

**Builders and
Construction Managers**

Shawmut Design and Construction

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May 18, 2015

Dover High School & Regional Career Technical Center Rehabilitation
Professional Construction Management Services
Business Office
Dover School District – SAU 11
61 Locust Street, Suite 409
Dover, NH 03820

RE: Dover High School & Regional Career Technical Center Rehabilitation



Dear Representatives of the Dover School District – SAU 11:

FEE PROPOSAL:

Assume a \$70,000,000 total construction cost on a project with 20% renovation and 80% new construction and a 1 year SD-DD-CD process.

FEE: 2.25%

Precon Fee: \$115,000. approximately two FTE during preconstruction (average).

General Conditions: To be confirmed based on final option and schedule. Anticipated Range 5.5% - 6.0%

Sincerely,

A handwritten signature in black ink, appearing to read "R. Lynch".

Ryan Lynch
Project Executive



North Branch Construction, Inc.

Construction Management Fee Proposal

North Branch Construction proposes to provide full Construction Management Services as required to meet the design and construction goals of the Dover School District - SAU 11 for the Dover High School and Regional Career Technical Center project.

Pre-Construction Fee

North Branch is to be compensated \$69,420 for up to 763 hours of meeting attendance and estimating time by the Project Managers, Estimators (Civil, Architectural, Structural, MEP), Projects Superintendents, and Safety Director during the Pre-Construction phase. In addition, North Branch is to be reimbursed for out of pocket expenses (consisting principally of duplication, mailing, and travel costs) during the Pre-Construction phase.

Construction Management Fee

Based upon the size and anticipated staffing needs for this project, we propose a fixed lump sum professional fee of 2.5% of the Guaranteed Maximum Price (\$25,000 of which is to be paid at the completion of the Pre-Construction Phase).

In addition to the Construction Manager fee, the owner would pay:

- The actual cost of the construction contracts and purchase orders (awarded on a competitive basis).
- The actual cost of general conditions work required to be done by the Construction Manager, including the cost for project supervision and project management (both field and office based).

All of these costs will be included under a Guaranteed Maximum Price at the time the Construction Team has developed the drawings and specifications to a point where the Scope of the Project is sufficiently defined. It is important to note that under our proposed contract, any savings generated on construction costs go 100% to the client (alternatively, the additional funds could be used to provide extra features or furnishings to the facility).

Labor Rates

The following labor rates will be used in determining base labor costs per Section 6.2.1 of the AIA A133-2009 Construction Management contract, and include customary benefits per Section 6.2.4 of the contract. With the exception of the Principal-in-Charge and Project Manager, all hours over 40 per week will be charged 1.5 (one and one-half) times the base rate.

<u>Labor Category</u>	<u>Hourly Rate</u>
Principal-in-Charge	\$100.00
Project Manager/Estimator	\$90.00
Assistant Project Manager/Estimator	\$72.00
Superintendent	\$85.00
Assistant Superintendent	\$70.00
Foreman/Clerk	\$65.00
Carpenter	\$58.00
Laborer	\$42.00
Field Office Manager/Clerk	\$48.00

These rates will be adjusted annually to reflect increased costs due to inflation and regulatory changes.

Insurance Premium Costs

The following rates will be used in determining insurance premium costs per Section 6. 6.1 of the AIA A133-2009 Construction Management contract:

<u>Insurance Category</u>	<u>Cost</u>
Commercial General Liability	0.191% of subcontract amount in GMP
Umbrella	0.135% of the GMP amount
100% Performance & Payment Bonds (if required)	0.7% of GMP Amount



CONSTRUCTION

AT PC WE GO ABOVE AND BEYOND ON EVERY JOB, PERIOD.

May 18, 2015

Dear Dover School District,

PC Construction is pleased to submit the enclosed fee proposal for the Dover High School and Career Technical Center Rehabilitation Project. We have structured our fee proposal according to the information provided to shortlisted construction managers, and look forward to discussing it in detail with you.

We are very pleased to propose a construction management (CM) fee of 2.5% (two and one-half percent), which we are confident will be repaid in the value and cost savings that PC Construction will bring to your project. We have substantially discounted our preconstruction fee to afford you the recommended resources at a very competitive rate of \$96,000, representing a full year's worth of work and 1,998 estimated man hours. You will see the hours are apportioned between the estimating and preconstruction departments, as well as hands-on field input from PC's operations department. We are confident this is the ideal combination of skill sets to provide you with the most accurate and predictable estimates.

PC has a long history of successfully completing comparable projects throughout the region, including the University of New Hampshire, South Portland High School and numerous school facilities throughout New England. We are excited at the prospect of completing this project to house multiple grades, as well as the technical center that we hope will educate future generations of construction professionals – what a great combination!

Simply stated, the PC team has the talent, skills and capacity to successfully undertake and complete Dover High School and Career Technical Center Project on time and within budget. We appreciate your consideration and look forward to discussing our capabilities further.

Sincerely,

Joseph Picoraro
Vice President



CONSTRUCTION

The Dover School District
Dover High School & Regional Career Technical Center Rehabilitation

submitted May 18, 2015

	estimated hours				LABOR TOTAL Hours
Joe Picoraro Vice President	6	4	4	2	16
Garret Bertolini Senior Project Manager	12	8	8	4	32
Scott Blair Project Manager	36	16	24	12	88
Eric Price Senior Superintendent	24	16	16	8	64
Scott Eastman Chief Estimator	24	16	16	8	64
Ed Seraydarian Senior Estimator	240	60	160	40	500
Project Estimator					0
MEP Estimator	180	40	120	40	380
Staff Estimator	400	40	240	40	720
Scheduling Engineer	80		24		104
Administrative Assistance	12	6	8	4	30
	Schematic Estimate	Constructability Review Value Engineering Reconciliation	Design Development Estimate	Constructability Review Value Engineering Reconciliation	1998
Total Preconstruction Estimate					\$140,146
Discount					\$44,146
Total					\$96,000



10 Harvey Road
Bedford, NH 03110
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harveyconstruction.com

May 18, 2015

Mr. Robert Carrier
JBC Chairperson, City Council Representative
Business Office
Dover School District – SAU 11
61 Locust Street, Suite 409
Dover, NH 03820

Dear Mr. Carrier,

We have assessed the proposed program and site development options for the expansion of Dover High School (DHS) and the Career Technical Center (CTC) and we propose the following terms based on:

- Providing the District with comprehensive preconstruction services including feasibility/conceptual budgets for the selected expansion options; schematic design estimate; design development estimate; construction documents estimate; GMP; value engineering; constructability reviews; project schedule; logistics planning; safety planning; early bid packaging; and phasing planning (as outlined in the RFP)
- Beginning preconstruction services in July 2015

Service	Total
Preconstruction Fee	\$95,000
CM Fee	1.75%

Our preconstruction fee of \$95,000 represents over 2,400 man hours of planning, estimating and meeting time between June/July 2015 and August 2016.

We look forward to your review and consideration of the enclosed qualifications (including bonding and insurance information – see attached). Please do not hesitate to contact me if you have any further questions or require additional information from our company (office: 624-4600, cell: 860-7310).

Respectfully,

Robert G. Prunier, Executive Vice President
Office: (603) 624-4600 - Email: rprunier@hccnh.com