

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF T&G CORPORATION (d/b/a T&G CONSTRUCTORS); MEXAL CORP; GEC ASSOCIATES, INC.; GRACE & NAEEM UDDIN, INC.; AND H.A. CONTRACTING CORP., FOR PART II CONSTRUCTION MANAGEMENT AT-RISK MISCELLANEOUS SERVICES FOR PROJECTS WITH CONSTRUCTION VALUES UP TO \$2 MILLION EACH FOR FOUR YEARS

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

Twenty-six firms responded to the original Requests for Qualifications (RFQ) for Construction Management at-Risk (CMR) miscellaneous projects with construction values up to \$2 million each for four years, with extensions at the option of the Board. Twenty-three firms were interviewed and ranked, and subsequently, ten (10) firms were commissioned by the Board in January of 2012 (Part I).

As discussed at the January 17, 2013 Board workshop, the District continues to build the necessary capacity of CMR for General Obligation Bond projects to assist in the delivery of General Obligation Bond projects. Consequently, staff has successfully negotiated with an additional five (5) qualified CMR firms (Part II), as part of this RFQ, as follows:

Terms and Conditions

A. The services include pre-construction services (design review through bidding), development of a Guaranteed Maximum Price (GMP) for construction and upon acceptance of the GMP, the actual construction of the project(s). Upon each project assignment, via work order(s), the Board and the CMR Miscellaneous firms shall agree to the level of service each project will require.

The firms have agreed to provide the requisite pre-construction services for the miscellaneous projects including, but not limited to, the following:

- Review all design and construction documents prepared by the Project Architect/Engineers as well as any existing on-site and off-site conditions, to ensure constructability of the project(s).

- Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project(s).
 - Coordinate with district staff and Project Architect/Engineers to ensure that all necessary on and off-site testing, permitting applications and regulatory agency reviews are accomplished.
 - Identify all the various bid packages needed to successfully execute the project(s), and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
- B. Staff negotiated for the continuing agreements based on the order of ranking and has successfully completed negotiations with the firms for services in accordance with Compensation and Payment Schedules, as outlined below:

- Attachment A - T&G Constructors
- Attachment B - Mexal Corp.*
- Attachment C - GEC Associates.Inc.
- Attachment D - Grace & Naeem Uddin, Inc.*
- Attachment E - H.A. Contracting Corp.

*Holds a current M-DCPS MWBE certificate

The Attachments include three compensation schedules for each firm. Schedule "A" shall be used for pre-construction services when projects are assigned with full phase I (Schematic Design), phase II (Design Development) and phase III (Construction Documents) design documents; whereas, Schedule "B" shall be used for pre-construction services when projects are assigned with combination phase II/III design documents. During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling. Schedule "C" shall be used for accepted GMPs (including general conditions, bonds, insurance, over-head and profit).

- C. For projects with a construction cost less than \$50,000, the Board may direct the CMR firms to perform any specific service on a time and material basis plus a 20% mark-up or on a negotiated lump sum basis, whichever is more beneficial to the Board.
- D. The term of the agreements is for a period of four years and shall commence on April 17, 2013, with extensions at the option of the Board.
- E. The work will be assigned on the basis of each firm's capabilities, pre-qualification certificate amounts, workload and successful performance on previous assignments.

- F. The Board does not guarantee any minimum number of projects or any specific construction values. The Board reserves the right to limit the number of concurrent CMR Miscellaneous agreements held by a single firm.
- G. Cost for printing authorized by M-DCPS, shall be reimbursed by the Board on a direct cost basis.
- H. The CMR firm shall provide the required general liability insurance coverage, and performance and payment bonds, in accordance with the agreement and General Conditions of the Contract for Construction. Projects shall be individually bonded.
- I. The agreement provides for termination by the Board, with or without cause, upon written notice to the CMR firms; whereas the CMR firms may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.

