

**REQUEST FOR QUALIFICATIONS**  
**CONSTRUCTION MANAGEMENT SERVICES**  
Bradley Bourbonnais Community High School District 307

RFQ Addendum #1

Items included in Addendum #1:

1. Building Visit Opportunity
2. Fee Structure Update

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**Building Visit Opportunity – Wednesday, December 18, 2024 at 1:30pm.**

The Building Tour will leave from the District #307 Board Room at 1:30pm. The tour is intended to provide additional clarity or address any specific questions that may have arisen. This second tour is not required but will allow the team to revisit the building.

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**Fee Structure**

The **Fee Structure** on page 11 of the RFQ has been replaced with:

**Fee Structure and Project Approach:** Relative to our proposed project, please provide the following information, outlining how your firm structures a successful project on behalf of the district.

Compensation and job costs:

- a. Pre-Con Fee Approach (fixed fee, % range, etc.)
- b. CM Fee Makeup (% Range or \$ range) - Included service matrix
- c. General Conditions (% range or \$ range) - Included service matrix
- d. Other fees or direct CM income pathways (rental, mark-up, etc.)

# REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGEMENT SERVICES

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### General Conditions Matrix

Bradley Bourbonnais Community High School District #307



12/6/2024

Company Name:

Item	Included in General Conditions	Included in Precon fee	Included in CM Fee	Provided by Owner	Bid Package/Trades
Administrative/accounting/clerical-jobsite based					
Groundbreaking Expenses					
Administrative/accounting/clerical-office based					
Home Office Administrative Support					
Accounting/Financial Management					
Bidding					
Electronic Distribution of Bidding Documents					
Bid Advertisement & Solicitation					
Building permits & inspection fees					
Change order administration					
Close-out documents					
As-built document creation & reproduction					
Operation and Maintenance Manuals					
Construction cleanup					
Final cleaning					
Dumpster, trash hauling & landfill charges					
Hoisting Expenses					
Insurance-Builders Risk					
Insurance and Bonds					
Performance & Payment Bond					
General Liability					
Workers Compensation					
IT equipment & services-jobsite based					
High Speed Internet Connection					
IT equipment & services-office based					
Jobsite drinking water					
Jobsite fire prevention requirements					
Fire Extinguishers					
Jobsite supervisory personnel					
Job Superintendent					
Jobsite mobilization					
Jobsite security					
Jobsite snow removal					
Jobsite toilets					
Jobsite - trash chutes					
Legal fees					
Miscellaneous materials pickup & delivery					
Office equipment-jobsite based					
Office equipment-office based					
Software for budgeting, scheduling, PM, and Accounting					
Office supplies-jobsite based					
Office supplies-office based					
Office-based estimating services					
Office-based scheduling services					
Office-based project bidding services					
Bid Solicitation and Administration					
Office (home) - Building Rent					
Offsite storage					
Postage, courier & delivery charges					
Pre-construction estimating services					
SD, DD, 50% CD, 95% CD					
Pre-construction scheduling services					
Pre-construction planning services					
Constructability Review					
Pre-construction value engineering					
Printing					
Construction Documents (plans and specs)					
Miscellaneous drawing reproduction					
Project accounting services-office based					
Project management services					
Project Manager					
Project Executive					
Project Engineer					
Project quality control measures					
Progress photography					
Project signs					
Project Sign					

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Temporary construction signage					
Safety program					
Personal Protective Equipment					
First Aid Supplies					
Safety Audit					
Rails, opening protection					
Small tools & equipment					
Survey, layout & staking					
Temporary fencing and barricades					
Temporary partitions					
Temporary stairs					
Temporary weather enclosures					
Temporary jobsite telephone					
Cell phones					
Land/fax lines					
Temporary offices					
Temporary utilities - electric					
Service Fees (power company)					
Temporary electric service installation					
Consumables					
Temporary utilities - water					
Service Fees (City)					
Temporary water service installation					
Consumables					
Temporary utilities - Heating/Vent					
Equipment					
Consumables					
Installation					
Testing & Inspections					
Testing lab services					
Trailers					
Tool					
Storage					
Traffic control					
On site					
Off site					
All travel expenses associated with Project					
Superintendent					
Project Manager					
Project Executive					
Project Engineer					
Other G.C. Costs					
<b>Estimate of General Conditions:</b>					
Preconstruction Fee					
CM Fee					
<b>Grand Total</b>					
Construction cost (w/out construction contingency)					

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**PAGE 11 FROM ORIGINAL RFQ:**

- Firm's performance in similar scope and type of projects in the past five years.
- Number of projects of similar scope and type your firm has completed in the past five years.

**FEE STRUCTURE**

~~This proposal request is based on a Cost Plus Fee arrangement, which will result in a Guaranteed Maximum Price Agreement prior to the initiation of the Construction phase. Please discuss all aspects of your fees associated with this approach, including:~~

- ~~• Provide your At-Risk Construction Management Fee. Please base your proposed fee on a cost of construction of volume of direct work. The fee should be provided as a dollar value based upon an estimated project construction cost of \$70,000,000. Also, describe the components that make up the construction manager's fee.~~
- ~~• Identify fixed and reimbursable GM General Conditions list and proposed amounts. Please note all reimbursable general conditions will be submitted on a monthly basis to the District with the required back-up and invoicing as related to each item. These items will be reimbursed to the CM without markup.~~
- ~~• Provide a separate, Not-to-Exceed fee for pre-construction services. Reimbursable expenses shall be estimated, and included in the Not-to-Exceed amount identified. This price will form the basis of the Letter of Intent and will be incorporated into the GMP prior to the start of construction. An additional Not-to-Exceed unit cost should also be provided for additional iterations of the schedule or cost estimate which may be directed by the District. This may include additional packages during Design Development and Construction Document phases.~~
- ~~• Provide hourly rates for all staff members to be utilized on the project.~~
- ~~• Provide the cost for your general liability insurance based upon an estimated project construction cost of \$70,000,000.~~
- ~~• Discuss when the contract could be converted into Guaranteed Maximum Price and what Contingency the CM would carry.~~
- ~~• Identify any exceptions or qualifications taken with the Agreement, General Conditions, or other documentation.~~

**REPRESENTATIONS AND CERTIFICATIONS**

By submitting a proposal, Submitters make the following representations and certifications as part of the proposal:

AVAILABILITY. The number and amount of contracts and awards pending which submitter will be obligated to perform, now and during the course of the project, will not interfere with or hinder the timely prosecution of the work.