EXHIBIT A

CM-R FEE PROPOSAL

(Submit In a Sealed Envelope with Project Cost Matrix)

1. CM-R'S FEE:

Basis of Fee. The CM-R's fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM-R as gross profit, and for any and all expenses of the Project not included and identified as a Cost of the Work or the CM-R's Expenses and Overhead Cost, provided that the CM-R performs all the requirements of the Contract Documents within the time limits established. Adjustments in Fees can be changed only by a written Change Order documenting a material change in the scope of the project.

A. PRECONSTRUCTION SERVICES FEE:

For the preconstruction consulting services as defined in this solicitation the University shall pay to CM-R the following Preconstruction Services Fee representing the gross profit relative to the preconstruction services:

Preconstruction Services Fee	

B. CONSTRUCTION SERVICES FEE:

For the construction services as defined in this solicitation the University shall pay to CM-R the following Construction Services Fee representing the gross profit relative to the construction services:

Construction Services Fee	

2. CM-R'S EXPENSES AND OVERHEAD COSTS (Preconstruction and Construction):

The CM-R's Expenses and Overhead Costs. All reimbursable Expenses and Costs are Actual Costs, fully supported and subject to post-contract audit. Preconstruction Expenses and Costs are inclusive of all professional consulting services and all direct and incidental expenses. Construction Overhead Costs are inclusive of all direct and incidental expenses. The maximum amount for the CM-R's Preconstruction Expenses and Costs and Construction Overhead Costs are:

	Maximum Monthly Overhead Costs	Anticipated Construction Schedule (In Months)	Total Anticipated Overhead Costs Exclusive of Insurance **(note 1)**	One Time Costs (Bonds, Insurance, Etc.)	**TOTAL (note 2)**
Maximum Preconstruction Costs and Expenses					$
Maximum Construction Overhead Costs	$	$	$	$	$
Total Maximum CM-R Overhead Allowance					**$**

Note 1: Total Anticipated Overhead Cost Exclusive of Insurance may be less than Maximum Monthly Overhead Costs multiplied by the Anticipated Months in the Construction Schedule, but cannot exceed it.
Note 2: The Totals entered shall be no more than the sum of the respective costs as detailed in the Project Cost Matrix.

_____ (Proposer)

By: _____ (Name)

_____ (Title)

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PROJECT EXPENSES AND OVERHEAD COST MATRIX

The following tables provide a common basis for the allocation of various elements of expenses and overhead cost associated with the CM-R's services. For each item marked with an "x," except for the Cost of Work column, provide the estimated total cost, including any units, unit costs, and quantities. All preconstruction services cease upon approval of the GMP change order.

Note: Aggregating similar, small elements of cost is acceptable, provided that the aggregated cost cannot exceed $10,000. The Agency may request additional detail and supporting documents as required for its determination of cost reasonableness.

Project No. H27-6085-AC

Office/Administrative Expenses	Preconstruction Services	Construction Services	Cost of Work	By Owner
1. CM Field Office, Furniture & Furnishings		X		
2. Office Supplies – Preconstruction Phase	X			
3. Office Supplies – Construction Phase		X		
4. Field Office Equipment & Maintenance		X		
5. Owner/A-E Office, Equipment & Utilities		X		
6. Jobsite Radios/Beepers		X		
7. Copy Machine & Maintenance–Preconstruction.	X			
8. Copy Machine & Maintenance–Construction		X		
9. Computers, Usage, Software & Maintenance – Preconstruction.	X			
10. Computers, Usage, Software & Maintenance--Construction		X		
11. Fax Machine & Service		X		
12. Field Office Telephone		X		
13. Long Distance–Preconstruction.	X			
14. Long Distance–Construction		X		
15. Office Janitorial		X		
16. Postage & Expressage–Preconstruction	X			
17. Postage & Expressage–Construction		X		
18. Plans & Specifications (6 sets per bid pkg.)		X		
19. Scheduling Expenses		X		
20. Construction Photos & Supplies		X		
21. Project Superintendent (only) Moving Expenses		X		
22. Job Travel		X		
23. Job Meetings & Ceremony Expense		X		
24. Partnering Sessions		X		
25. Construction Trade Training Program		X		

