

CM Fee Proposal Analysis

Town of South Windsor Pleasant Valley Elementary School

Proposal Due Date: 10/1/2020

FEES AND CONTRACT	Gilbane	Shawmut	Turner
% Fee or Fixed	1.85%	1.70%	2.10%
Calculated Trade Cost (Based on \$45.8M GMP)	\$ 42,306,277	\$ 42,142,589	\$ 41,744,669
Fee Value Based on (Construction Budget)	\$ 648,432	\$ 620,891	\$ 800,894
Schematic Design Estimate	\$ 35,480	\$ 25,000	\$ 21,500
Pre-Construction Fee (Not including SD Estimate)	\$ 148,330	\$ 120,000	\$ 120,000
Total Pre-Construction Fee	\$ 183,810	\$ 145,000	\$ 141,500
TOTAL GENERAL CONDITIONS (including Insurance and P&P Bonds)	\$ 2,679,781	\$ 2,909,820	\$ 3,131,237
G.C.s per month based on X-Months	\$ 167,486	\$ 181,864	\$ 195,702
% of CM Markups vs Trade Costs	6.77%	7.25%	7.84%
SERVICES	COST	COST	COST
Personnel			
Project Executive	\$ 110,294	\$ 73,151	\$ 66,000
Project Manager	\$ 318,521	\$ 446,870	\$ 438,600
Assistant Superintendent	\$ -	\$ 118,620	\$ 345,600
General Superintendent	\$ 308,895	\$ 66,335	\$ 407,300
Safety Officer	\$ 30,858	\$ 63,052	\$ 36,400
Job site Supervision	\$ 166,410	\$ 546,677	\$ 191,200
Field Engineering	\$ 430,274	\$ 181,315	\$ 364,800
Project Clerical/Secretary	\$ 34,021	\$ 91,699	\$ 25,500
Timekeeper	\$ 53,584	N/A	\$ 22,200
Shop Drawing Coordination	Incl	N/A	w/ personnel above
Quality Control	\$ 6,052	N/A	w/ personnel above
Elevator Operators	Incl	By Trade	\$ -
Maintenance Engineers	By Trades	By Trade	\$ -
Hoist Engineers	By Trades	By Trade	\$ -
Master Mechanic	By Trades	By Trade	\$ -
Flagmen	By Trades	By Trade	\$ -
Watchmen and Site Security	\$ -	By Trade	\$ -
Premium Time as may be required	By Trades	By Trade	w/ personnel above
Relocation	By Trades	By Trade	incl.
Travel, Meals, Lodging	\$ -	\$ 15,400	incl.
Vehicles	\$ 33,602	N/A	incl.
Full-time laborer	By Trades	By Trade	By Trades
Travel, Meals & Lodging to/from Job Site	\$ 16,536	N/A	incl.
Other - Project Cost Accountant	\$ 104,748	\$ 88,273	\$ 25,300
Other - Project Cost Estimator	\$ 18,240	N/A	w/ personnel above
Other - MEP Coordination	\$ 55,191	\$ 37,638	\$ 29,200
Other - MEP Start-up/Commissioning	By Trades	\$ 64,085	incl.
Other	\$ 36,345	\$ 71,871	\$ 38,800
SUB-TOTAL	\$ 1,723,571	\$ 1,864,986	\$ 1,990,900
Engineering and Testing:			
Building Layout	By Trades	By Trades	By Trades
Baseline Layout	By Trades	By Trades	By Trades
Final Site Survey (coordination by CM)	By Trades/CM	By Trades	By Trades
Routine Inspection	Owner/CM	By Trades	incl.
Soil Testing (coordination by CM)	Owner/CM	By Trades	By Owner
Ashphalt Testing (coordination by CM)	Owner/CM	By Trades	By Owner
Concrete Testing (coordination by CM)	Owner/CM	By Trades	By Owner
Other	Owner/CM	By Trades	By Owner
SUB-TOTAL	\$ -	\$ -	\$ -

