



**E.F.WALL  
& ASSOC.**

---

*Building Client Success Since 1970*

Proposal for CM Services  
Barnet Town Hall Renovations  
Barnet, Vermont

August 24, 2022

- **Design-Build**
- **General Construction**
- **Construction Management**

# CM Proposal - Barnet Town Hall Renovations

Barnet, Vermont

August 24, 2022

## *CM Fees Proposal*

---

### PRE-CONSTRUCTION FEE

---

Our fixed pre-construction fee for this project, based on the pre-construction services outlined in this RFP, is **\$9,600**.

### CM FEE AND BOND RATE

---

Our CM fee for this project is **7.5% (seven and one half percent)** of the cost of the work as defined in Article 6 of the A133 contract. The fee includes the oversight of Bob Lord, Jr. as Project Executive; all insurances not specifically called out as a cost of the work (ie, performance and payment bond costs are a cost of the work); all payroll, accounts payable, job cost accounting and billing functions; and all home office copying, postage, and other non-attributable office expenses.

The rate for providing a 100% Performance and Payment bond for the project is 1.8% of the cost of the work.

### GENERAL CONDITIONS

---

Attached is our General Conditions spreadsheet for the Barnet Town Hall Renovations project detailing lump sum and monthly general conditions costs.

### PROJECT MANAGEMENT TEAM

---

Our proposed Project Management Team for the Barnet Town Hall Renovations project is Jerry Dunbar (Project Manager) and Jay Solomon (Project Superintendent). They have 37 and 42 years respectively with E. F. Wall and are highly experienced and well respected within the construction community.

Jerry will provide pre-construction services to the Town of Barnet and BRD supported as necessary by Bruce Markwell, Estimator, and other in-house resources as demanded by the project. These services will include: project budgeting and estimating appropriate to the design document development stage; value engineering; systems evaluation (availability, pricing, applicability); construction means and methods input during design; developing and maintaining project schedule; packaging appropriate sub-bidding packages; soliciting high levels of subcontractor bidding participation; establishing a Guaranteed Maximum Price when appropriate; and developing other information as required to enable the project's development. He will be dedicated to the pre-construction phase as required to properly serve the project.

# CM Proposal - Barnet Town Hall Renovations

Barnet, Vermont

August 24, 2022

## *CM Fees Proposal*

---

Jerry will maintain overall management responsibility for construction phase services for the duration of the project, including managing subcontracts, weekly job meetings, schedule compliance, budget and quality control monitoring, procurement, and staffing.

Jay will be dedicated full time on site for the entire project during the construction phase to completion with primary responsibility for job site safety, subcontractor management, schedule compliance, and quality control and compliance.

### **HOURLY RATES**

---

Following are the hourly rates for E. F. Wall personnel for this project:

Project Manager:	\$100 / hour
Estimator:	\$85 / hour
Superintendent:	\$90 / hour
Foreman:	\$85 / hour
Welder (w/equipment)	\$85 / hour
Carpenter:	\$75 / hour
Laborer:	\$64 / hour
Clerical:	\$50 / hour
Other Staff: Safety	\$75 / hour

**Barnet Town Hall Renovations**  
**August 24, 2022**



**General Conditions**

ITEM	Quantity	Unit	Lump Sum	Per Month Cost
Mobilize / Demobilize	1	LS	\$3,000.00	
Storage trailers	1	MONTH		\$275.00
Field Office	1	MONTH		\$780.00
Office Equipment	1	MONTH		\$50.00
Communications (phone, fax, internet)	1	MONTH		\$200.00
Small Tools & Consumables	1	MONTH		\$215.00
Temporary Sanitary 2 each	1	MONTH		\$280.00
Final Cleaning - Finished	1	LS	\$2,500.00	
Safety Management	1	MONTH		\$880.00
Safety Expenses	1	MONTH		\$115.00
Project Management	1	MONTH		\$7,800.00
Superintendent	1	MONTH		\$15,600.00
Foreman	1	MONTH		\$0.00
Administration	<b>Included in fee</b>			
Account & Clerical - Davis Bacon & Section 3 Reporting	1	MONTH		\$520.00
Vehicle Expense & Mileage	1	MONTH		\$2,077.00
Office Expenditures	<b>Included in fee</b>			
Record Drawings	1	LS	\$1,500.00	
Operating & Maintenance Manuals	1	LS	\$1,500.00	
Punch List / Warrantee	1	LS	\$3,500.00	
Other				
<b>Lump Sum General Conditions</b>			<b>\$12,000.00</b>	
<b>Monthly General Conditions</b>				<b>\$28,792.00</b>