Principals

- The Principal of T&G Constructors responsible to the Board is Rick Gonzalez. The firm is located at 8348 NW 56th Street, Doral, Florida 33166.
- The Principal of Mexal Corp. responsible to the Board is Francisco Llamozas. The firm is located at 7424 SW 48th Street, Miami, Florida 33155.
- The Principal of GEC Associates, Inc., responsible to the Board is Luis Enriquez. The firm is located at 9487 NW 12th Street, Doral, Florida 33172.
- The Principal of Grace & Naeem Uddin, Inc., responsible to the Board is Naeem Uddin. The firm is located at 833 Shotgun Road, Sunrise, Florida 33326.
- The Principal of H.A. Contracting Corp. responsible to the Board is Henry Angelo. The firm is located at 9500 NW 12th Street, Bay 1, Miami, Florida 33172.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firms of T&G Corporation (d/b/a T&G Constructors); Mexal Corp; GEC Associates, Inc.; Grace & Naeem Uddin, Inc.; and H.A. Contracting Corp., for Part II Construction Management at-Risk Miscellaneous services for projects with construction values up to \$2 million each for four years, as follows:

- 1) negotiated Compensation and Payment Schedules for miscellaneous projects ranging from \$50,001 up to \$2 million per project (construction budget) in accordance with Attachments "A" through "E";
- 2) for projects with a construction cost less than \$50,000, the Board may direct the CM at-Risk firm to perform any specific service on a time and material basis plus a 20% mark-up or on a negotiated lump sum basis, whichever is more beneficial to the Board; and
- 3) the Project Scope and the Terms and Conditions, items A through I, as set forth in the body of the agenda item.

NAD:EF:ef

ATTACHMENT "A" (BOARD AGENDA ITEM F-21)

PART II CM AT-RISK for MISCELLANEOUS PROJECTS - PRECONSTRUCTION SERVICES COMPENSATION & PAYMENT SCHEDULES

FIRM'S NAME: T&G CONSTRUCTORS

| PROJECT CONSTRUCTION BUDGET | A. DESIGN PHASES I, II, & III | | | | | TOTAL COMPENSATION |
|-----------------------------------|--|--|---|---|--|--------------------|
| | Phase I - SD CM services 100% completed | Phase II - DD CM services 100% complete | Phase III - CD CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | | |
| \$ 50,000 | See Note #1 | | | | | |
| \$ 50,001 - | | | | | | |
| \$ 250,000 | 2,000 | 2,400 | 2,800 | 800 | | 8,000 |
| \$ 250,001 - | | | | | | |
| \$ 500,000 | 3,612 | 4,335 | 5,058 | 1,445 | | 14,450 |
| \$ 500,001 - | | | | | | |
| \$ 750,000 | 4,525 | 5,430 | 6,335 | 1,810 | | 18,100 |
| \$ 750,001 - | | | | | | |
| \$ 1,000,000 | 4,700 | 5,640 | 6,580 | 1,880 | | 18,800 |
| \$ 1,000,001 - | | | | | | |
| \$ 1,500,000 | 5,025 | 6,030 | 7,035 | 2,010 | | 20,100 |
| \$ 1,500,001 - | | | | | | |
| \$ 2,000,000 | 5,250 | 6,300 | 7,350 | 2,100 | | 21,000 |

| PROJECT CONSTRUCTION BUDGET | B. DESIGN PHASE II / III | | | | TOTAL COMPENSATION |
|-----------------------------------|--|--|---|--|--------------------|
| | (Board-authorized) Phase II/III (Combined) 50% CDs CM services 100% complete * | Phase II/III (Combined) 100% CDs CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | |
| \$ 50,000 | See Note #1 | | | | |
| \$ 50,001 - | | | | | |
| \$ 250,000 | 3,240 | 3,240 | 720 | | 7,200 |
| \$ 250,001 - | | | | | |
| \$ 500,000 | 6,075 | 6,075 | 1,350 | | 13,500 |
| \$ 500,001 - | | | | | |
| \$ 750,000 | 7,560 | 7,560 | 1,680 | | 16,800 |
| \$ 750,001 - | | | | | |
| \$ 1,000,000 | 8,325 | 8,325 | 1,850 | | 18,500 |
| \$ 1,000,001 - | | | | | |
| \$ 1,500,000 | 9,225 | 9,225 | 2,050 | | 20,500 |
| \$ 1,500,001 - | | | | | |
| \$ 2,000,000 | 9,450 | 9,450 | 2,100 | | 21,000 |

