



REV.1 PUSD GRANITE MOUNTAIN BRIDGE AND BALCONY REPAIR PROPOSAL



ROBERT E. PORTER

Construction Co., Inc.

1720 W. Lincoln St.
Phoenix, AZ 85007
602-253-4911
FAX: 602-340-9533

6/1/2026



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Chuck Lemmer
PUSD

RE: REV.1 Proposal to repair and replace the existing balcony and bridge at the PUSD Granite Mountain Upper Elementary School

Chuck,

We are pleased to submit this proposal to replace the existing bridge structure and repair the existing balcony at the Granite Mountain Upper Elementary School per the provided structural repair drawings from Gervasio and Associates dated 12/19/2025. In summary this proposal includes the replacement of the existing concrete bridge and replaces it with a new composite steel/ concrete bridge structure and repairs the degrading balcony deck. Due to the anticipated duration of this project we have priced to work the project on an accelerated schedule to lessen the impact on the function of the school operations. Project will need to be performed during a summer break and will still need some time before and after that to be completed. Exact duration and schedule will be determined after award of project. Cost estimation includes working up to 6 days a week at 60 hours per week. Some parts of the construction durations cannot be shortened due to cure times of concrete and other materials. Please see below and attached for more information.

We have included the performance of the following scope of work:

1. Preconstruction coordination and scheduling
2. City Building Permit Procurement
3. Environmental testing of materials to be disturbed during construction
4. Field measurements and as-builts of existing conditions
5. Mobilization to site
6. Fencing and signage around construction area
7. Bridge Replacement
 - Demolition of existing bridge
 - Construction of new rectangular concrete columns
 - Installation of new slide bearing assemblies
 - Rework of existing concrete headwall
 - Steel bridge erection
 - Pour new concrete topping slab
 - Install new steel handrailing system
 - Install new EIFS beam soffit enclosures
 - Install new gypboard soffit
 - Install new expansion joint
 - Install deck coating on bridge deck and edges
 - Paint handrails and gypboard soffit

8. Balcony Repairs

- Install temporary shoring per plans
- Demo existing handrails
- Install temporary railing and access scaffolding
- Demo existing concrete topping slab partial depth and full depth
- Remove and replace metal decking
- Demolish concrete encasement on edge steel beam
- Sandblast clean steel beam and coat with zinc rich primer
- Pour back concrete topping slab
- Install new steel handrailing
- Install new EIFS beam enclosures
- Install new gypboard ceiling at balcony perimeter
- Paint new soffit and handrails
- Install deck coating on balcony deck and edges
- Install expansion joints
- Misc sealants around doors and thresholds

9. Remove barricades and demobilize from site

10. Provide warranty/ closeout documentation per specifications

Total Cost for the above-stated Base Repairs, Tasks= \$1,008,026.55

(please see attached spreadsheet for full cost breakdown)

Exclusions, Qualifications and Support by Others:

- Delays associated with:
 - Inclement weather
 - Other contractors
- Unobstructed access to work area
- Additional work beyond scope described above and in budget breakdown
- Excludes QC material testing and engineering special inspections fees
- Mocks up are not included
- Pricing assumes access to loading dock area and tunnel under ramp for construction equipment access
- Security cameras to be removed and relocated by district
- Pricing assumes protection of existing landscaping and does not include new landscaping
- Pricing is based on current market pricing and may incur inflation due to current world situations
- EIFS has been substituted for cost and construction timelines
- Includes City Permits
- Parking for crew vehicles to be provided onsite
- No holiday work
- Work is assumed to be completed during the day between the hours of 5am-5pm MTWTFSS pending time of year and city ordinances
- Work scope duration will be approximately 10 weeks
- This proposal may be withdrawn by Robert E. Porter Construction if not accepted within Thirty (30) Days.
- Payment terms per Arizona State law

Sincerely,

ROBERT E. PORTER CONSTRUCTION CO., INC.