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Office/Administrative Expenses	Preconstruction Services	Construction Services	Cost of Work	By Owner
26. Drawing Coordination Consultant		X		
27. Record Drawings		X		
28. Advertising (for bids)			X	
29. Messenger/Runner/Courier			X	
30. Cost Accounting and Audit		X		
31. Records Storage		X		
32. Public Information Program		X		
33. Subtotal Office/Administrative	$	$	$	$

Temporary Utilities	Preconstruction Services	Construction Services	Cost of Work	By Owner
34. Temporary Electric Service		X		
35. Temporary Water Service		X		
36. Temporary Gas Service		X		
37. Temporary HVAC		X		
38. Temporary Construction Facilities and Services		X		
39. Cleanup and Dumpsters		X		
40. Subtotal Temporary Utilities	$	$	$	$

Testing, Inspection & Quality Control	Preconstruction Services	Construction Services	Cost of Work	By Owner
41. Testing Laboratory Services				X
42. Soils Testing & Inspections				X
43. Concrete Testing & Inspections				X
44. Building Inspections				X
45. QC/QA Manager		X		
46. Concrete Consultant (w/Owner approval only)	X			
47. Structural Consultant (w/Owner approval only)	X			
48. Envelope Consultant (w/Owner approval only)	X			
49. Subtotal Testing, Inspection & QC	$	$	$	$

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Taxes, Insurance & Fees	Preconstruction Services	Construction Services	Cost of Work	By Others
50. Building Permits		X		
51. Special Permits, Licenses, Fees		X		
52. Utility Connection Permits		X		
53. Operational Permits				X
54. Easements				X
55. Impact Fees		X		
56. Builder's Risk Insurance		X		
57. Insurance Deductibles		X		
58. Liability & Property Insurance for Project		X		
59. Miscellaneous Insurance		X		
60. Sales, Use and Gross Receipts Taxes		X		
61. Performance & Payment Bonds (for CM-R only, not including bonds for subcontractors)		X		
62. Subtotal Taxes, Insurance & Fees	$	$	$	$

Construction Management Labor	Preconstruction Services	Construction Services	Cost of Work	By Others
63. Payroll Tax and Fringes	X	X		
64. Worker's Compensation Insurance	X	X		
65. Management Labor--Preconstruction	X			
66. Management Labor--Construction		X		
67. Safety Officer		X		
68. General Conditions Labor		X		
69. Subtotal Construction Management Labor	$	$	$	$

Fees	Preconstruction Services	Construction Services	Cost of Work	By Others
70. CM Fees (Enter Fees from Fee Proposal)	X	X		
71. Legal Fees		X		
72. Subtotal Construction Management Fees	$	$	$	$

Construction Equipment & Tools	Preconstruction Services	Construction Services	Cost of Work	By Others
73. Levels and Transits		X		
74. Field Engineer		X		

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Construction Equipment & Tools	Preconstruction Services	Construction Services	Cost of Work	By Others
75. Layout Crew		X		
76. Engineering Equipment		X		
77. Engineering Supplies		X		
78. Layout/Batter boards			X	
79. Licensed Survey Layout		X		
80. Site Surveys & Soils Reports				X
81. Subtotal Construction Equipment & Tools	$	$	$	$

Permanent Construction	Preconstruction Services	Construction Services	Cost of Work	By Others
82. Trade Contract Cost			X	
83. Self-Perform Labor & Materials			X	
84. Materials Incorporated into the Work			X	
85. Corrective Work			X	
86. Punch List Work			X	
87. Warranty Work			X	
88. Subtotal Permanent Construction	$	$	$	$