NOTES:

- For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a **20 %** mark-up or on a negotiated lump sum basis, at the sole discretion of the Board.
- During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
- No application for payment will be processed for partial completion of pre-construction services for any phase.
- In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

LEGEND:

- SD = Schematic Design
- DD = Design Development
- CD = Construction Documents
- * = Phase II/III 50% CDs services are only required if required by the Board for any project.

| C. GMP FEES | PROJECT CONSTRUCTION BUDGET | | | | | |
|---|-----------------------------|-------------------------|-------------------------|---------------------------|-----------------------------|-----------------------------|
| | \$50,001- \$250,000 | \$250,001- \$500,000 | \$500,001- \$750,000 | \$750,001- \$1,000,000 | \$1,000,001- \$1,500,000 | \$1,500,001- \$2,000,000 |
| General Conditions (per diem) | 375 | 450 | 540 | 585 | 630 | 665 |
| Bonds, General Liability Insurance, OH&P | 15.8% | 14.2% | 13.2% | 12.8% | 11.8% | 11.2% |

ATTACHMENT "B" (BOARD AGENDA ITEM F-21)

PART II CM AT-RISK for MISCELLANEOUS PROJECTS - PRECONSTRUCTION SERVICES COMPENSATION & PAYMENT SCHEDULES

FIRM'S NAME: MEXAL CORP.

| PROJECT CONSTRUCTION BUDGET | A. DESIGN PHASES I, II, & III | | | | | TOTAL COMPENSATION |
|-----------------------------------|--|--|---|---|--------|-----------------------|
| | Phase I - SD CM services 100% completed | Phase II - DD CM services 100% complete | Phase III - CD CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | | |
| \$ 50,000 | See Note #1 | | | | | |
| \$ 50,001 - | | | | | | |
| \$ 250,000 | 2,000 | 2,400 | 2,800 | 800 | 8,000 | |
| \$ 250,001 - | | | | | | |
| \$ 500,000 | 3,612 | 4,335 | 5,058 | 1,445 | 14,450 | |
| \$ 500,001 - | | | | | | |
| \$ 750,000 | 4,525 | 5,430 | 6,335 | 1,810 | 18,100 | |
| \$ 750,001 - | | | | | | |
| \$ 1,000,000 | 4,700 | 5,640 | 6,580 | 1,880 | 18,800 | |
| \$ 1,000,001 - | | | | | | |
| \$ 1,500,000 | 5,025 | 6,030 | 7,035 | 2,010 | 20,100 | |
| \$ 1,500,001 - | | | | | | |
| \$ 2,000,000 | 5,250 | 6,300 | 7,350 | 2,100 | 21,000 | |

| PROJECT CONSTRUCTION BUDGET | B. DESIGN PHASE II / III | | | | TOTAL COMPENSATION |
|-----------------------------------|--|---|---|--------|-----------------------|
| | (Board-authorized) Phase II/III (Combined) 50% CDs CM services 100% complete * | Phase III/III (Combined) 100% CDs CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | |
| \$ 50,000 | See Note #1 | | | | |
| \$ 50,001 - | | | | | |
| \$ 250,000 | 3,240 | 3,240 | 720 | 7,200 | |
| \$ 250,001 - | | | | | |
| \$ 500,000 | 6,075 | 6,075 | 1,350 | 13,500 | |
| \$ 500,001 - | | | | | |
| \$ 750,000 | 7,560 | 7,560 | 1,680 | 16,800 | |
| \$ 750,001 - | | | | | |
| \$ 1,000,000 | 8,325 | 8,325 | 1,850 | 18,500 | |
| \$ 1,000,001 - | | | | | |
| \$ 1,500,000 | 9,225 | 9,225 | 2,050 | 20,500 | |
| \$ 1,500,001 - | | | | | |
| \$ 2,000,000 | 9,450 | 9,450 | 2,100 | 21,000 | |

