

**REQUEST FOR FEE INFORMATION
CONSTRUCTION MANAGER-AT-RISK (CMAR)**

*City of Keller
Renovation of Existing Police Building*

GENERAL INFORMATION: City of Keller is soliciting fee proposals as part of the selection process of a Construction Manager-at-Risk firm for managing the renovation of the existing police building, in accordance with the terms, conditions, and requirements set forth in this document.

The interview of shortlisted firms is the second step in a two-step process for selecting a Construction Manager-at-Risk firm for the Project. The Owner is soliciting fee information from the shortlisted firms. The Owner will rank the firms after interviews in the order that they provide the “most qualified CMAR” for the Owner based on the published selection criteria and the ranking evaluations. Upon determination of the top ranked firms based on qualifications, the Owner will then open the sealed fee information to confirm scope-of-services and “best value” to the OWNER. If the fee information is viewed as non-competitive or lacking in definition, further evaluation may be deemed necessary in determining the final selection and award of the project.

POINT-OF-CONTACT:

Brad Fortune
Chief of Police
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EVALUATION OF FEE INFORMATION: The evaluation of the Fee Information (Pre-Construction Phase Fee, Construction Phase Fee, and General Conditions) will occur after the ranking of the firms from the interview process.

ACCEPTANCE OF EVALUATION METHODOLOGY: By submitting its Proposal in response to this request, respondent accepts the evaluation process and acknowledges and accepts that determination of the “most qualified” and “best value” firm will require subjective judgments by the Owner and may, in fact, result in judgments and selections about which reasonable people may disagree.

REQUIREMENTS FOR FEE INFORMATION

Respondents shall carefully read the information contained in the following criteria and submit a complete response to all questions. Incomplete responses may elicit a negative perception by the Owner.

INSTRUCTIONS: Having carefully examined all the requirements of this document and any attachments, the Respondent proposes to furnish Construction Manager-At-Risk services as required for this Project on the following terms:

ESTABLISHMENT OF THE CONSTRUCTION MANAGER'S BUDGET LIMITATION: The Owner has established a Construction Manager's Budget Limitation (CMBL) amount of \$4,350,000 which includes the Pre-Construction Phase Fee, the Construction Phase Fee and Not-To-Exceed General Conditions Costs. Reference the attached Exhibits 'A' and 'B' allowable General Conditions and checklist for assignment of tasks/scope in respective their categories.

RESPONDENT'S PRE-CONSTRUCTION PHASE FEE: The Respondent shall identify a Pre-Construction Phase Fee, to include personnel expense, project estimates, preliminary project schedules, value engineering, constructability reviews, pre-planning, overhead and profit, miscellaneous printing and travel costs, etc. and other services through the Pre-Construction phase of the Project. (estimated to be a duration of one month).

Respondent's Pre-Construction Phase Fee \$ 2,500.00

RESPONDENT'S CONSTRUCTION PHASE FEE: The Respondent shall identify a Construction Phase Fee percentage and dollar amount of the construction budget for all home expenses and any other expenses not included in the Allowable General Conditions Costs identified in Exhibits 'A' and 'B', including all overhead and profit.

Respondent's Construction Phase Fee Percentage 3.00 %
 (equals)
 Respondent's Estimated Construction Phase Fee Amount \$ 125,197.00

RESPONDENT'S NOT-TO-EXCEED GENERAL CONDITIONS COSTS: Using the Project Construction Schedule duration of 8 months (two phases), the Respondent shall identify a General Conditions not-to-exceed percentage and dollar amount of the construction budget. (Allowable General Conditions are identified in Exhibits 'A' and 'B')

Respondent's General Conditions Percentage 6.19 %
 (equals)
 Respondent's Estimated General Conditions \$ 270,854.00

Total Construction Duration (*Notice To Proceed for Construction to Final Completion*) 8 months

Using the not-to-exceed General Conditions costs identified above, the Respondent shall identify all project management, bonds, insurance, field office and office supply costs for the Project as listed below:

<u>Allowable General Condition Line Item Category</u>		<u>Estimated Total Cost</u>
On-Site Project Management Staff	subtotal	\$ <u>150,000.00</u>
Bonds and Insurance	subtotal	\$ <u>90,854.00</u>
Temporary Project Construction Utilities	subtotal	\$ <u>6,250.00</u>
Field Offices & Office Supplies	subtotal	\$ <u>23,750.00</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	_____	_____	\$ _____
Project Manager (s)	<u>1</u>	<u>8</u>	\$ <u>5,250.00</u>
Superintendent(s)	<u>1</u>	<u>8</u>	\$ <u>10,000.00</u>
Assistant Superintendent(s)	_____	_____	\$ _____
Project Engineer/Expeditor(s)	<u>1</u>	<u>8</u>	\$ <u>2,575.00</u>
Field/Office Engineer(s)	_____	_____	\$ _____
Field Office Support Staff	_____	_____	\$ _____
CPM Scheduler	_____	_____	\$ _____
Safety Coordinator(s) /	_____	_____	_____
Manager/ Assistants	<u>1</u>	<u>8</u>	\$ <u>625.00</u>
Quality Assurance / Control	_____	_____	_____
Manager / Coordinator	_____	_____	\$ _____

Respectfully Submitted and Certified By:

AVI PARTNERS, LLC

(Respondent's Company Name)

DUSTIN STIFFLER

(Respondent's Printed Name)

PRESIDENT

(Title)

[Signature]

(Authorized Signature)

2/6/23

(Date)