



May River High School

Beaufort County School District River Ridge Academy & May River High School Additions

19-018 | JULY 17, 2019 AT 2:00 PM

CONSTRUCTION MANAGEMENT AT-RISK SERVICES - BUSINESS PROPOSAL





TABLE OF CONTENTS

F FEES & COST



FEES & COST

MAY RIVER HIGH SCHOOL

The Proposal must address the following:

Pre-Construction services will vary from project to project depending on the scope and complexity of each project. Services will include field verification, constructability reviews, and cost estimating. Provide hourly rates for the following services:

- a. Estimating_____ \$75.50 per hour
- b. Field Verification_____ \$71.50 per hour
- c. Constructability Reviews_____ \$71.50 per hour
- d. Project Management (during pre-construction)_____ \$84.50 per hour

Once project scopes are more defined, the Owner may solicit a fixed price estimate or proposal for the above and or other related services from the contractor for each assigned project.

As stated in § 5.2 of the AIA A133-2009 included as part of this RFP, the Guaranteed Maximum Price consists of the Cost of the Work plus the Construction Fee (%). The Construction Phase Fee will be scored on the following situation for the purpose of comparison of hypothetical proposals:

a. For the project scope described in Section II of this RFP: Assume that the “Cost of the Work” as defined in Article 6 of the AIA A133-2009, except for a 100% performance bond and a 100% payment bond is \$21 million. Assume the project schedule is as stated in Section II of this RFP, above. State the Construction Phase Fee (as a percentage of the Cost of the Work) your firm would propose and state your cost of the 100% performance and 100% payment bonds for the project.

Construction Phase fees shall include all overhead and profit associated with the project (Project Manager, home office administration, etc). Only 100% site-based labor will be allowed as part of the cost basis for the project. The owner reserves the right to review staffing of project prior to finalizing the contract.



8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:**8.1 River Ridge Academy Additions**

Pre-Construction Phase Service Fee: \$ **27,000 (0.45%)**
Based on \$6 million construction project.

Construction Phase Service Fee
Plus cost of Performance & Payment Bonds: \$ **285,000**
 (includes a 3.95% construction fee of \$237,000 plus a .8% bond rate of \$48,000)

8.2 May River High School Additions

Pre-Construction Phase Service Fee: \$ **67,500 (0.45%)**
Based on \$15 million construction project

Construction Phase Service Fee
Plus cost of Performance & Payment Bonds: \$ **712,500**
 (includes a 3.95% construction fee of \$592,500 plus a .8% bond rate of \$120,000)



ThompsonTurner
Construction

111 Coleman Blvd., Suite 401
Mt. Pleasant, SC 29464
803.773.8005
thompsonturner.com