



6 – Pricing Sheet for CMAR

Respondent must utilize this Pricing Sheet. Any reworked version of this sheet, provided by Respondent as a substitute, may be deemed non-responsive, and may, at the County's sole discretion, result in Respondent's disqualification.

County's Preliminary Construction Budget:

Eleven Million Dollars Dollars (\$ **11,000,000**)

shall include: Respondent's proposed Preconstruction Phase Fee, Cost of Work and Construction Phase Fee but excludes an Owner's Contingency.

Estimated Construction Duration:

from Notice to Proceed (NTP) to Substantial Completion. (**12**) months

Preconstruction Services Fee:

Sixteen Thousand Five Hundred Dollars (\$ **16,500**)

Respondent shall be paid a lump sum Preconstruction Phase services fee prior to moving to the Guaranteed Maximum Price (GMP) Proposal.

Construction Services Fee Lump Sum:

One Million Two Hundred Forty Four Thousand Five Hundred Nine Dollars (\$ **1,244,509**)

Based on the Construction Budget and Duration, this fee shall be the total cost of services provided by the Respondent and shall include the items set out herein-below. This fee shall be added to the Cost of Work to compute the Guaranteed Maximum Price (GMP).

Construction Services Fee Percentage: (**12.76** %)

Convert the Construction Services Fee Lump Sum above to a percentage by dividing it by the Preliminary Construction Budget above.

This percentage shall be multiplied by, then added to, the Cost of Work to compute the Guaranteed Maximum Price (GMP).

This percentage shall be multiplied by, then added to, the Cost of Work for increases in Project Funding by County.

Construction Services Fee Percentage for Change Orders with No Change to Contract Time: (**4.00** %)

This percentage excludes costs of General Conditions and shall be multiplied by, then added to, the Cost of Work for Change Orders not affecting Contract Time.

Construction Services Fee per day for Change Orders extending Contract Time only:

Three Thousand Four Hundred Nineteen Dollars (\$ **3,419**) per day

4/10/2024

This includes General Conditions for Change Orders affecting Contract Time.

Construction Services Fee Details

Having carefully examined the requirements of this Solicitation, the Contract, the Design Documents, and any attachments, Respondent shall identify a Proposed Construction Manager's Fee to furnish Construction Manager At-Risk services as required for this Project. This fee shall be the total cost of services provided by the Respondent and shall include the following:

1. Fees for construction phase services other than for self-performed construction work;
2. Overhead and profit;
3. Rental charges and repair assessments for temporary facilities and equipment, and costs of transportation, installation, minor repairs, dismantling, and removal;
4. Office Expenses: Courier service, postage and expressage;
5. Temporary Utilities: Mobilization and demobilization, electric and water services (including field office trailers), sanitary holding tank and portable toilets, gas, heat and ventilation, construction facilities and services, construction fencing, storage trailers, dewatering (not including subsurface water intrusion), weatherization, winterization, fire protection, IT, site lighting, temporary construction roads and parking, clean-up, dumpsters, signage, safety, audit, and record storage;
6. Taxes, Insurance, and Fees: Worker's compensation insurance, builder's risk insurance, insurance deductibles, public owner's protective insurance, liability and property insurance for the project, automobile insurance, performance and payment bonds, legal fees, Construction Phase Services fee, overhead and profit;
7. Contractor Labor: Payroll tax fringes, contractor labor (except self-performed work), badging, drug testing, safety officer, QA/QC manager, senior project manager, project manager, project engineer, senior superintendent, superintendent, vehicles and fuel for supervisory personnel;
8. General Construction Debris Removal: Costs of removal of general construction debris from the site of the Work and its proper and legal disposal;
9. Construction Survey Layout: Layout crew and licensed survey layout;
10. Project Close-out: Close-out documents, as-built drawings, product warranties, commissioning assistance, and turnover management.

