

F. COST PROPOSAL

Runestone Community Center Expansion

Construction Manager at Risk Fee Submittal

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

Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director		HRS		in CM Fee
Senior Project Manager	350	HRS	\$ 90.00	\$ 31,500
Project Preconstruction Manager		HRS		w/ Sr. PM
Project Administrator		HRS		N/A
Project Engineer		HRS		N/A
Chief Estimator		HRS		w/ Estimator
Estimator	350	HRS	\$ 90.00	\$ 31,500
Project Scheduler		HRS		w/ Sr. PM
MEP Coordinator		HRS		w/ Sr. PM
BIM Specialist		HRS		in CM Fee
Document Quality Control Team		HRS		w/ Sr. PM
Other		HRS		\$ -
Subtotal Preconstruction & Bidding				\$ 63,000

Project Reimbursable Expenses

10 Months

Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director	-	HRS		in CM Fee
Senior Project Manager	-	HRS		in CM Fee
Project Manager	1,056	HRS	\$ 80.00	\$ 84,480
Project Engineer/Assistant Project Manager	-	HRS		N/A
General Superintendent	-	HRS		in CM Fee
Superintendent (Full-Time)	1,760	HRS	\$ 90.00	\$ 158,400
Assistant Superintendent	-	HRS		N/A
Cost Estimator	-	HRS		w/ Proj. Mgr.
Project Scheduler	-	HRS		w/ Proj. Mgr.
MEP Coordinator	-	HRS		w/ Proj. Mgr.
BIM Specialist	-	HRS		in CM Fee
QAQC Director	-	HRS		in CM Fee
Safety Director	-	HRS		in CM Fee
Project Accountant	-	HRS		in CM Fee
Project Assistant	-	HRS		in CM Fee
Other	-	HRS		\$ -
Subtotal Reimbursable Expenses				\$ 242,880

F. COST PROPOSAL

GC's/Project Reimbursable Expense Costs*

10 Months

Description	Quantity	Unit	Unit Cost	Total
Project Management Software	10	MO		In CM Fee
Cell Phone	10	MO	\$ 200.00	\$ 2,000
Printing	10	MO	\$ 250.00	\$ 2,500
Postage & Delivery	10	MO	\$ 75.00	\$ 750
Temporary Toilets	10	MO	\$ 300.00	\$ 3,000
Field Office Equipment	10	MO		In CM Fee
Site Trailer	10	MO	\$ 500.00	\$ 5,000
Small Tools	10	MO		N/A
Internal Equipment	10	MO	\$ 1,600.00	\$ 16,000
Superintendent Truck	10	MO	\$ 1,500.00	\$ 15,000
Progress Cleanup	344	HRS	\$ 70.00	\$ 24,080
Other	0	HRS		\$ -
Subtotal General Conditions				\$ 68,330

General Liability Insurance

General Liability Insurance	1	LS	0.25%	\$ 28,000
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Builder's Risk Insurance

Builder's Risk Insurance	1	LS	0.13%	\$ 14,560
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Construction Manager Fee

Proposed Construction Manager Fee	1	LS	2.00%	\$ 224,000
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Total Fee Including Preconstruction/Bidding, Project Reimbursable expenses, General Conditions, General Liability and Builder's Risk Insurance, and CM Fee				\$ 640,770
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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.*