

Request For Proposals

RFP No:

RFP Title:

FEE PROPOSAL: DF9!CONSTRUCTION SERVICES

1. Staffing Expenses (add additional pages if necessary)

Total Estimated Staffing Expenses: Proposer shall calculate the total estimated staffing expenses for the Project based on direct salary rate information for the personnel identified in Attachment A. In completing this Form ~~C~~ the Proposer shall provide information **IDENTICAL** to that provided in Attachment A regarding the specific personnel to be assigned to the Project, as well as the total estimated hours per title. The total estimated hours per title shall not include any overtime hours.

Direct Salary Rate: An employee's actual annual direct salary shall be the salary amount directly payable to such employee on an annual basis and shall **NOT INCLUDE** any amount for the following costs or payments: (1) all payments for services performed during overtime hours; (2) all employer payments mandated by law, including without limitation, social security and Medicare taxes, insurance (Worker's Compensation, Employers Liability, Unemployment); (3) all employer contributions, if any, to retirement plans, including without limitation pension and/or deferred compensation plans, and (4) all costs for any and all other fringe and/or supplemental benefits.

To compute an employee's actual annual direct salary on an hourly basis, the employee's actual annual direct salary, as defined above, shall be divided by 2080.

Multiplier: Proposer shall include their factor in the space provided.

CM Personnel Name and Title Rate	Direct Salary (per hour)		Total Hours per Title		Total Amount per Title
(1) Project Manager:					
Name: _____	_____	x	_____	=	_____
(2) Assistant Project Manager:					
Name: _____	_____	x	_____	=	_____
(3) Title: _____					
Name: _____	_____	x	_____	=	_____
(4) Title: _____					
Name: _____	_____	x	_____	=	_____
(5) Title: _____					
Name: _____	_____	x	_____	=	_____
(6) Title: _____					
Name: _____	_____	x	_____	=	_____

Total Amount for All Titles: _____
(Addition of Total Amount per Title for all titles)

Total with Multiplier of ____: \$ _____

Total Staffing Expenses for Pre-Construction Phase: \$ _____

2. Other Pre-Construction Services (add additional lines if necessary)

Proposer shall itemize all non-staff Pre-Construction expenses below. The cost shall be inclusive of any and all activities, direct costs, indirect costs, salaries, and other expenditures that are to be accomplished during the planning, design, and bidding phases of the Project. The costs to be included are at the sole discretion of the Proposer and the following examples of costs are solely for that purpose and do not form any representation by the City as to what expenses should or should not be included. Examples; bid package preparation, courier, outside printing, equipment, etc.

Type of Expense	Cost
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Other Expenses for Pre-Construction Phase: \$ _____

Total Fixed Fee Cost for Pre-Construction services: \$ _____
(Combined total Fees for items 1 & 2 above)

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FEE PROPOSAL: CONSTRUCTION SERVICES

1. Staffing Expenses (add additional pages if necessary)

Total Estimated Staffing Expenses: Proposer shall calculate the total estimated staffing expenses for the Project based on direct salary rate information for the personnel identified in Attachment A. In completing this Form Ó, the Proposer shall provide information **IDENTICAL** to that provided in Attachment A regarding the specific personnel to be assigned to the Project, as well as the total estimated hours per title. The total estimated hours per title shall not include any overtime hours.

Direct Salary Rate: An employee's actual annual direct salary shall be the salary amount directly payable to such employee on an annual basis and shall **NOT INCLUDE** any amount for the following costs or payments: (1) all payments for services performed during overtime hours; (2) all employer payments mandated by law, including without limitation, social security and Medicare taxes, insurance (Worker's Compensation, Employers Liability, Unemployment); (3) all employer contributions, if any, to retirement plans, including without limitation pension and/or deferred compensation plans, and (4) all costs for any and all other fringe and/or supplemental benefits.

To compute an employee's actual annual direct salary on an hourly basis, the employee's actual annual direct salary, as defined above, shall be divided by 2080.

Multiplier: Proposer shall include their factor in the space provided.

CM Personnel Name and Title Rate	Direct Salary (per hour)	x	Total Hours per Title	=	Total Amount per Title
(1) Project Manager:					
Name: _____	_____	x	_____	=	_____
(2) Assistant Project Manager:					
Name: _____	_____	x	_____	=	_____
(3) Title: _____					
Name: _____	_____	x	_____	=	_____
(4) Title: _____					
Name: _____	_____	x	_____	=	_____
(5) Title: _____					
Name: _____	_____	x	_____	=	_____
(6) Title: _____					
Name: _____	_____	x	_____	=	_____

Total Amount for All Titles: _____
(Addition of Total Amount per Title for all titles)

Total with Multiplier of ____: \$ _____

Total Staffing Expenses for Construction Phase: \$ _____

Part II. General Conditions

Note: for General Conditions, Proposer should completion of the Project by December 31, 2011. Actual duration may vary based on scheduling activities conducted during design, at which point General Conditions figures may be adjusted through negotiation when establishing the Guaranteed Maximum Price.