Reimbursable Expenses

Williamson County's Vendor Reimbursement Policy (attached to Solicitation) outlines items that will not be reimbursed as proposed General Conditions costs or as a construction costs, including the following:

- Groundbreaking expenses
- Ribbon-cutting expenses
- Field office setup
- Drinking water
- Field office supplies
- Field office cleaning
- Field office fire safety and first aid equipment supplies
- Field office window cleaning



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Itemized General Conditions Costs

Williamson County Expo Center - West Arena

Item Description	Clarification	14 Month Schedule	12 Month Schedule	Delta
		RFP Pricing	BAFO Pricing	
		Price	Price	Delta
Project Manager		\$199,982	\$169,920	-\$30,063
Superintendent		\$236,343	\$200,814	-\$35,529
Project Administrator		\$20,586	\$16,992	-\$3,594
Vehicle Allowance		\$28,246	\$24,000	-\$4,246
Computers / Software / Equipment		\$17,602	\$14,916	-\$2,686
Cell Phone Allowance		\$1,977	\$1,680	-\$297
Payment and Performance Bond	0.80%	\$89,115	\$87,500	-\$1,615
General Liability Insurance	0.58%	\$63,478	\$63,478	\$0
Builders Risk Insurance	0.11%	\$13,073	\$11,550	-\$1,523
Warranty Reserve	0.15%	\$16,500	\$16,500	\$0
Mobilization / Demobilization		\$6,500	\$6,500	\$0
Field Office (Single) - Incl. Set up and Take Down		\$25,574	\$22,620	-\$2,954
Telephone / Internet Service		\$5,246	\$4,547	-\$699
Storage Trailer - Incl. Drop off and Pick Up		\$3,314	\$2,944	-\$370
Office Equipment / Furniture		\$1,500	\$1,500	\$0
Electrical Connections		\$3,500	\$3,500	\$0
Construction Utility Consumption		\$9,400	\$9,400	\$0
Field Office Utilities		\$4,500	\$3,900	-\$600
Temp. Fire Protection		\$6,875	\$5,958	-\$917
Courier / Postage		\$2,998	\$2,598	-\$400
Sanitary Facilities - Field Port-o-cans		\$14,884	\$14,884	\$0
Sanitary Facilities - Hand Washing Stations		\$3,747	\$3,248	-\$500
Sanitary Facilities - Office Tanks		\$5,995	\$5,196	-\$799
Construction Signs		\$541	\$541	\$0
Temporary Fencing		\$12,000	\$12,000	\$0
Temporary Fencing Maintenance		\$8,993	\$7,794	-\$1,199
Aerial Photography / Drone Charges		\$5,538	\$4,800	-\$738
Printing / Copying		\$8,244	\$7,145	-\$1,099
Criminal Background		\$1,083	\$1,083	\$0
Badge Machine		\$1,874	\$1,624	-\$250
Safety / First Aid		\$8,064	\$6,989	-\$1,075
As-Built Survey		\$2,000	\$2,000	\$0
Project Closeout		\$2,165	\$2,165	\$0
Record Documents		\$2,000	\$2,000	\$0
Layout & Survey		\$10,998	\$9,532	-\$1,466
Trash Dumpster / Supplies		\$18,042	\$18,042	\$0
Weekly Cleaning / General Labor		\$39,983	\$34,652	-\$5,331
Overhead and Profit	4.00%	\$550,000	\$440,000	-\$110,000

4.2.1 - Construction Services Fee (Lump Sum)	\$1,452,460	\$1,244,509	-\$207,951
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Construction Services Fee (Percentage of Project Budget)	13.20%	11.31%	-1.89%
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4.2.1 - Construction Services Fee (Percentage as multiplied to Cost of Work for GMP)	15.21%	12.76%	-2.46%
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4.2.2.1 - CMAR Fee for Change in Contract Work	5.00%	4.00%	-1.00%
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4.2.2.2 - CMAR Fee for Change in Contract Time	(per day)	\$3,458	\$3,419	-\$39
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4.2.2.3 - CMAR Fee for Change in Project Budget	N/A	5.64%	N/A
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