

ATTACHMENT B



Ms. Juliana Panqueva, Accountant III
City of Phoenix Head Start
251 West Washington Street,
Phoenix, AZ 85003-1611

Re: Consulting Assignment - Sunrise Elementary School - Headstart Modular Building
17624 North 31st Avenue,
Phoenix, Arizona 85053
BBG File #0123103598
City of Phoenix Cost Center: 8940050001
City of Phoenix Purchase Order: 4400852501

Dear Ms. Panqueva:

In accordance with your authorization, I conducted a search of the Sunrise Elementary School's competitive marketplace per the requirements cited below:

- Review the provided detailed cost estimate and compare the cost to other available alternatives in the service area pursuant to 45 CFR § 1303.45 – Cost-comparison to purchase, construct and renovate facilities.

The proposed modular classroom building to be acquired on behalf of the Early Headstart program is located on the Sunrise Elementary School campus. I was provided the bid from SBR Skyline Builders & Restoration, Inc. of Phoenix, Arizona. It is my understanding that the new modular building will contain a total of 1,350 square feet of usable area. The bid totaled \$385,194.31, or \$285.33 per square foot, inclusive of all material, labor and equipment necessary to place the building on the designated site area, being just west of an existing modular building. Although not provided, it is assumed that the Headstart program has, and will continue to have a long term lease agreement with the Deer Valley Unified District for the continued use of the underlying land, which includes the existing playground (restricted to the Headstart program), in addition to the existing modular building which will be converted to storage.

Relocatable classroom buildings pursuant to Marshall Valuation Service, range from \$225 to \$283 per square, which include 10% for restroom(s) and 25% for soft costs. When adding an additional \$20 per square foot for site preparation (sewer and electrical), the adjusted range is \$245 to \$303 per square foot, supporting the provided bid.

My search criteria considered readily available facilities (both for sale and/or lease) ranging from 1,000 to 2,500 square feet in size. Consideration was also given to necessary security and availability of a private playground area. Data sources include the Multiple Listing Service, CoStar and LoopNet. Although several properties meeting the size requirements were available within the locational parameters, they all lacked either the building and/or site characteristics necessary to operate a Headstart program. These buildings consisted of mostly older multi-tenant retail and/or office buildings, all of which would require some form of modification. The Sunrise Elementary School site (currently location) is believed to provide both necessary security (site and building) in addition to having a dedicated playground area.

In conclusion, it is my opinion that there are no readily available alternatives with the desired locational parameters that could fiscally replace the Sunrise Elementary School location.

SCOTTSDALE

P + 602.648.8600

4835 E. CACTUS ROAD
+ STE. 125
SCOTTSDALE, AZ 85254

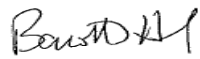
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VALUATION + ADVISORY + ASSESSMENT + ZONING

Ms. Panqueva
City of Phoenix Head Start
February 24, 2023
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BBG, Inc. appreciates the opportunity to have performed this consultation on your behalf. If we may be of further service, please contact the Client Manager.

Sincerely,
BBG, Inc.



Barott G. Hurd

SUBJECT PROPERTY



Location For New Modular Building



Headstart Playground



Headstart Playground



Headstart Office Within The Sunrise Elementary School



Sunrise Elementary School

AERIAL – SUNRISE ELEMENTARY SCHOOL



BID – SBR SKYLINE BUILDERS & RESTORATION, INC.

Attachment E



Final Estimate
Will Powell
Skyline Builders & Restoration
18-15PV-13 - 1Government Procurement Alliance - 1GPA - 6/09/2017 to 6/07/2022
Sunrise Headstart Modular Building - 22-634 C 9-22