NOTES:

- For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a 20% mark-up or on a negotiated lump sum basis, at the sole discretion of the Board.
- During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
- No application for payment will be processed for partial completion of pre-construction services for any phase.
- In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

LEGEND:

- SD = Schematic Design
 DD = Design Development
 CD = Construction Documents
 * = Phase II/III 50% CDs services are only required if required by the Board for any project.

| C. GMP FEES | PROJECT CONSTRUCTION BUDGET | | | | | |
|---|-----------------------------|-------------------------|-------------------------|---------------------------|-----------------------------|-----------------------------|
| | \$50,001- \$250,000 | \$250,001- \$500,000 | \$500,001- \$750,000 | \$750,001- \$1,000,000 | \$1,000,001- \$1,500,000 | \$1,500,001- \$2,000,000 |
| General Conditions (per diem) | 375 | 450 | 540 | 585 | 630 | 655 |
| Bonds, General Liability Insurance, OH&P | 15.8% | 14.2% | 13.2% | 12.8% | 11.8% | 11.0% |

ATTACHMENT "C" (BOARD AGENDA ITEM F-21)

PART II CM AT-RISK for MISCELLANEOUS PROJECTS - PRECONSTRUCTION SERVICES COMPENSATION & PAYMENT SCHEDULES

FIRM'S NAME: GEC ASSOCIATES, INC.

| PROJECT CONSTRUCTION BUDGET | A. DESIGN PHASES I, II, & III | | | | | TOTAL COMPENSATION |
|-----------------------------------|--|--|---|---|--------|-----------------------|
| | Phase I - SD CM services 100% completed | Phase II - DD CM services 100% complete | Phase III - CD CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | | |
| \$ 50,000 | See Note #1 | | | | | |
| \$ 50,001 - | | | | | | |
| \$ 250,000 | 2,000 | 2,400 | 2,800 | 800 | 8,000 | |
| \$ 250,001 - | | | | | | |
| \$ 500,000 | 3,612 | 4,335 | 5,058 | 1,445 | 14,450 | |
| \$ 500,001 - | | | | | | |
| \$ 750,000 | 4,525 | 5,430 | 6,335 | 1,810 | 18,100 | |
| \$ 750,001 - | | | | | | |
| \$ 1,000,000 | 4,700 | 5,640 | 6,580 | 1,880 | 18,800 | |
| \$ 1,000,001 - | | | | | | |
| \$ 1,500,000 | 5,025 | 6,030 | 7,035 | 2,010 | 20,100 | |
| \$ 1,500,001 - | | | | | | |
| \$ 2,000,000 | 5,250 | 6,300 | 7,350 | 2,100 | 21,000 | |

| B. DESIGN PHASE II / III | | | | |
|--|--|---|--------------------|--|
| (Board-authorized) Phase II/III (Combined) 50% CDs CM services 100% complete * | Phase II/III (Combined) 100% CDs CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | TOTAL COMPENSATION | |
| See Note #1 | | | | |
| | | | | |
| 3,240 | 3,240 | 720 | 7,200 | |
| 6,075 | 6,075 | 1,350 | 13,500 | |
| 7,560 | 7,560 | 1,680 | 16,800 | |
| 8,325 | 8,325 | 1,850 | 18,500 | |
| 9,225 | 9,225 | 2,050 | 20,500 | |
| 9,450 | 9,450 | 2,100 | 21,000 | |

NOTES:

- For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a 20% mark-up or on a negotiated lump sum basis, at the sole discretion of the Board.
- During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
- No application for payment will be processed for partial completion of pre-construction services for any phase.
- In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

LEGEND:

- SD = Schematic Design
 DD = Design Development
 CD = Construction Documents
 * = Phase II/III 50% CDs services are only required if required by the Board for any project.

