

# Bid Comparison / Analysis

**Job:** Las Sendas Office Condominiums (Shell)

Cost per SF = \$ 122.05

**Location:** 7565 E. Eagle Crest Dr., Mesa AZ 85207

**Contractor:** Monza Construction Company

**Date:** May 5, 2007

A	B	C	D	E	F	G	
	DESCRIPTION	Lowest Bid	Other Bid	Other Bid	Avg Bid	Contractor (column C)	Notes
<b>DIV 1 - GENERAL REQUIREMENTS</b>							
	Fees / Bonds	Owner					
	Permits	Owner					
	Licensing	Owner					
	Supervision	\$ 35,000.00			\$ 35,000.00		Estimate based on project timeline
	General Labor	\$ 6,000.00			\$ 6,000.00		Estimate based on project timeline
	Temp Utilities/Phone	\$ 500.00			\$ 500.00		Estimate based on project timeline
	Temp Toilets	\$ 1,500.00			\$ 1,500.00		Estimate based on project timeline
	Temp Barricades	\$ 500.00			\$ 500.00		Estimate based on project timeline
	Temp Enclosure/Fence	\$ 3,000.00			\$ 3,000.00		Estimate based on project timeline
	Job Site office	\$ 3,000.00			\$ 3,000.00		Estimate based on project timeline
	Rough Cleaning	\$ 1,500.00			\$ 1,500.00		
	Final Cleaning	\$ 1,500.00			\$ 1,500.00		
	Dumpsters	\$ 3,500.00			\$ 3,500.00		Estimate based on project timeline
	Equipment rental	\$ 3,500.00			\$ 3,500.00		
	Blueprints/Photos/Overnight	\$ 2,500.00			\$ 2,500.00		
	Special Inspections / Material Testing	\$ 11,000.00	\$ 11,120.00	\$ 12,445.00	\$ 11,521.67	ALT, Inc.	Speedie & Assoc. bid=\$12,445 (better choice due to Geotech?)
	Project Sign	\$ 500.00			\$ 500.00		
	Storage trailers	\$ 1,200.00			\$ 1,200.00		Estimate based on project timeline
	<b>TOTAL DIVISION 1</b>	<b>\$ 74,700.00</b>					

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<b>DIV 2 - SITEWORK</b>							
	<i>Earthwork</i>						
	Survey	\$ 7,900.00	\$ 14,100.00	\$ 15,120.00	\$ 12,373.33	Pentacor	
	Excavation (excludes hard dig)	\$ 32,223.00	\$ 57,595.00		\$ 44,909.00	Desert State Dirt Works inc.	Contractor familiar with, and has worked, in same area; excludes hard dig
	Export/Grading	\$ 29,312.00	\$ 45,120.00		\$ 37,216.00	Desert State Dirt Works inc.	
	Environmental control measures	\$ 4,580.00			\$ 4,580.00	WindsweptOrganix	
	<i>Site Concrete</i>						
	Curbs	\$ 12,915.00	\$ 18,450.00	\$ 16,910.00	\$ 16,091.67	All American Concrete	
	Sidewalks	\$ 6,085.00	\$ 6,700.00	\$ 7,740.00	\$ 6,841.67	All American Concrete	
	Trash Enclosure Pad	\$ 4,350.00	\$ 6,500.00		\$ 5,425.00	All American Concrete	
	Planter seats	\$ 3,500.00	\$ 9,300.00		\$ 6,400.00		Estimate
	Grouted riprap	\$ 4,355.00			\$ 4,355.00	All American Concrete	
	Screen wall footings	\$ 1,200.00	\$ 4,950.00		\$ 3,075.00		Estimate
	Pavers	\$ 6,825.00	\$ 7,800.00		\$ 7,312.50	European Pavers	
	<i>Paving</i>						
	Asphalt Paving	\$ 32,500.00	\$ 35,632.80		\$ 34,066.40	Modern Paving	
	<i>Utilities</i>						
	Storm Sewer	N/A					
	Water Service	\$ 5,520.00	\$ 9,269.00		\$ 7,394.50	Underground Utilities, Inc.	
	Backflow preventer	inc					
	Fire Protection Service	\$ 7,200.00	\$ 15,400.00		\$ 11,300.00	Underground Utilities, Inc.	
	Gas Service	N/A					
	Sanitary Sewer Service	\$ 5,520.00	\$ 11,809.00		\$ 8,664.50	Underground Utilities, Inc.	
	Electrical Service	\$ 9,500.00	\$ 9,500.00	\$ 9,603.00	\$ 9,534.33	2 Of A Kind Electric, Inc.	portion allocated from lump sum electrical bid
	Telephone Service	\$ 2,500.00			\$ 2,500.00		Estimate

