

CH2M Hill Review of Original Proposal

Cost/Schedule Summary comments:

- Fee is based on \$15.5m construction cost
- Almost one year to design
- on complexity curve “Basic” fees could range from 6.41% (\$993,000) to 7.12% (\$1.104M) with the higher range calculated for a greater project complexity like laboratories and medical hospitals
- Construction Schedule:
 - Demolition 2 months
 - Construction 12 months
- Basic Fee distribution seems disproportionate with 65% allocated to the Architects, Prime and Associate
- Detail breakdown for expenses/reimbursable
 - Travel, subsistence, other cost per DMS
- Rather than a “cover letter style” provide a contract style summary list of inclusions, exclusions/assumptions
 - Structural list of exclusions was extensive, components and cladding services and other items will likely be needed to complete the project
- **MEP/FP** fee seems low, nice that MEP is being performed by one firm!
 - Assume Energy Management system is included
 - Assume lighting control system is included
- **LEED-TLC**
 - Owner prepares OPR... Is City Ok with that.
 - LEED Scorecard is provided by the owner... OK?
 - Relevant Equipment submittal should be provided by HNGS not the owner
 - Suggest deletion of item 5 Attachment B of modeling proposal. What is not identified?
- **Perez** - Civil fee seemed real low
 - Assume roadway curb cuts and permitting assistance is included.
- **Traf Tech**
 - 32K\$ seems excessive and typically part of the Civil fee, may be why the civil fee is low
 - Task 1 \$9500 to Collect Data seems high
 - Task 3 Parking Evaluation, is this necessary?
 - After the city spends \$32K for the this effort, then what and what is real benefit?
- **Biltmore**

- Cost estimating, scheduling and constructability review is typically part of the Architects responsibility and fees, interesting that a GC is part of the Team and 60K\$ seems excessive
- Will Biltmore be allowed to bid on the project or does their effort exclude them from the process? Seems they would have an advantage over other bidders
- **EE&G**
 - Assume all the testing is complete and results identified
 - Task 2, will abatement really take 32 days x 10hour days? Seems excessive.
- **KM**
 - Acoustical, AV and Low Voltage
 - Suggest this scope be scrubbed and determine if everything is really needed
 - IT, telecom, Voice Data can sometimes be handled by City staff

Other items for consideration:

- We didn't really see Benders specific scope of services as PM or AOR.
 - Assume Bender will oversee the project; be responsible for QC of sub-consultants work.
 - Team is geographically diverse and management, coordination will be difficult. Bender should identify a talented, experienced PM who will assume responsibility for this complex task of coordination and QA/QC.
 - Per DMS recommendations, assume AIA B141 agreement between owner and architect will be used for Terms and Conditions or Owners Standard agreement and all T&C will roll down to the subs
 - T&C should identify limits of liability and consequential damages, insurance and risk required per City standards, prime and sub consultants
- Separate proposal by each discipline is helpful to understand individual roles and responsibilities, however for final contract, as prime, and per DMS guidelines Bender should provide one comprehensive summarized proposal with detailed task and sub task including:
 - Breakdown of hours by task and each individual for each phase to include at a minimum:
 - Basis of Design Booklet/Programming
 - a. Cost estimate
 - b. Products/list of materials proposed
 - c. Specification list
 - d. Cost Estimate
 - e. Schedule/Phasing Plan
 - f. Asbestos Lead Survey and Abatement Plan
 - g. LEED Checklist
 - Schematic, DD's, CD's, Permitting, Bidding and Construction services

- a. Identify Deliverables for each task/sub-task
 - b. Assume deliverables will be hard copies and electronic deliverables in Auto-Cad 2010 per owner standards
- Construction services
- a. Pre-Con Meeting
 - b. Shop Drawing Review
 - c. RFI's
 - d. Review/prep of Change orders/ Proposal Request
 - e. Review of Pay Applications
 - f. Periodic Inspections, number of visits summarized in tabulation form by Sub, easy for City to understand
 - g. Attendance of Progress Meetings by discipline
 - h. Substantial/Final Inspection
 - i. As Built/Record Drawing Preparation
 - j. Commissioning, Project Certification
 - k. Project Closeout, Warranty Tracking, Equipment Manual and owner Training on use of equipment
 - l. One Year walk thru Inspection

Bender's Mar. 21,'13 Add'l Breakdown comments:

- It does not break out the 30%/60%/90% design documents. Per the DMS Guide.
- Some of the numbers don't add up.
 - Demo package CDs; 18 shts @ 32 hrs =576hrs not 256.
 - 50/50 CD Split; Team Mtg/ Admin Support; 30wks @ 2 hrs = 60hrs not 120hrs unless more than one person.
 - 50/50/Split Bidding; 10wks @ 4hrs/wk=40 not 80
 - C/A support; 52wks @ 3hrs=156hrs.....
- Basically the proposal should follow the DMS Guide & identify what Bender & MCH roles & responsibilities will be.