| C. GMP FEES | PROJECT CONSTRUCTION BUDGET | | | | | |
|---|-----------------------------|-------------------------|-------------------------|---------------------------|-----------------------------|-----------------------------|
| | \$50,001- \$250,000 | \$250,001- \$500,000 | \$500,001- \$750,000 | \$750,001- \$1,000,000 | \$1,000,001- \$1,500,000 | \$1,500,001- \$2,000,000 |
| General Conditions (per diem) | 375 | 450 | 540 | 585 | 630 | 655 |
| Bonds, General Liability Insurance, OH&P | 15.8% | 14.2% | 13.2% | 12.8% | 11.8% | 11.2% |

ATTACHMENT "D" (BOARD AGENDA ITEM F-21)

PART II CM AT-RISK for MISCELLANEOUS PROJECTS - PRECONSTRUCTION SERVICES COMPENSATION & PAYMENT SCHEDULES

FIRM'S NAME: GRACE & NAEEM UDDIN, INC.

| PROJECT CONSTRUCTION BUDGET | A. DESIGN PHASES I, II, & III | | | | |
|-----------------------------------|--|--|---|---|--------------------|
| | Phase I - SD CM services 100% completed | Phase II - DD CM services 100% complete | Phase III - CD CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | TOTAL COMPENSATION |
| \$ 0 - | See Note #1 | | | | |
| \$ 50,000 | See Note #1 | | | | |
| \$ 50,001 - | | | | | |
| \$ 250,000 | 2,000 | 2,400 | 2,800 | 800 | 8,000 |
| \$ 250,001 - | | | | | |
| \$ 500,000 | 3,612 | 4,335 | 5,058 | 1,445 | 14,450 |
| \$ 500,001 - | | | | | |
| \$ 750,000 | 4,525 | 5,430 | 6,335 | 1,810 | 18,100 |
| \$ 750,001 - | | | | | |
| \$ 1,000,000 | 4,700 | 5,640 | 6,580 | 1,880 | 18,800 |
| \$ 1,000,001 - | | | | | |
| \$ 1,500,000 | 5,025 | 6,030 | 7,035 | 2,010 | 20,100 |
| \$ 1,500,001 - | | | | | |
| \$ 2,000,000 | 5,250 | 6,300 | 7,350 | 2,100 | 21,000 |

| B. DESIGN PHASE II / III | | | | |
|--|--|---|--------------------|--------|
| (Board-authorized) Phase II/III (Combined) 50% CDs CM services 100% complete * | Phase II/III (Combined) 100% CDs CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | TOTAL COMPENSATION | |
| See Note #1 | | | | |
| | | | | |
| | 3,240 | 3,240 | 720 | 7,200 |
| | 6,075 | 6,075 | 1,350 | 13,500 |
| | 7,560 | 7,560 | 1,680 | 16,800 |
| | 8,325 | 8,325 | 1,850 | 18,500 |
| | 9,225 | 9,225 | 2,050 | 20,500 |
| | 9,450 | 9,450 | 2,100 | 21,000 |

NOTES:

- For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a 20 % mark-up or on a negotiated lump sum basis, at the sole discretion of the Board.
- During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
- No application for payment will be processed for partial completion of pre-construction services for any phase.
- In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

LEGEND:

- SD = Schematic Design
 DD = Design Development
 CD = Construction Documents
 * = Phase II/III 50% CDs services are only required if required by the Board for any project.

| C. GMP FEES | PROJECT CONSTRUCTION BUDGET | | | | | |
|---|-----------------------------|-------------------------|-------------------------|---------------------------|-----------------------------|-----------------------------|
| | \$50,001- \$250,000 | \$250,001- \$500,000 | \$500,001- \$750,000 | \$750,001- \$1,000,000 | \$1,000,001- \$1,500,000 | \$1,500,001- \$2,000,000 |
| General Conditions (per diem) | 375 | 450 | 540 | 585 | 630 | 655 |
| Bonds, General Liability Insurance, OH&P | 15.8% | 14.2% | 13.2% | 12.8% | 9.5% | 9.5% |

