

**Construction Manager for Old Greenwich School**

**Opening Date: 3/23/2023**

**Opening Time: 10:00 a.m**

**RFP Number: 2408-23**

**\*AWARDED**

**BIDDERS**

<b><u>*DOWNES</u></b>	Viking Construction	Ashforth
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**Phase 1 Design/PreCon, Procurement**

1. Pre-Construction Phase	\$35,660	\$128,168	\$50,000
2. Schematic Design ESTIMATE Phase(Sub-Total)	\$27,140	\$10,000	\$15,000
3. Design Development ESTIMATE Phase(Sub-Total)	\$31,800	\$20,000	\$20,000
4. Construction Documents ESTIMATE Phase(Sub-Total)	\$31,800	\$20,000	\$35,000
<b>Total Pre-Construction Phase (1,2,3&amp;4) Feb 2023 - Jan 2024</b>	<b>\$126,400</b>	<b>\$178,168</b>	<b>\$120,000</b>

**PHASE 2 & 3 BIDDING/PROCUREMENT & CONSTRUCTION SERVICES**

**5. Scenario A**

Phase 1: Building & Procurement & Submission of GMP(June 2024- July 2024)	\$60,030	\$23,600	\$20,000
Phase 2: Construction Services:(Demolition,Construction, Sitework, FF&E, C of O's & Closeout (July 2024 - September 2026)	\$2,229,310	\$1,811,770	\$1,864,830

**6. Scenario B**

Phase 1: Building & Procurement & Submission of GMP(March2025- April 2025)	\$62,480	\$23,600	See Scenario B
Phase 2: Construction Services:(Demolition,Construction, Sitework, FF&E, C of O's & Closeout (June 2025 - August 2027)	\$2,468,890	\$1,811,770	See Scenario B

7. Anticipated Trade Cost( Estimated Dollar Value for which percentages are based on	\$24,500,000	\$24,500,000	\$24,500,000
8. Construction services & Administration Phrase	\$265,215.47	\$180,080	\$130,000

**9. Other Costs**

General Liability Insurance(Expressed as a % of Trade cost)	\$289.171 / 1.18%	2%	\$282,696 / 1.15%
Workmans comp. (Include in GCs and/or PreCon)		8%	
Bonds(Expressed as a % of contract value)	\$171,915 / 0.7%	1.25%	\$181,987 / 0.65%
Fee (Expressed as a % of trade cost only)	\$379,750 / 1.55%	3%	\$465,000 / 1.9%
Builders Risk Insurance	\$175,000 / 0.71%	2%	109,000
Construction Contingency	\$735,000 / 3%	5%	\$735,000 / 3%
Alternate CCIP		No Bid / TBD	