

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

SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION OF MONROE, INC. (d/b/a COASTAL CONSTRUCTION COMPANY); VEITIA PADRON INCORPORATED; BDI CONSTRUCTION COMPANY; D. STEPHENSON CONSTRUCTION, INC.; TURNER CONSTRUCTION COMPANY; KAUFMAN LYNN CONSTRUCTION, INC.; THORNTON CONSTRUCTION COMPANY, INC.; STOBBS BROS. CONSTRUCTION CO.; LINK CONSTRUCTION GROUP, INC.; AND MUNILLA CONSTRUCTION MANAGEMENT, LLC (d/b/a MCM) AS CONSTRUCTION MANAGEMENT AT-RISK FIRMS FOR MISCELLANEOUS PROJECTS WITH CONSTRUCTION VALUES UP TO \$2 MILLION EACH FOR FOUR YEARS WITH EXTENSIONS AT THE OPTION OF THE BOARD

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In July and August of 2011, solicitations were issued for one or more Construction Management at-Risk (CMR) firm(s) for Miscellaneous Projects. The selected firm(s) would provide CMR continuing Agreements services for miscellaneous projects with construction values up to \$2 million each for four years, with extensions at the option of the Board.

The District received twenty Requests for Qualifications (RFQ) responses to the original solicitation and six RFQ responses to the second solicitation. After the qualification evaluation process all firms were invited to interview. Three firms withdrew from the interview process (DiPompeo Construction Corporation, JCON Group Corporation, and State Contracting & Engineering Corporation) and on November 21st and 22nd, 2011, the Selection Committee interviewed and ranked the remaining twenty-three firms:

The final ranking for the firms is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Coastal Construction Company (Coastal)
2	Veitia Padron Incorporated (VPI)
3	BDI Construction Company (BDI)
4	D. Stephenson Construction, Inc. (D. Stephenson)
5	Turner Construction Company (Turner)
6	Kaufman Lynn Construction, Inc. (Kaufman)
7	Thornton Construction Company Inc. (Thornton)

<u>Ranking</u>	<u>Firm</u>
8	Stobs Bros. Construction Co. (Stobs)
9	Link Construction Group, Inc. (Link)
10	MCM
11	Kalex Construction & Development, Inc.
12	T&G Constructors
13	Mexal Corporation
14	GEC Associates, Inc.
15	Betancourt Castellon Associates
16	Grace & Naeem Uddin, Inc.
17	H.A. Agreementing, Inc.
18	JCI International, Inc.
19	NAC Construction, Inc.
20	Zurqui Construction Services
21	Lego Construction Company
22	FHP Tectonics Corporation
23	Namin Construction Company, Inc.

The Selection Committee was comprised of the following individuals:

<u>Committee Member:</u>	<u>Representing:</u>
Carlos Dougnac, College Architect (MDC)	Office of the Superintendent
Dr. Frederic Conde, Administrative Director	School Operations
Raul Perez, Executive Director	Facilities - Construction
Riley Davis, Coordinator II (M/WBE)	Facilities - Construction
Michael Krtausch, Director	Facilities - Maintenance
Harry Munoz, Building Official	Educational Facilities Code Compliance
Michelle Hicks-Levy, Coordinator II	Business Development and Assistance
Ed Ford, Analyst III (non-voting)	A/E Selection & Negotiations

Of these interviewed firms, the top ranked ten firms were selected to negotiate. The following Agreement terms and conditions, fees and scope of services have been successfully negotiated:

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 initiated negotiations for the continuing agreements based on the order of ranking and has successfully completed negotiations with the firms for services in accordance with the following Compensation and Payment Schedules:

- Attachment A – Coastal
- Attachment B – VPI
- Attachment C – BDI
- Attachment D – D. Stephenson
- Attachment E – Turner
- Attachment F – Kaufman
- Attachment G – Thornton
- Attachment H – Stobs
- Attachment I – Link
- Attachment J – MCM

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. 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. 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 with extensions at the Board's options. The base agreement term for each firm shall commence on January 18, 2012, and expire on January 17, 2016.
- 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 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 agreements 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 Coastal Construction of Monroe, Inc. (d/b/a Coastal Construction Company) responsible to the Board is Daniel D. Whiteman. The firm is located at 5959 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.
- The Principal of VPI responsible to the Board is Robert Padron. The firm is located at 4444 SW 71st Avenue, Suite 101b, Miami, Florida 33155.
- The Principal of BDI responsible to the Board is Teobaldo Rosell, Jr. The firm is located at 7270 NW 12th Street, Suite #200, Miami, Florida 33126.
- The Principal of D. Stephenson responsible to the Board is Dwight Stephenson. The firm is located at 6241 North Dixie Highway, Fort Lauderdale, Florida 33334.
- The Principal of Turner responsible to the Board is David Robinson. The firm is located at 1000 NW 57th Court, Suite 200, Miami, Florida 33126.

