

**PROPOSAL**

**Construction Manager-at-Risk**

for

**City of Coppell**

**Construction Manager at Risk for Fire Station #4 and Resource Center**

**RFP #162**

**Submitted by:** Thos. S. Byrne Inc. dba Byrne Construction Services

**Having examined the Request for Proposal, the undersigned proposes to furnish Construction Management-At-Risk services as required for this project as follows:**

**Pre-Construction Phase Fee, Construction Phase Fee and General Conditions shall be based on the following project construction budget of approximately: \$7,600,000.00**

**Pre-Construction Phase Fee, Construction Phase Fee and General Conditions shall be based on the following project schedule:**

**Preconstruction**  6  months

**Construction**  12  months

- 1. Pre-Construction Phase Fee:** To included personnel expense, project estimates, preliminary project schedules, value engineering, constructability reviews, pre-planning, overhead and profit, and other services through the pre-construction phase of the Project.

**Pre-Construction Phase Fee:** \$ 25,000 .

- 2. Construction Phase Fee:** Identify a Construction Phase Fee Percentage and dollars of the construction budget for all home office expenses and any other expenses not included in the Allowable General Conditions Costs identified in Exhibit 'A', including all overhead and profit.

**Construction Phase Fee Percentage:** % 3.25% .

**Construction Phase Fee Dollars:** \$ 247,000 .

- 3. Not-To-Exceed General Conditions Costs:**

**General Conditions Percentage:** % 8.26% .

**General Conditions Dollars:** \$ 627,602 .

**Monthly General Conditions Dollars:** \$ 52,126 .

Using the not-to-exceed General Conditions identified above, list all project management, bonds, insurance, field office and office supplies costs for the Project(s).

**Allowable General Conditions Line Items (see list below):**

On Site Management Staff	subtotal	\$ <u>340,939</u>
Bonds and Insurance	subtotal	\$ <u>132,789</u>
Temporary Project Utilities	subtotal	\$ <u>77,037</u>
Field Office & Office Supplies	subtotal	\$ <u>76,838</u>
Total		\$ <u>627,602</u>

**Estimated On-Site Project Management Staff and Rates:**

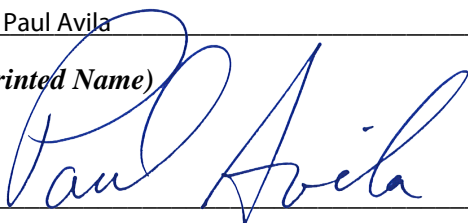
<u>Position</u>	<u>Quantity</u>	<u>Months</u>	<u>Monthly Salary Rate</u>
Project Executive	<u>1 (20% Onsite)</u>	<u>12</u>	<u>\$3,053</u>
Project Manager	<u>1 (100% Onsite)</u>	<u>12</u>	<u>\$11,242</u>
Superintendent(s)	<u>1 (100% Onsite)</u>	<u>12</u>	<u>\$11,242</u>
Asst. Superintendents	_____	_____	_____
Project Engineer(s)	_____	_____	_____
Fields/Office Engineers(s)	_____	_____	_____
Field Support Staff	<u>1 (20% Onsite)</u>	<u>12</u>	<u>\$1,775</u>
Scheduler	_____	_____	_____
Safety Manager	<u>1 (20% Onsite)</u>	<u>12</u>	<u>\$1,006</u>

**4. Addenda: Acknowledgement of Addenda to this RFP (if applicable).**

No. 1 N/A      No. 2 N/A      No. 3 N/A      No. 4 N/A      No. 5 N/A

**Respectfully Submitted and Certified By:**

Paul Avila  
*(Printed Name)*

  
*(Authorized Signature)*

Chief Operating Officer  
*(Title)*

11/06/2018  
*(Date)*

**Proposal Form**

**EXHIBIT 'A'**

**Construction Manager at Risk for Construction of Fire Station #4 and Resource Center**

General Conditions						
	Description	Quantity	Unit	Cost \$/Unit including All Burden, Insurance Etc.		Total
	<b>On Site Project Management</b>					
1	Project Executive (20% Onsite)	12	Mo.	\$ 3,053.00		\$36,758
2	Project Manager (100% Onsite)	12	Mo.	\$ 11,241.67		\$135,350
3	Superintendent(s) (100% Onsite)	12	Mo.	\$ 11,241.67		\$135,350
4	Assistant Superintendent(s)		Mo.			
5	Office Engineer(s)		Mo.			
6	Project Expeditor		Mo.			
7	Scheduler		Mo.			
8	Project Support Staff (25% Onsite)	12	Mo.	\$ 1,775.00		\$21,371
9	Cost Engineer		Mo.			
10	Safety Coordinator (10% Onsite)	12	Mo.	\$ 1,005.83		\$12,110
	<b>Temporary Project Construction and Utilities for CM Staff</b>					
11	Dumpsters for CM Staff	12	Mo.	\$ 1,833.64		\$22,077
12	Monthly Telephone Service	12	Mo.	\$ 375.00		\$4,515
13	Project Water - Temp Water and Meters	12	Mo.	\$ 350.00		\$4,214
14	Project Electric - Temp Power	12	Mo.	\$ 975.00		\$11,739
15	Fencing and Covered Walkways	1	LS	\$ 8,400.00		\$8,400
16	Temporary Toilets	12	Mo.	\$ 700.00		\$8,428
17	Temporary Fire Protection	12	Mo.	\$ 65.00		\$780
18	Telephone System Installation (Internet)	1	LS	\$ 3,372.00		\$3,372
19	Ceremonies		LS			COW
20	Electrical and start up power	3	LS	\$ 4,500.25		\$13,512
	<b>Field Offices and Office Supplies to CM Staff</b>					
21	Partnering Costs		LS			COW
22	Job Photos and Videos	12	Mo.	\$ 125.00		\$1,505
23	CM Project Specific Signage	1	LS	\$ 1,500.00		\$1,500
24	Postage and Deliveries	12	Mo.	\$ 65.03		\$783
25	Security Sytem/Watchman		Mo.			COW
26	Project As-Builts	1	LS	\$ 650.00		\$650
	<b>Mobilization for Office Trailers</b>					
27	Move In/Out	1	LS	\$ 3,700.00		\$3,700
28	Monthly Office Rental Costs	12	Mo.	\$ 825.00		\$9,933
29	Storage Trailers	12	Mo.	\$ 350.00		\$4,214
30	Field Office Equipment	12	Mo.	\$ 66.67		\$800
	<b>Trailers including Fuel, Maintenance and Insurance</b>					
31	Trailers including Fuel, Maintenance and Insurance	12	Mo.	\$ 2,402.65		\$28,928
32	Safety Equipment	12	Mo.	\$ 350.00		\$4,214
33	First Aid Supplies	1	LS	\$ 350.00		\$350
34	Job Office Supplies	12	Mo.	\$ 225.00		\$2,709
35	Janitorial Services		Mo.			COW
36	Project Computers and Software	12	Mo.	\$ 1,015.77		\$12,230
37	Field Office Furniture	1	LS	\$ 1,950.00		\$1,950
38	Copy Machine and Supplies	12	Mo.	\$ 280.07		\$3,372