Jeremy Lucas

Jeremy Lucas
Vice President

Bid Date: 04/03/26
Project: REV.1 PUSD Granite Mountain Middle School Bridge and Balcony Repair Spreadsheet
Description: Repair bridge and balcony per G&A drawing and specifications



ROBERT E. PORTER

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*Labor Rate: \$64.22
*Supt. Rate: \$84.05
*General Supt.: \$68.37
*PM Rate: \$82.04

*Includes Burden

Code	Description	Quantity	Unit	Labor			Mat'l	Equip.	Sub.	Rented Equip.	Total *Includes 2% Consumables
				Hours	Rate	Total					
	General Conditions										
1101	Superintendent	1	LS	40	\$84.05	\$ 3,361.95	\$ -	\$ 840.49	\$ -	\$ -	\$ 4,286.48
1106	Project Management	1	LS	68	\$82.04	\$ 5,578.58	\$ -	\$ 1,394.65	\$ -	\$ -	\$ 7,112.69
1100	General Superintendent	1	LS	112	\$68.37	\$ 7,656.88	\$ -	\$ 1,914.22	\$ -	\$ -	\$ 9,762.52
1117	Mobilization/Demobilization	1	LS	60	\$64.22	\$ 3,853.37	\$ -	\$ 963.34	\$ -	\$ -	\$ 4,913.04
1111	Barricades, Fencing, & Protection	1	LS	40	\$64.22	\$ 2,568.91	\$ 1,050.00	\$ 642.23	\$ -	\$ 3,500.00	\$ 7,916.36
1410	Environmental Testing	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ 765.00
1159	Debris Disposal	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 2,250.00	\$ -	\$ 2,295.00
1140	Equipment Fuel	1	LS	0	\$64.22	\$ -	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,590.00
1130	Portable Toilet and storage	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 2,500.00	\$ 4,243.20
1132	Temporary Power	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ -	by owner	\$ -
1132	City Permit Fees	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ 8,160.00
	Bridge Repairs										
1101	Superintendent	1	LS	200	\$84.05	\$ 16,809.73	\$ -	\$ 4,202.43	\$ -	\$ -	\$ 21,432.41
1106	Project Management	1	LS	40	\$82.04	\$ 3,281.52	\$ -	\$ 820.38	\$ -	\$ -	\$ 4,183.94
2225	Bridge Demo	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 36,300.00	\$ -	\$ 37,026.00
5120	New Bridge Steel Construction	1	LS	0	\$64.22	\$ -	\$ -	\$ -	\$ 75,350.00	\$ -	\$ 76,857.00
3310	New Bridge Columns	1	LS	360	\$64.22	\$ 23,120.21	\$ 7,130.00	\$ 5,780.05	\$ -	\$ 1,200.00	\$ 37,974.87
5120	New Bearing Assemblies	4	EA	10	\$64.22	\$ 642.23	\$ 1,650.00	\$ 160.56	\$ -	\$ -	\$ 2,501.84
3530	Topping Slab	750	SF	40	\$64.22	\$ 2,568.91	\$ 1,080.00	\$ 642.23	\$ 15,000.00	\$ -	\$ 19,676.96
7123	Expansion Joints	50	LF	40	\$64.22	\$ 2,568.91	\$ 3,900.00	\$ 642.23	\$ -	\$ -	\$ 7,253.36
3920	Head wall repair	12.24	CF	60	\$64.22	\$ 3,853.37	\$ 2,207.08	\$ 963.34	\$ -	\$ -	\$ 7,164.27
6811	Scaffolding access and temp railing	90	LF	0	\$64.22	\$ -	\$ -	\$ -	\$ 12,510.00	\$ -	\$ 12,760.20