For purposes of evaluating the Fee Proposal portion of the Response the City shall calculate the total proposed Fee based on a construction value of \$80,000,000 and a contingency value of \$4,600,000. The use of this value is for the sole purpose of evaluating the Responses and do not form any representation by the City as to the actual value of the Project of final GMP.

General Conditions Components	Cost
(1) Mobilization.	\$ _____
(2) All salaries for all Construction services (From Item 1 above)	\$ _____
(3) All expenses establishing and running the field office, including telephones, copier, two-way radios, travel, etc.	\$ _____
(4) Any miscellaneous tools or materials required for the job.	\$ _____
(5). All reproduction of documents, surveyor services, testing/inspections, and safety programs/equipment.	\$ _____
(6) All clean up of site and adjacent areas, including final clean up.	\$ _____
(7) As-built drawings on paper and on AutoCAD 2000 or higher version.	\$ _____
(8) Demobilization.	\$ _____
(9) Any other General Conditions items not listed above.	\$ _____
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Total General Conditions	\$ _____
Construction Management Fee (CM Fee)	_____ %
Construction Management Fee (\$80,000,000 X CM Fee %)	\$ _____
Subcontracts	(to be determined)
Change Orders to be determined by:	(Cost + Profit and Overhead)
Estimate assumes 5% Change Orders	
Profit _____ % X \$4,600,000 = \$ _____	
Overhead _____ % X \$4,600,000 = \$ _____	
Total Estimated Construction Fee Proposal:	\$ _____
(Combined total Fees for Part I and Part II above)	

The final negotiated fees will be used to negotiate a Guaranteed Maximum Price for the construction phase of the Project. This Guaranteed Maximum Price will include all labor, supervision, quality control, trade subcontracts, material, general conditions, and Construction Management Fee.

This overall fee shall include all Construction Manager's costs anticipated for the construction phase and beyond, including profit. The fee will be broken down in the proposal as follows:

General Conditions During Construction. City will create an owner's Contingency for general conditions based on the Proposer's general conditions lump sum value provided as part of the Response. The Construction Manager is not to expect that any change order will be allowed for an increase in General Conditions costs. General Conditions (also known as "overhead" or "indirects") will include, but are not limited to the following:

- (1) Mobilization
- (2) All indirect salaries for all Construction Manager's employees or consultants who will be involved in the Project.
- (3) All expenses establishing and running the field office, including telephones, copier, two-way radios, travel, etc.
- (4) Any miscellaneous tools or materials required for the job.
- (5) All reproduction of documents, surveyor services, testing/inspections, and safety programs/equipment.
- (6) All clean up of site and adjacent areas, including final clean up.
- (7) Allowance for additional temporary protection/concealment of construction activities required by the Kennedy Center.
- (8) As-built drawings on paper and on AutoCAD 2000 or higher version.
- (9) Demobilization.
- (10) Indirect expenses required for operation of the Proposer's business and all indirect expenses that may be incurred as a result of the performance of the work under this Project.

Proposer shall provide to the City upon request a detailed breakdown of all General Conditions fees before or after award.

Construction Management Fee: Proposer shall include a percentage that provides the Construction Management fee for the Project. In addition to overhead and profit, this percentage shall include costs associated with 100% Performance and Payment Bonds, liability insurance, and builder's risk insurance, including final release of liens for all contracts. At the conclusion of the construction drawings, this percentage will be applied to the construction estimate in order to negotiate a Guaranteed Maximum Price. Proposer shall provide to the City upon request a detailed breakdown of the Construction Management fee before or after award.

Subcontracts: The value of this item will be finalized during the negotiation of the Guaranteed Maximum Price. In response to this solicitation, Proposer should provide no information for this item. The Subcontracts line item value will consist of the total amount of all subcontracts to perform the work plus the owner's contingency. This contingency shall be an amount not more than 5% of the total amount of all subcontracts. The contingency will cover issues that are directly under the control of the Construction Manager; issues that are not under the Construction Manager's control, such as unforeseen conditions, Owner driven changes, or Errors & Omissions, which will be handled under the "Change Order" provisions of the Contract. Any unused Owner's contingency amount will be returned to the Owner at the conclusion of the Project.

FEE PROPOSAL

1. Total Fixed Fee Cost for Pre-Construction services: \$ _____

2. Estimated Construction Fee Proposal:
\$ _____

Total Fee Proposal \$ _____
(sum of total for pre-construction services & estimated construction fee)

The Total Fee Proposal includes all costs for pre-construction, construction, and post construction services.

By signing below Proposer certifies that the information contained in its Fee Proposal (Forms A & Form B) include all costs for the Project. The Proposer further certifies that the Pre-Construction Fee is the Fixed Fee for said services, The City at its sole discretion may negotiation with the elements of the Fee with the Proposer.

Name of Proposer

By: _____
Signature of Authorized Officer

Date

Printed Name

Title