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	<i>Site Masonry</i>						
	Screen walls	\$ 14,700.00	\$ 18,901.99		\$ 16,801.00	Phoenix Masonry	
	Trash enclosure	\$ 4,188.60	\$ 5,155.09		\$ 4,671.84	Phoenix Masonry	
	<i>Miscellaneous</i>						
	Landscape & Irrigation	\$ 57,589.00	\$ 66,500.00	\$ 79,559.00	\$ 67,882.67		Survey not in plan
	Termite Pretreat	\$ 700.00			\$ 700.00	Termite One	
	Monument sign modification (allowance)	\$ 3,500.00			\$ 3,500.00		Allowance
	Trash enclosure gates/bollards	\$ 4,500.00			\$ 4,500.00	Cutting Edge	portion allocated from lump sum steel bid
	Water Feature	\$ 3,500.00			\$ 3,500.00		Allowance
	Covered carports	\$ 32,000.00			\$ 32,000.00	Sun Ports	Single post per Sun Ports conversation with architect
	<b>TOTAL DIVISION 2</b>	\$ 296,662.60					
<b>BUILDING:</b>							
<b>DIVISION 3 - Concrete</b>							
	Poured in Place Concrete (Slabs)	\$ 17,199.00	\$ 58,000.00		\$ 37,599.50	All American Concrete	
	Vertical walls	\$ 111,300.00			\$ 111,300.00	The Wall Company	VE: shown below final total
	Footings / Foundations	\$ 13,335.00			\$ 13,335.00	The Wall Company	VE: shown below final total
	<b>TOTAL DIVISION 3</b>	\$ 141,834.00			\$ 141,834.00		
<b>DIVISION 4 - Masonry</b>							
	Concrete Block	\$ 29,850.00	\$ 56,705.98		\$ 43,277.99	Phoenix Masonry	
	Masonry Other	\$ -			\$ -		
	Stone/Stone Veneer	\$ 55,530.00	\$ 60,350.00	\$ 91,073.24	\$ 68,984.41	Euro-Stone Designs, LLC	VE: Renaissance Stone in lieu of Eldorado Stone
	Brick	N/A					
	Pavestones	\$ -			\$ -		
	<b>TOTAL DIVISION 4</b>	\$ 85,380.00					