	Balcony Repairs										
1101	Superintendent	1	LS	220	\$84.05	\$ 18,490.70	\$ -	\$ 4,622.68	\$ -	\$ -	\$ 23,575.65
1106	Project Management	1	LS	50	\$82.04	\$ 4,101.90	\$ -	\$ 1,025.48	\$ -	\$ -	\$ 5,229.92
2225	Concrete Topping Demo Full Depth	1300	SF	30	\$64.22	\$ 1,926.68	\$ -	\$ 481.67	\$ 30,800.00	\$ -	\$ 33,872.52
2225	Concrete Topping Demo Partial Depth	1407	SF	20	\$64.22	\$ 1,284.46	\$ -	\$ 321.11	\$ 16,000.00	\$ -	\$ 17,957.68
2116	Concrete Shot Blasting	4100	SF	20	\$64.22	\$ 1,284.46	\$ -	\$ 321.11	\$ 6,150.00	\$ -	\$ 7,910.68
3925	Existing Coating Removal	1400	SF	20	\$64.22	\$ 1,284.46	\$ -	\$ 321.11	\$ 7,000.00	\$ -	\$ 8,777.68
5310	Metal Decking Replacement	1300	SF	50	\$64.22	\$ 3,211.14	\$ -	\$ 802.79	\$ 61,553.00	\$ -	\$ 66,878.26
3100	Edge Forming and handrail imbeds	200	LF	160	\$64.22	\$ 10,275.65	\$ 2,200.00	\$ 2,568.91	\$ -	\$ -	\$ 15,345.45
3530	Topping Slab Concrete	2700	SF	20	\$64.22	\$ 1,284.46	\$ -	\$ 321.11	\$ 54,000.00	\$ -	\$ 56,717.68
7123	Expansion Joints	25	LF	20	\$64.22	\$ 1,284.46	\$ 2,300.00	\$ 321.11	\$ -	\$ -	\$ 3,983.68
6810	Balcony Deck Shoring	1	LS	40	\$64.22	\$ 2,568.91	\$ 267.00	\$ 2,055.13	\$ -	\$ -	\$ 4,988.86
2116	Sandblast clean and coat structural steel	800	SF	120	\$64.22	\$ 7,706.74	\$ 3,050.00	\$ 1,926.68	\$ -	\$ -	\$ 12,937.09
6811	Scaffolding access and temp railing	200	LF	0	\$64.22	\$ -	\$ -	\$ -	\$ 27,800.00	\$ -	\$ 28,356.00
	Bridge and Balcony Finishes										
1101	Superintendent	1	LS	220	\$84.05	\$ 18,490.70	\$ -	\$ 4,622.68	\$ -	\$ -	\$ 23,575.65
1106	Project Management	1	LS	50	\$82.04	\$ 4,101.90	\$ -	\$ 1,025.48	\$ -	\$ -	\$ 5,229.92
9250	Soffit Framing and Drywall	1	LS	40	\$64.22	\$ 2,568.91	\$ -	\$ 642.23	\$ 56,368.00	\$ -	\$ 60,770.72
5520	Handrailing	290	LF	40	\$64.22	\$ 2,568.91	\$ -	\$ 642.23	\$ 47,850.00	\$ -	\$ 52,082.36
9900	Painting	1	LS	20	\$64.22	\$ 1,284.46	\$ -	\$ 321.11	\$ 23,774.00	\$ -	\$ 25,887.16
9980	Deck Coating	3800	SF	200	\$64.22	\$ 12,844.56	\$ 22,800.00	\$ 3,211.14	\$ -	\$ -	\$ 39,632.81
7900	Misc Sealants	1	LS	40	\$64.22	\$ 2,568.91	\$ 486.00	\$ 642.23	\$ -	\$ -	\$ 3,771.08
7240	Soffit EIFS	290	LF	40	\$64.22	\$ 2,568.91	\$ -	\$ 642.23	\$ 62,216.00	\$ -	\$ 66,735.68
1108	Mics project labor	1	LS	160	\$64.22	\$ 10,275.65	\$ -	\$ 2,568.91	\$ -	\$ -	\$ 13,101.45
				2650		\$ 187,841.49	\$ 52,620.08	\$ 48,373.27	\$ 545,331.00	\$ 7,200.00	\$ 858,193.16
								Subtotal			\$ 858,193.16
								OVERHEAD	8.00%		\$ 68,655.45
								LIABILITY INSURANCE	1.15%		\$ 10,658.76
								PROFIT	7.00%		\$ 65,625.52
								BOND	0.00%		\$ -
								Sales Tax	9.30%		\$ 4,893.67
								TOTAL			\$ 1,008,026.55