



**Runestone Community Center Expansion  
Construction Manager at Risk Fee Proposal  
June 15, 2021**

Contract to be AIA 133-2019

Assumed Construction Budget: \$11.2M

**Note:** Assume a construction duration of 10 months when filling out this fee schedule, which does not include the preconstruction and estimating timeframe. The CM is to be engaged with the Owner and Design Team on or about July 1, 2021 for preconstruction and estimating services.

**Preconstruction & Bidding Phase**

**6 Months**

Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director	208	HRS	\$ 179.40	Included
Project Executive	78	HRS	\$ 174.40	\$ 13,603
Project Manager	40	HRS	\$ 117.40	\$ 4,731
Estimator	208	HRS	\$ 117.40	\$ 24,419
MEP Coordination	40	HRS	\$ 137.40	\$ 5,537
Virtual Design	40	HRS	\$ 107.40	\$ 4,328
QAQC Director	40	HRS	\$ 122.90	\$ 4,953
Office Travel	6	Months	\$ 500.00	\$ 3,000
<b>Subtotal Preconstruction &amp; Bidding</b>				<b>\$ 60,572</b>
				<b>Total Preconstruction &amp; Bidding \$ 24,834</b>

\* In support of this project RJM will provide our full service preconstruction at a discounted fee.

**Project Reimbursable Expenses**

**10 Months**

Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director	80	HRS	\$ 179.40	Included
Project Executive	166	HRS	\$ 174.40	\$ 28,950
Project Manager	996	HRS	\$ 117.40	\$ 116,930
Project Engineer	332	HRS	\$ 85.40	Included
General Superintendent	166	HRS	\$ 129.90	\$ 21,563
Superintendent	1660	HRS	\$ 119.90	\$ 199,034
QAQC Director	80	HRS	\$ 122.90	Included
Safety Director	166	HRS	\$ 129.90	\$ 21,563
Project Coordinator	166	HRS	\$ 59.40	\$ 9,860
<b>Subtotal Reimbursable Expenses</b>				<b>\$ 397,902</b>

**GC's/Project Reimbursable Expense Costs\*****10 Months**

Description	Quantity	Unit	Unit Cost	Total
Project Management Software	43	WK	\$ 125.00	\$ 5,375
Cell Phone	43	WK	\$ 20.00	\$ 860
Printing	10	MO	\$ 175.00	\$ 1,677
Postage & Delivery	10	MO	\$ 85.00	\$ 815
Temporary Toilets	10	MO	\$ 500.00	\$ 4,792
Field Office Equipment	10	MO	\$ 300.00	\$ 2,875
Site Trailer	10	MO	\$ 950.00	\$ 9,105
Superintendent Truck & Fuel	1660	HR	\$ 8.00	\$ 13,280
Progress Cleanup	0	HR	By Subcontractors	
<b>Subtotal General Conditions</b>				<b>\$ 38,779</b>

**General Liability Insurance**

General Liability Insurance	1	LS		Included
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**Builder's Risk Insurance**

Builder's Risk Insurance	1	LS		Included
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**Construction Manager**

Proposed Construction Manager Fee	1	LS	1.50%	<b>\$ 168,000</b>
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\* Fee based on a construction value of \$11.2 million.

Total Fee Including Preconstruction/Bidding, Project Reimbursable expenses, General Conditions, General Liability and Builder's Risk Insurance, and CM Fee				<b>\$ 629,516</b>
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\* Expenses listed above reflect the total anticipated CMaR compensation, including any portion of the General Conditions that the CMaR expects to self-perform, and/or equipment that will be provided to the project by the CMaR.