Estimator: Will Powell				Sunrise Headstart New Modular Building			
Division Summary (MF04)							
01 - General Requirements	\$79,285.40	26 - Electrical	\$11,140.00				
02 - Existing Conditions	\$20,347.29	27 - Communications					
03 - Concrete		28 - Electronic Safety and Security	\$3,630.00				
04 - Masonry		31 - Earthwork	\$14,670.00				
05 - Metals		32 - Exterior Improvements	\$4,752.00				
06 - Wood, Plastics, and Composites		33 - Utilities					
07 - Thermal and Moisture Protection		34 - Transportation					
08 - Openings		35 - Waterway and Marine Transportation					
09 - Finishes	\$6,431.20	41 - Material Processing and Handling Equipment					
10 - Specialties	\$2,913.00	44 - Pollution Control Equipment					
11 - Equipment		46 - Water and Wastewater Equipment					
12 - Furnishings		48 - Electric Power Generation					
13 - Special Construction		Alternate	\$226,246.50				
14 - Conveying Equipment		Trades					
21 - Fire Suppression	\$2,980.00	Assemblies					
22 - Plumbing	\$16,013.00	FMR					
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		MF04 Total (Without totalling components)	\$388,408.39				
25 - Integrated Automation							
Totalling Components							
General Construction Subtotal				\$388,408.39			
RSMean: PHOENIX, AZ CCI 202202, 104.30%				\$16,701.56			
1GPA-Standard Coefficient (-13.0000%)				(\$50,493.09)			
Material, Labor, and Equipment Totals (No Totalling Components)							
Material:				\$169,290.99			
Labor:				\$187,211.14			
Equipment:				\$31,906.26			
Other:				\$0.00			
Laborhours:				1,122.84			
Green Line Items:0				\$0.00			

Final Estimate

Estimator: Will Powell

Totalling Component Details

Description	Item Count	Applicable Amount	Applied Amount	Applied Result	Balance
General Construction Subtotal Included in Total: Yes Type: Total, Master Format Type: MF04 Values: Total Includes: Priced, Non Priced Filtering: (none)	39	\$388,408.39		\$388,408.39	\$388,408.39
RSMeans PHOENIX, AZ CCI 2022Q2, 104.30% Included in Total: Yes Type: RSMeans CCI (Project Level) RSMeans PHOENIX, AZ CCI 2022Q2, 104.30% ZIP: 850, 853 Subtotal based on 1 items: "General Construction Subtotal"		\$388,408.39	4.3000 %	\$16,701.56	\$405,109.95
1GPA-Standard Coefficient Included in Total: Yes Type: Percentage (Project Level), Master Format Type: MF04 Values: Total Includes: Priced, Non Priced Filtering: (none)	39	\$388,408.39	(13.0000)%	\$(50,493.09)	\$354,616.86
PheonixTax rate Included in Total: Yes Type: Percentage (Project Level), Master Format Type: MF04 Values: Total Includes: Priced, Non Priced Filtering: (none)	39	\$388,408.39	5.5900 %	\$21,712.03	\$376,328.89
Bond Included in Total: Yes Type: Percentage (Project Level) Subtotal based on 3 items: "1GPA-Standard Coefficient", "General Construction Subtotal", "RSMeans PHOENIX, AZ CCI (Current)"		\$354,616.86	2.5000 %	\$8,865.42	\$385,194.31