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<b>DIVISION 5 - Metals</b>							
	Structural Steel (Material & Erection)	\$ 82,700.00			\$ 82,700.00	Cutting Edge	Need revised plan
	<b>TOTAL DIVISION 5</b>	\$ 82,700.00					
<b>DIVISION 6 - Woods/Plastics</b>							
	<b>Carpentry</b>						
	Rough Carpentry Labor and Material	\$ 110,942.00	\$ 119,889.00	\$ 135,900.00	\$ 122,243.67	Bold Framing, Inc.	
	<b>TOTAL DIVISION 6</b>	\$ 110,942.00					
<b>DIVISION 7 - Thermal/Moist Prot</b>							
	Roofing (Clay Tile & Single Ply)	\$ 55,097.00	\$ 67,420.00		\$ 61,258.50	Starkweather Roofing, Inc.	
	Insulation	\$ 8,322.00	\$ 11,031.00		\$ 9,676.50	Mesa Insulation Specialists	
	Caulking	\$ 4,700.00			\$ 4,700.00	Cactus Rose Construction, Inc.	
	EIFS/Stucco (inc site walls)	\$ 71,335.00	\$ 112,228.00	\$ 115,298.00	\$ 99,620.33	Tuccino Brothers Plastering, Inc.	
	<b>TOTAL DIVISION 7</b>	\$ 139,454.00					
<b>DIVISION 8 - Doors/Windows</b>							
	Hollow Metal Doors/Frames	\$ 1,340.50			\$ 1,340.50	KCI Doors & Hardware	
	Finish Hardware	\$ 507.50			\$ 507.50	KCI Doors & Hardware	bid instructions ask for \$1500 allowance
	Metal Store Front/Glass	\$ 49,994.00	\$ 59,280.00	\$ 68,035.00	\$ 59,103.00	JoNic Glass, Inc.	We don't know these guys.
	<b>TOTAL DIVISION 8</b>	\$ 51,842.00					
<b>DIVISION 9 - Finishes</b>							
	Interior Finishes	N/A					
	Exterior Painting	\$ 2,000.00			\$ 2,000.00		Estimate/touch-up
	<b>TOTAL DIVISION 9</b>	\$ 2,000.00					
<b>DIVISION 10 - Specialties</b>							
	Toilet Accessories	N/A					
	Roof Hatch	\$ 460.00			\$ 460.00	Lane-Aire Manufacturing Corp.	
	<b>TOTAL DIVISION 10</b>	\$ 460.00					

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<b>DIVISION 15 - Mechanical</b>							
	HVAC	\$ 46,400.00	\$ 94,500.00		\$ 70,450.00	Venture Mechanical	Proven Sub contractor
	Plumbing	\$ 17,450.00	\$ 18,650.00	\$ 23,500.00	\$ 19,866.67	Lennard's Plumbing Inc.	No condensates/add \$2000.00
	Fire Sprinkler	\$ 25,000.00			\$ 25,000.00	Pro Fire Protection	
	<b>TOTAL DIVISION 15</b>	\$ 88,850.00					
<b>DIVISION 16 - Electrical</b>							
	Electrical Service - Bldg	\$ 8,000.00	\$ 8,000.00	\$ 8,162.55	\$ 8,054.18	2 Of A Kind Electric, Inc.	portion allocated from lump sum bid
	Fire Alarm / Security	N/A					
	Electrical	\$ 17,500.00	\$ 30,000.00	\$ 17,765.55	\$ 21,755.18	2 Of A Kind Electric, Inc.	portion allocated from lump sum bid
	Lighting	\$ 12,000.00	\$ 12,000.00	\$ 12,483.90	\$ 12,161.30	2 Of A Kind Electric, Inc.	portion allocated from lump sum bid
	<b>TOTAL DIVISION 16</b>	\$ 37,500.00					
	<b>TOTAL COST DIVS. 1-16</b>	\$ 1,112,324.60					
	<b>Contractor Profit &amp; Overhead (8.5%)</b>	\$ 94,547.59					
	<b>Sales Tax</b>	\$ 63,155.62					
<b>TOTAL JOB COST</b>		<b>\$ 1,270,027.81</b>					

<b>Value Engineering</b>			
VE 1	Reengineer CIP concrete foundation	\$ (39,000.00)	
VE 2	Masonry in lieu of CIP concrete foundation		\$ (35,500.00)
	Eliminate carpports	\$ (32,000.00)	\$ (32,000.00)
	Use ABS in lieu of cast iron	\$ (3,200.00)	\$ (3,200.00)
		\$ (74,200.00)	\$ (70,700.00)
	Tax savings	\$ (3,906.63)	\$ (3,722.36)
	Contractor P & O	\$ (9,000.00)	\$ (7,500.00)
		\$ (87,106.63)	\$ (81,922.36)
	Job Cost with value engineering (concrete rebar option)	\$ 1,182,921.18	\$ 1,188,105.46
			Masonry option