



REQUEST FOR PROPOSAL (RFP) - RFP 25028

Attachment 1

**CMAr Fee/General Conditions Cost Analysis:
Washburn Tech North Topeka**

COST RESPONSIBILITY MATRIX for CMAR						
Cost break down per AIA A133 Contract	Article 5 Precon Fee	Article 7.9 Cost not to be reimbursed	Article 7.1-7.7 Costs to be reimbursed (cost of the work) **Must have receipts/invoices documentation**		Costs outside Contract Construction Manager Contract	
DESCRIPTION	PRECON FEE	CM FEE	GEN'L COND'S	DIRECT COST OF WORK	A/E	OWNER

I. PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES

Design Coordination Meetings Attendance	X					
Initial Cost Opinion/Control Estimate	X					
Constructability Analysis Through Completion	X					
Cost Analysis/Control Through Completion	X					
MEP-FP Design Coordination Reviews	X					
CD Document Review	X					

Subcontract Bidding/Buyout Process			X			
Small/Local Participation Program Management			X			
Project Manager			X			
Project Superintendent			X			
Project Engineer/Assistant Superintendent			X			
Corporate Executives/Legal Services		X				

Project Executive		X				
Accounting/Purchasing		X				
Scheduling/Phasing			X			
Estimating	X					
Safety Officer		X				
Safety Engineer			X			
Project Manager's Vehicle			X			
Superintendent's Truck			X			

II. SAFETY, SECURITY, AND SERVICES

Safety Equipment				X		
Handrails and toe Boards				X		
Fire Extinguishers/Fire Watch				X		
Routine Cleanup				X		
Final Cleanup				X		
Temporary Fencing				X		
Barricades				X		
Debris Hauling/Removal - Dumpsters				X		
Traffic Control				X		
Dust Controls				X		
Trash Chute and Hoppers				X		

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III. FACILITIES, EQUIPMENT, AND UTILITIES

Office and Trailer Rentals			X			
Temporary Wiring/Lighting			X			
Power Expense						X
Temporary Water Service						X
Heating Expense						X
Cooling Expense						X
Temporary Toilets			X			
Telephone Expenses			X			
Trucks			X			
Air Compressors				X		
Generators				X		
Technology			X			
Miscellaneous Equipment				X		

IV. VERTICAL HOISTING/EQUIPMENT

Small Material Hoist Rental				X		
Forklift Rental				X		
Misc Equipment Rental				X		

V. REPRODUCTION AND PRINTING

Bid Package Documents	X					
Bidding Instructions	X					
Construction Documents Printing			X			
As-Built Documentation			X			

Accounting Forms					X	
Field Reporting Forms		X				
Contract Agreement Forms		X				
Maintenance Manuals			X			
Operation Manuals			X			

VI. QUALITY CONTROLS

Special Testing Consultants					X	
Special Testing Services						X
Supplies and Materials (Field Office/Rough Hardware)				X		
Project Photographs			X			
Air and Water Balancing				X		
Operator On-Site Training				X		
Prepare Operation Manuals			X			
Prepare Maintenance Manual			X			

VII. PERMITS AND SPECIAL FEES

Parking Fees						X
Curb and Gutter permits						X
Sign Permits				X		
Building Permits				X		
Water Connection Fee				X		
Sanitary Connection Fee				X		
Storm connection Fee				X		
Special Tap Fees				X		
Contractor's Licenses		X				

Royalties		X				
A.G.C. Fees		X				

VIII. INSURANCE AND BONDS

Builders Risk Insurance				X		
General Liability				X		
Excess Liability Coverage				X		
Payment Bond				X		
Performance Bond				X		

IX. OTHER COSTS

Project Taxes						X
Construction Equipment				X		
Construction and Services				X		
Construction Materials				X		
Cost of Design and Engineering						X

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DESCRIPTION	PRECON FEE	CM FEE	GEN'L COND'S	DIRECT COST OF WORK	A/E	OWNER
A/E Cost for Bid Packages					X	
Preliminary Soils Investigations					X	
Title/Development Cost						X
Land Costs						X

Financing/Interest Cost						X
Interim Financing Costs						X
Owner Change contingency						X
Project Operation After Move-In						X
Project Maintenance After Move-In						X
Moving Coordination						X
Moving Costs						X
C.M. General Overhead Cost		X				
C.M. Profit/Margin		X				
Cost Over GMP		X				