

### Construction Manager Proposal Comparison

		INTERVIEWED FIRMS					NON-INTERVIEWED FIRMS	
Firm Name:		Frank Rewold & Son	O'Neal Construction	McCarthy & Smith, Inc.	Phoenix Contractors	The Dailey Company	JS Vig Construction	Davenport Bros.
Fee Proposal	Preconstruction Fee	\$10,500	\$24,762 (Disregard 6 month limitation)	\$30,000	\$13,400 \$23,400 / \$10,000 credit at project commencement / \$13,400 net	\$15,000	\$31,200	\$62,669
	CM Construction Fee	3.5%	1.90%	\$190,000 lump sum (equates to 2.15% fee)	Overhead: 1.68% / Profit: 1.91%	1.90%	3.50%	\$250,676 lump sum (equates to 2.4% fee)
	Cost per \$10.445m Project	\$365,575	\$198,455	\$190,000	\$200,000 * revised to 1.91% profit on \$10.445m proj cost	\$198,455	\$365,575	\$250,676
	CM Fee Includes:	Corporate Executives Principal in Charge Sched/Purch/Sys Dev Proj Coord / Expediter / Sec'try Postage & Express Costs Preconst: Site Visits, Design Mtgs, City, Twp Mtgs, Multiple Est. Proposals	Project Executives Accountant	Principal in Charge Project Director Office Staff: Sr. PM, PM(s), Proj Engin., Scheduler/Estimator/Cost Control Sr Project Manager	Home Office Project Management, Accounting, Operations, Support Staff, Personnel and executive oversight	Project Executives Estimator		
	Insurance Cost Gen & Umbrella Liability	\$29,500	\$29,039	\$22,000	Included in 2.0% Profit above	\$41,780	\$8,356	\$52,500
	Perform./Labor Bond Costs	\$114,895 (1.1% bond rate **)	\$65,131	\$87,000	\$57,587	\$99,227.50	\$104,450	\$131,250
	Personnel/ Staffing	\$521,000	\$655,396 (For 20 months, \$11,745/mo for full time supervision & 10hr/wk proj. manager)	\$435,000	\$407,175	\$454,800	\$418,440	\$522,300
	GC Reimburs. Estimate	\$726,820 (includes staffing)	\$733,093 (includes staffing)	TBD	\$869,135 (includes staffing)	\$630,637 (includes staffing)	TBD	\$943,445
	Proposed Contract Modifications	None	None	None	None	None	None	None
	Additional Comments	See note below ***	Clarified estimates to align w/ project phasing		Overhead at 1.68% = staffing costs other than superintendent			
<b>Subtotal</b> (Incl: Pre-con fee, CM fee, staffing, bonding, insur.)	<b>\$1,041,470.00</b> (plus subcontractor bond costs @ 1.1 to 2.0%)	<b>\$972,783.00</b> (plus possible \$35,235 for 3 month staffing costs for early utility/demo)	<b>\$764,000.00</b>	<b>\$678,162.00</b> (includes \$10,000 pre-construction credit)	<b>\$809,262.50</b>	<b>\$928,021.00</b>	<b>\$1,019,395.00</b>	

\*\* Rewold will require (reduce risk to Rewold) all subs with contracts of \$50k or more to provide payment and performance bonds to Rewold for an added cost. This will be approximately 1.2 percent to 2.0 percent of contract value depending on the subtrade

\*\*\* A dual obligee bond requires any subtrade over \$50,000 to provide a bond for their work naming both the library and Rewold. Rewold would provide a bond for only the portions of the contract that would be supplied by Rewold (G&S, miscellaneous, and fee) and any contract under \$50K. The savings realized would be at least 50 percent of the Rewold bond cost as Rewold would be insuring only a limited portion of the work