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SERVICES	COST	COST	COST
Field Office Expense:			
Job Office / Trailer	\$ 53,110	\$ 65,000	\$ 89,600
Misc Office Supplies	\$ 6,960	\$ 7,700	\$ 9,800
Architect / Owner Office Trailer	\$ 2,000	Add #1	by others
Conference room for 20 people	In Job Office	\$ -	with trailer
Storage Areas and Shed	with trades	\$ 4,800	trailer included
Office Equipment & Computers (for CM use)	\$ 49,170	\$ 22,000	\$ 109,351
Job Office Supplies (for CM use)	\$ 11,000	\$ 6,600	\$ 14,300
Radios / Cell Phones	\$ 13,420	\$ 8,800	\$ 11,838
First Aid & Safety	\$ 7,410	\$ 4,400	\$ 6,600
Telephone	\$ 2,200	\$ 5,500	\$ -
Postage & Messenger Service	\$ 7,700	\$ 6,600	\$ 4,400
Photographs	\$ 4,400	\$ 1,100	\$ -
Other - Reprographics/Printing	\$ 17,530	\$ 26,400	\$ 17,300
Other			\$ 6,600
SUB-TOTAL	\$ 174,900	\$ 158,900	\$ 269,789
Temporary Construction, Barricades, Signs & Utilities			
Temporary Electric Service and Lighting (kWh usage by Owner, <u>no</u> electric heat, temporary electric hookup by CM)	\$ 12,000	By Trades	Elect Trades
Temporary Heat (Natural Gas Usage Costs by Owner Subject to Approval & Reasonable Use, Propane by CM, temporary hook up by CM)	GMP ALLOWANCE	By Trades	HVAC Trades
Temporary Water (water usage costs by owner, temporary water hookup by CM)	\$ 1,800	By Trades	Plumbing trades
Temporary Sanitary Facilities	\$ 30,800	\$ 29,250	Gen Req
Temporary Fire Protection & Extinguishers	w/ trades	\$ 11,000	Gen Req
Protection of Permanent Elevators	w/ trades	\$ 5,000	Gen Req
Rubbish Chutes	w/ trades	\$ -	Gen Req
Temporary Stairs, Ladders & Floors	w/ trades	\$ 25,000	Gen Req
Temporary Fences & Barricades	w/ trades	\$ 35,000	Sitework Trade
Project Signs	\$ 2,000	\$ 5,000	Gen Req
Jobsite Signs	w/ trades	\$ 12,500	Gen Req
Other Temporary Construction / Safety Rails			Gen Req
SUB-TOTAL	\$ 46,600	\$ 122,750	\$ -
CleanUp:			
Trash Removal, Dumpsters	\$ 79,200	Project Requirements	Gen Req
Daily Site Cleaning	w/ trades	By Trades	Gen Req
Pest and Rodent Control	w/ trades	Trade Pacakge	Gen Req
Final Interior Cleaning	w/ trades	Trade Pacakge	Gen Req
Final Exterior Cleaning	w/ trades	Trade Pacakge	Gen Req
Final Glass Cleaning	w/ trades	Trade Pacakge	Gen Req
Other- Street & Sidewalk Cleaning	w/ trades	Trade Pacakge	Gen Req
Other			
SUB-TOTAL	\$ 79,200	\$ -	\$ -

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SERVICES	COST	COST	COST
Project Closeout:			
Punchlist	included above	\$ 20,500	
Record Drawings	included above	\$ 7,500	
Manuals and Operating Instructions	included above	\$ 7,500	
Warranties	included above	\$ -	
Other		\$ 5,000	
SUB-TOTAL	\$ -	\$ 40,500	\$ -
Miscellaneous			
Ground Breaking Ceremony	By Owner	\$ 5,000	Included
Ribbon Cutting Ceremony	By Owner	\$ 7,500	Included
SUB-TOTAL	\$ -	\$ 12,500	\$ -
Insurance Costs (Based on \$45.8M)			
Workmens' Compensation	\$ 380,600	\$ 412,365	Gen Cond.
Commerical General Liability	included	included	\$ 481,092
Commerical Automobile Liability	included	included	w/ GL
Umbrella Liability	included	included	w/ GL
Professional Liability	included	included	w/ GL
Pollution Liability	included	included	w/ GL
SUB-TOTAL	\$ 380,600	\$ 412,365	\$ 481,092
Payment and Performance Bonds (Based on \$45.8M)			
Payment and Performance Bonds (Based on \$45.8M)	\$ 274,910	\$ 297,819	\$ 389,456
Other			
SUB-TOTAL	\$ 274,910	\$ 297,819	\$ 389,456
TOTAL GENERAL CONDITIONS	\$ 2,679,781	\$ 2,909,820	\$ 3,131,237