Final Estimate

Estimator: Will Powell				Sunrise Headstart New Modular Building		
Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0220 Field personnel, project manager, maximum Project Manager for Duration of project.	Week	8.0000	\$4,575.00	\$36,600.00	RSM22FAC L, O&P
2	01-31-13-20-0280 Field personnel, superintendent, maximum Superintendent for Duration of project.	Week	8.0000	\$4,225.00	\$33,800.00	RSM22FAC L, O&P
3	01-54-33-40-6410-1 Hourly operating cost for rent toilet portable chemical Hourly cleaning charge for port-a-john. (8*5)*8 = 320.00	Ea.	320.0000	\$0.15	\$48.00	RSM22FAC E, O&P
4	01-54-33-40-6410-4 Rent per month for rent toilet portable chemical Monthly rental cost for port-a-john.	Ea.	2.0000	\$231.00	\$462.00	RSM22FAC E, O&P
5	01-74-13-20-0052 Cleaning up, cleanup of floor area, continuous, per day, during construction Daily & Final Cleaning of job site. ((55*40)*1000)*40 = 88.00	M.S.F.	88.0000	\$92.00	\$8,096.00	RSM22FAC M, L, E, O&P
6	01-74-13-20-0100 Cleaning up, cleanup of floor area, final by GC at end of job Daily & Final Cleaning of job site. (55*40)*1000 = 2.20	M.S.F.	2.2000	\$127.00	\$279.40	RSM22FAC M, L, E, O&P
01 - General Requirements Total					\$79,285.40	
02 - Existing Conditions						
7	02-41-19-19-0840 Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost Dumpster for Construction Debris for Duration of project.	Week	8.0000	\$850.00	\$6,800.00	RSM22FAC M, O&P
8	02-41-19-19-3000 Selective demolition, rubbish handling, loading & trucking, chute loaded, including 2 mile haul, cost to be added to demolition cost Hauling earthwork to approved dumpsite. 87.9694 = 87.97	C.Y.	87.9694	\$73.00	\$6,421.77	RSM22FAC L, E, O&P
9	02-41-19-20-0100 Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only Dump fees to haul away excavated earthwork. 87.9694 = 87.97	Ton	87.9694	\$81.00	\$7,125.52	RSM22FAC M, O&P
02 - Existing Conditions Total					\$20,347.29	
09 - Finishes						
10	09-65-13-13-1100 Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick Install rubber base in classroom, office, & storage closet. 30*30*30*11*11*15*5*5*15*15 = 212.00	L.F.	212.0000	\$4.00	\$848.00	RSM22FAC M, L, O&P
11	09-65-19-19-7150 Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" Install new VCT in office, & storage closet. (5*15)*(11*15) = 240.00	S.F.	240.0000	\$4.93	\$1,183.20	RSM22FAC M, L, O&P

Final Estimate

Estimator: Will Powell Sunrise Headstart New Modular Building

09 - Finishes							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
12 09-68-13-10-1100	Carpet tile, tufted nylon, 24 oz., 18" x 18" or 24" x 24" Install new Carpet Tile in Classroom & Office. (30*30)/9 = 100.00	S.Y.	100.0000	\$44.00	\$4,400.00	RSM22FAC M.L. O&P	P

09 - Finishes Total \$6,431.20

10 - Specialties							
13 10-11-13-13-5550	Chalkboards, liquid chalk, white porcelain enamel, wall hung, deluxe units, aluminum trim & chalktrough, 4' x 12' Install whiteboards in classroom.	Ea.	2.0000	\$680.00	\$1,360.00	RSM22FAC M.L. O&P	P
14 10-28-13-13-4600	Toilet accessories, soap dispenser, chrome, surface mounted, liquid Install bathroom accessories.	Ea.	2.0000	\$93.50	\$187.00	RSM22FAC M.L. O&P	P
15 10-28-13-13-6700	Toilet accessories, towel dispenser, stainless steel, surface mounted Install bathroom accessories.	Ea.	2.0000	\$118.00	\$236.00	RSM22FAC M.L. O&P	P
16 10-28-13-13-8100	Toilet accessories, waste receptacle, stainless steel, w/top, 36 gallon Install bathroom accessories.	Ea.	2.0000	\$565.00	\$1,130.00	RSM22FAC M.L. O&P	P

10 - Specialties Total \$2,913.00

21 - Fire Suppression							
17 21-13-13-50-1960	Sprinkler system components, connector for sprinkler heads, 60" length, 1/2" and 3/4" outlet size Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	Ea.	10.0000	\$125.00	\$1,250.00	RSM22FAC M.L. O&P	P
18 21-13-13-50-2340	Sprinkler system components, sprinkler head escutcheons, standard, brass tone, 1" size Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	Ea.	10.0000	\$26.00	\$260.00	RSM22FAC M.L. O&P	P
19 21-13-13-50-4860	Sprinkler system components, sprinkler heads, recessed pendent, brass, 135 to 286 degrees F, 1/2" NPT, 17/32" orifice, standard spray Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	Ea.	10.0000	\$147.00	\$1,470.00	RSM22FAC M.L. O&P	P