- The Principal of Kaufman responsible to the Board is Murrell Perry. The firm is located at 606 Banyan Trail, Boca Raton, Florida 33431.
- The Principal of Thornton responsible to the Board is Thomas Thornton. The firm is located at 4300 Biscayne Boulevard, Suite 207, Miami, Florida 33137.
- The Principal of Stobs responsible to the Board is J. Robert Stobs II. The firm is located at 580 NE 92nd Street, Miami Shores, Florida 33138.
- The Principal of Link responsible to the Board is Guillermo Fernandez. The firm is located at 7003 North Waterway Drive, Suite 218, Miami, Florida 33155.
- The Principal of Munilla Construction Management, LLC (d/b/a MCM) responsible to the Board is Jorge Munilla. The firm is located at 6201 SW 70th Street, 2nd Floor, Miami, Florida 33143.

It should be noted that the negotiated fees for Schedules "A" and "B" are approximately 5% to 10% below the 10% reduced fees in effect under the last option of the previous agreements. Fees for Schedule "C" are approximately 3% below the 10% reduced fees in effect under the last option of the previous agreements.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firms of Coastal Construction Company; Veitia Padron Incorporated; BDI Construction Company; D. Stephenson Construction, Inc.; Turner Construction Company; Kaufman Lynn Construction, Inc.; Thornton Construction Company, Inc.; Stobs Bros. Construction Co.; Link Construction Group, Inc.; and MCM, as Construction Management at-Risk firms for miscellaneous projects, 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 "J";
- 2) for projects with a construction cost less than \$50,000, the Board may direct the CM at-Risk 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.

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

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

FIRM'S NAME: COASTAL CONSTRUCTION COMPANY

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	4,950	5,940	6,930	1,980		19,800
\$ 1,000,001 -						
\$ 1,500,000	5,275	6,330	7,385	2,110		21,100
\$ 1,500,001 -						
\$ 2,000,000	5,500	6,600	7,700	2,200		22,000

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:

1. 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.
2. 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.
3. No application for payment will be processed for partial completion of pre-construction services for any phase.
4. 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%	12.1%	11.5%

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

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

FIRM'S NAME: VEITIA PADRON INCORPORATED

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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

PROJECT CONSTRUCTION BUDGET	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
\$ 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%	12.1%	11.5%

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

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

FIRM'S NAME: BDI CONSTRUCTION COMPANY

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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

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:

1. 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.
2. 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.
3. No application for payment will be processed for partial completion of pre-construction services for any phase.
4. 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%	12.1%	11.5%

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

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

FIRM'S NAME: D. STEPHENSON CONSTRUCTION, 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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

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%	12.1%	11.5%

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

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

FIRM'S NAME: TURNER CONSTRUCTION COMPANY

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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

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:

1. 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.
2. 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.
3. No application for payment will be processed for partial completion of pre-construction services for any phase.
4. 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%	12.1%	11.5%

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

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

FIRM'S NAME: KAUFMAN LYNN CONSTRUCTION, 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	938	1,125	1,313	375	3,750
\$ 250,001 -					
\$ 500,000	1,875	2,250	2,625	750	7,500
\$ 500,001 -					
\$ 750,000	2,813	3,375	3,938	1,125	11,250
\$ 750,001 -					
\$ 1,000,000	3,125	3,750	4,375	1,250	12,500
\$ 1,000,001 -					
\$ 1,500,000	3,750	4,500	5,250	1,500	15,000
\$ 1,500,001 -					
\$ 2,000,000	5,000	6,000	7,000	2,000	20,000

B. DESIGN PHASE II / III				
(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	TOTAL COMPENSATION	
See Note #1				
3,094	3,094	688	6,875	
5,625	5,625	1,250	12,500	
7,560	7,560	1,680	16,800	
7,875	7,875	1,750	17,500	
9,225	9,225	2,050	20,500	
9,000	9,000	2,000	20,000	

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 6% 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%	12.1%	11.5%

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

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

FIRM'S NAME: THORNTON CONSTRUCTION COMPANY

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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

PROJECT CONSTRUCTION BUDGET	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
\$ 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%	12.1%	11.5%

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

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

FIRM'S NAME: STOBS BROS. CONSTRUCTION CO.

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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

B. DESIGN PHASE II / III				
(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	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%	12.1%	11.5%

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

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

FIRM'S NAME: LINK CONSTRUCTION GROUP, 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	4,950	5,940	6,930	1,980	19,800
\$ 1,000,001 -					
\$ 1,500,000	5,275	6,330	7,385	2,110	21,100
\$ 1,500,001 -					
\$ 2,000,000	5,500	6,600	7,700	2,200	22,000

B. DESIGN PHASE II / III				
(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	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:

1. 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.
2. 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.
3. No application for payment will be processed for partial completion of pre-construction services for any phase.
4. 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)	300	375	460	520	625	655
Bonds, General Liability Insurance, OH&P	15.0%	14.0%	13.0%	12.0%	11.0%	10.0%

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

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

FIRM'S NAME: MCM

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 -	3,613	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 III/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%