAY10
1160	Tear Down Bypass #3	10d	10d	28MAY10	10JUN10
1210	Final Completion	0	0		25JUN10

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish
2000	Setup Bypass	5d	5d	15MAR10 *	19MAR10
2010	CIPP Install #8 (N492 to N477)	2d	2d	22MAR10	23MAR10
2020	CIPP Install #9 (N477 to N427)	3d	3d	24MAR10	26MAR10
2030	CIPP Install #10 (N427 to N443)	2d	2d	28MAR10	30MAR10
2040	Manhole Rehab	20d	20d	31MAR10	27APR10

**SOUTHERN AVE INTERCEPTOR**

Start date: 19NOV09  
 Finish date: 25JUN10  
 Date: 19NOV09  
 Run date: 20NOV09  
 Page number: 1A  
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**PREST DRIVE INTERCEPTOR**

Start date: 19NOV09  
 Finish date: 25JUN10  
 Date: 19NOV09  
 Run date: 20NOV09  
 Page number: 1A  
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**Achen-Gardner Engineering, LLC**  
**COT-SAI Rehab Phase II GMP 11-19-09**

Legend:  
 Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

RM