21 - Fire Suppression Total \$2,980.00

22 - Plumbing							
20 22-11-13-23-1240	Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' OC Install water piping/fittings to new site building.	L.F.	75.0000	\$45.50	\$3,412.50	RSM22FAC M.L. O&P	P
21 22-11-13-25-0150	Elbow, 90 Deg., copper, wrought, copper x copper, 1-1/2" Install water piping/fittings to new site building. 1 = 1.00	Ea.	1.0000	\$102.00	\$102.00	RSM22FAC M.L. O&P	P
22 22-11-13-25-0530	Tee, copper, wrought, copper x copper, 1-1/2" Install water piping/fittings to new site building.	Ea.	1.0000	\$180.00	\$180.00	RSM22FAC M.L. O&P	P

Final Estimate

Estimator: Will Powell Sunrise Headstart New Modular Building

Item	Description	UM	Quantity	Unit Cost	Total	Book
22 - Plumbing						
23 22-11-13-25-0716	Coupling, copper, wrought, copper x copper, 1-1/2" Install water piping/fitings to new site building.	Ea.	1.0000	\$87.00	\$87.00	RSM22FAC M.L. O&P
24 22-11-13-44-3320	Pipe, steel, black, flanged, weld neck, 150 lb., 2" diameter, schedule 40, Spec. A-53, includes flange set, yoke & roll hanger assembly, sized for covering, 10' OC Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	L.F.	100.0000	\$56.00	\$5,600.00	RSM22FAC M.L.E. O&P
25 22-11-13-45-0140	Elbow, 90 Deg., steel, cast iron, black, straight, threaded, standard weight, 2" Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	Ea.	6.0000	\$122.00	\$732.00	RSM22FAC M.L. O&P
26 22-11-13-45-0580	Tee, steel, cast iron, black, straight, threaded, standard weight, 2" Install new fire sprinklers, escutcheons, connectors, and branch piping & fittings.	Ea.	6.0000	\$191.00	\$1,146.00	RSM22FAC M.L. O&P
27 22-13-16-20-2160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevs hanger assemblies 5' OC Install new waste pipe & fittings for new site building.	L.F.	75.0000	\$60.00	\$4,500.00	RSM22FAC M.L. O&P
28 22-13-16-30-0140	1/4 bend, cast iron soil, hub and spigot, service weight, 4", includes lead & oakum joints Install new waste pipe & fittings for new site building.	Ea.	1.0000	\$181.00	\$181.00	RSM22FAC M.L. O&P
29 22-13-16-30-4970	Gasket and making push-on joint, cast iron soil, hub and spigot, 4", gasket joint, includes gasket Install new waste pipe & fittings for new site building.	Ea.	1.0000	\$72.50	\$72.50	RSM22FAC M.L. O&P
22 - Plumbing Total					\$16,013.00	
26 - Electrical						
30 26-05-19-90-0940	Wire, copper, solid, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray Install electrical devices, wiring, & conduit. (1000'4)/100 = 40.00	C.L.F.	40.0000	\$88.50	\$3,540.00	RSM22FAC M.L. O&P
31 26-05-33-13-5020	Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF Install electrical devices, wiring, & conduit.	L.F.	1,000.0000	\$7.60	\$7,600.00	RSM22FAC M.L. O&P
26 - Electrical Total					\$11,140.00	
28 - Electronic Safety and Security						
32 28-46-11-27-5240	Detection system, smoke detector, addressable type, excl. wires & conduit Install new Fire Safety Devices.	Ea.	6.0000	\$385.00	\$2,310.00	RSM22FAC M.L. O&P
33 28-46-11-50-5430	Fire alarm, fire alarm temporal horn/strobe, 102/98 DB, lumin15/75cd, indoor/wall, red Install new fire safety devices.	Ea.	6.0000	\$220.00	\$1,320.00	RSM22FAC M.L. O&P
28 - Electronic Safety and Security Total					\$3,630.00	