ATTACHMENT "E" (BOARD AGENDA ITEM F-21)

PART II CM AT-RISK for MISCELLANEOUS PROJECTS - PRECONSTRUCTION SERVICES COMPENSATION & PAYMENT SCHEDULES

FIRM'S NAME: H.A. CONTRACTING CORP.

| PROJECT CONSTRUCTION BUDGET | A. DESIGN PHASES I, II, & III | | | | | TOTAL COMPENSATION |
|-----------------------------------|--|--|---|---|---------------|-----------------------|
| | Phase I - SD CM services 100% completed | Phase II - DD CM services 100% complete | Phase III - CD CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | | |
| \$ 50,000 | See Note #1 | | | | | |
| \$ 50,001 - | | | | | | |
| \$ 250,000 | 2,000 | 2,400 | 2,800 | 800 | 8,000 | |
| \$ 250,001 - | | | | | | |
| \$ 500,000 | 3,575 | 4,290 | 5,005 | 1,430 | 14,300 | |
| \$ 500,001 - | | | | | | |
| \$ 750,000 | 4,500 | 5,400 | 6,300 | 1,800 | 18,000 | |
| \$ 750,001 - | | | | | | |
| \$ 1,000,000 | 4,700 | 5,640 | 6,580 | 1,880 | 18,800 | |
| \$ 1,000,001 - | | | | | | |
| \$ 1,500,000 | 5,025 | 6,030 | 7,035 | 2,010 | 20,100 | |
| \$ 1,500,001 - | | | | | | |
| \$ 2,000,000 | 5,250 | 6,300 | 7,350 | 2,100 | 21,000 | |

| PROJECT CONSTRUCTION BUDGET | B. DESIGN PHASE II / III | | | | TOTAL COMPENSATION |
|-----------------------------------|--|---|---|--|-----------------------|
| | (Board-authorized) Phase II/III (Combined) 50% CDs CM services 100% complete * | Phase III (Combined) 100% CDs CM services 100% complete | Phase IV - Bid / Award Completion of GMP Submittal | | |
| \$ 0 - | See Note #1 | | | | |
| \$ 50,000 | See Note #1 | | | | |
| \$ 50,001 - | | | | | |
| \$ 250,000 | 3,240 | 3,240 | 720 | | 7,200 |
| \$ 250,001 - | | | | | |
| \$ 500,000 | 6,075 | 6,075 | 1,350 | | 13,500 |
| \$ 500,001 - | | | | | |
| \$ 750,000 | 7,560 | 7,560 | 1,680 | | 16,800 |
| \$ 750,001 - | | | | | |
| \$ 1,000,000 | 8,280 | 8,280 | 1,840 | | 18,400 |
| \$ 1,000,001 - | | | | | |
| \$ 1,500,000 | 9,180 | 9,180 | 2,040 | | 20,400 |
| \$ 1,500,001 - | | | | | |
| \$ 2,000,000 | 9,450 | 9,450 | 2,100 | | 21,000 |

NOTES:

- For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a 20% mark-up or on a negotiated lump sum basis, at the sole discretion of the Board.
- During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
- No application for payment will be processed for partial completion of pre-construction services for any phase.
- In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

LEGEND:

- SD = Schematic Design
- DD = Design Development
- CD = Construction Documents
- * = Phase II/III 50% CDs services are only required if required by the Board for any project.

| C. GMP FEES | PROJECT CONSTRUCTION BUDGET | | | | | |
|---|-----------------------------|-------------------------|-------------------------|---------------------------|-----------------------------|-----------------------------|
| | \$50,001- \$250,000 | \$250,001- \$500,000 | \$500,001- \$750,000 | \$750,001- \$1,000,000 | \$1,000,001- \$1,500,000 | \$1,500,001- \$2,000,000 |
| General Conditions (per diem) | 375 | 450 | 540 | 585 | 630 | 655 |
| Bonds, General Liability Insurance, OH&P | 15.4% | 14.1% | 13.1% | 12.4% | 9.5% | 9.5% |