Final Estimate

Estimator: Will Powell		Sunrise Headstart New Modular Building				
Item	Description	UM	Quantity	Unit Cost	Total	Book
31 - Earthwork						
34	31-22-13-20-0130 Rough grading sites, 1,100-3,000 S.F., skid steer & labor Rough Grading of excavated material.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM22FAC L.E. O&P
35	31-22-16-10-1100 Fine grading, fine grade for slab on grade, machine Finish grading for all excavated areas. (40'50'9) = 222.22	S.Y.	222.2222	\$2.09	\$464.44	RSM22FAC L.E. O&P
36	31-23-16-16-0700 Structural excavation for minor structures, bank measure, sandy soil, 12' to 18' deep, hand pits Excavation of Pit to set new Modular Building, and for new sidewalk. ((30'45"1.5)27)+(5'105".667)27) = 87.97	B.C.Y.	87.9694	\$145.00	\$12,755.56	RSM22FAC L. O&P
31 - Earthwork Total					\$14,670.00	
32 - Exterior Improvements						
37	32-06-10-10-0310 Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 4" thick, excludes base Install new sidewalk perimeter of building. (45'5)+(30'5)+(45'5) = 600.00	S.F.	600.0000	\$6.45	\$3,870.00	RSM22FAC M.L. O&P
38	32-06-10-10-0310-0450 Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 4" thick S.F. bank run gravel base, add (Modified using 32-06-10-10-0450) Install new sidewalk perimeter of building. (45'5)+(30'5)+(45'5) = 600.00	S.F.	600.0000	\$1.47	\$882.00	RSM22FAC M.L.E. O&P
32 - Exterior Improvements Total					\$4,752.00	
Alternate						
39	13-34-23-14-0003 Modular Classroom, Connected, Complete With Doors, Windows, Fixtures, Toilets S.F. And Teachers Work Room Install new Modular Building. 30'45 = 1,350.00	S.F.	1,350.0000	\$167.59	\$226,246.50	CUSTOM M.L.E. O&P
Alternate Total					\$226,246.50	
Estimate Grand Total					385,194.31	

Profile

Barott Hurd is a valuation Director at BBG working out of the Scottsdale, Arizona office. Having started in the appraisal industry in the mid-1980's, Mr. Hurd became a licensed Arizona Certified General Real Estate Appraiser in June of 1992. Over the past 35 years, Mr. Hurd has been responsible for the preparation of narrative commercial appraisals of all property types, including both existing and proposed developments, in addition to market feasibility studies. Duties also include maintaining high profile client relationships and business development.

Although having knowledge of all property types, Mr. Hurd largely specializes in special use properties such as Charter, Private, Public, and Special Purpose Schools, as well as Student Housing, having appraised over 400 education related properties in 14 States, over the past 10 years. Mr. Hurd was hired by a major university to value nearly \$800m in assets (12 residence halls, 9 student housing apartment buildings, a 6,868± seat/137,500± square foot event center/sport arena, and 260± acres of Underlying Land) for their transition from a "for-profit" to "non-profit" institution. He has extensive knowledge in other special-use properties such as Hotels, Convenience Stores, Gas Stations, Car Washes, Marinas, Subdivisions, and Logistic Buildings. His client profile includes balance sheet lenders, agency lenders, owners, life insurance companies, and governmental agencies.

Mr. Hurd is a registered certified general real estate appraiser in the states of Arizona, Nevada, and Texas. Having over 35 years of practical experience, he is an established real estate expert providing his clients knowledge based valuations for all property types.

Professional Affiliations

Appraisal Institute

Affiliate

State of Arizona- Certified General Real Estate Appraiser CGA30577

State of Nevada - Certified General Real Estate Appraiser A.0207875-CG

State of Texas - Certified General Real Estate Appraiser 1380558 G

Education

Bachelor of Science Degree - Real Estate and Finance Dual Major, Arizona State University 1988



VALUATION



ADVISORY



ASSESSMENT



ZONING

Department of Insurance and Financial Institutions

State of Arizona

CGA - 30577

BAROTT GUY HURD

has complied with the provisions of

This document is evidence that:

Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

BAROTT GUY HURD

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **June 30, 2023**