



**City of Ramsey Public Works and Fleet Maintenance Facility
RJM Construction - Construction Manager Fee Proposal
August 9, 2019**

Phase 1 (Preconstruction)		6 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Executive	30	HRS	\$ 159.40	\$ 4,766
Senior Project Manager	20	HRS	\$ 132.40	\$ 2,582
Estimator	70	HRS	\$ 117.40	\$ 8,241
Project Scheduler	8	HRS	\$ 97.40	\$ 810
MEP Coordinator	16	HRS	\$ 132.40	\$ 2,065
BIM Specialist	16	HRS	\$ 97.40	\$ 1,519
Estimated Phase 1 (Preconstruction)				\$ 19,985

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule and defined scope of services has been finalized, the hours may adjust up or down accordingly.

Phase 2 (Construction)		10 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Executive	44	HRS	\$ 159.40	\$ 7,014
Project Manager	880	HRS	\$ 117.40	\$ 103,312
Project Engineer	352	HRS	\$ 85.40	\$ 30,061
General Superintendent	44	HRS	\$ 122.90	\$ 5,408
Superintendent	1760	HRS	\$ 114.90	\$ 202,224
Estimator	30	HRS	\$ 117.40	\$ 3,513
Project Scheduler	44	HRS	\$ 97.40	\$ 4,286
MEP Coordinator	8	HRS	\$ 132.40	\$ 1,049
BIM Specialist	8	HRS	\$ 97.40	\$ 771
QAQC Director	44	HRS	\$ 122.90	\$ 5,408
Safety Director	44	HRS	\$ 122.90	\$ 5,408
Project Assistant	88	HRS	\$ 56.40	\$ 4,963
Risk Manager	16	HRS	\$ 159.40	\$ 2,525
Truck	1936	HRS	\$ 4.50	\$ 8,712
Fuel	44	WK	\$ 85.00	\$ 3,740
Site Trailer & Equipment	10	MO	\$ 950.00	\$ 9,654
Printing, Postage, Cell Phones	10	MO	\$ 350.00	\$ 3,557
Subtotal Phase 2 (Construction)				\$ 401,602

Construction Manager Fee

Proposed Construction Manager Fee	1	LS	1.45%	\$ 188,500
CM Fee Based on a Construction Value of:		\$ 13,000,000		

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule as been finalized, the hours may adjust up or down accordingly.

*RJM Construction Current Contract: \$610,087.00



ESTIMATE DATE:	October 30, 2020
PROJECT:	City of Ramsey Public Works
ARCHITECT:	Oertel
DRAWING DATE:	September 29, 2020

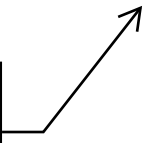
DESCRIPTION	Sub Contractors	Final Estimate	\$/sf 86,018
Construction Costs			
1A - Special Inspections	City of Ramsey	\$52,800	\$0.61
1B - Surveying	Hakanson Anderson	\$22,160	\$0.26
1C - Final Cleaning	Midwest Specialty Maintenance	\$49,247	\$0.57
3A - Cast-in-Place Concrete	Northland Concrete and Masonry	\$1,194,000	\$13.88
3B - Precast Structural & Architectural Concrete	Moline	\$1,379,458	\$16.04
3C - Polished and Sealed Concrete	Donlar	\$81,225	\$0.94
4A - Unit Masonry	Steenburg Watrud	\$213,240	\$2.48
5A - Structural Steel/Misc. Metals - Material	Thorneburg Steel	\$754,161	\$8.77
5B - Structural Steel & Misc. Metals - Erection	MetCon Construction	\$249,000	\$2.89
6A - Carpentry Materials and Install	Ebert Construction	\$152,700	\$1.78
7A - Waterproofing & Weatherproofing	Herzog Coatings	\$41,000	\$0.48
7B - Architectural Metal Panels	Atomic Architectural Sheet Metal	\$220,200	\$2.56
7C - EPDM Roofing	Granite City Roofing	\$767,000	\$8.92
7D - Joint Sealants	WCS1 LLC	\$9,448	\$0.11
8A - Doors, Frames and Hardware - Materials	Bredemus Hardware	\$111,795	\$1.30
8B - Overhead Coiling Doors	Twin City Garage Door	\$17,000	\$0.20
8C - Accordion Security Doors	Won Door	\$20,273	\$0.24
8D - Sectional Overhead Doors	Twin City Garage Door	\$196,650	\$2.29
8E - Aluminum Framed Storefronts & Entrances	Top Lite Contract Glazing	\$143,000	\$1.66
8F - Translucent Wall Panels	W.L. Hall	\$84,737	\$0.99
9A - Gypsum Board Assemblies	RTL Construction	\$234,733	\$2.73
9B - Tiling	Tims Construction Group	\$35,882	\$0.42
9C - Acoustical Ceilings	Acoustic Associates	\$32,500	\$0.38
9D - Carpet and Resilient Base	Henricksen	\$16,572	\$0.19
9E - Painting	Swanson and Youngdale	\$165,781	\$1.93
10A - Signage	Spectrum Signs	\$16,431	\$0.19
10B - Specialties Materials	Construction Supply Inc.	\$15,783	\$0.18
10C - Lockers	Olympus	\$52,713	\$0.61
10D - Operable Partitions	Acoustic Associates	\$19,497	\$0.23
11A - Vehicle Wash Equipment	RJM Allowance	\$75,000	\$0.87
11B - Vehicle Fueling System	Pump and Meter Service	\$292,572	\$3.40
11C - Loading Dock Equipment	Star Equipment	\$11,695	\$0.14
12A - Window Treatments	RJM Allowance	\$45,000	\$0.52
12B - Casework Materials	Distictive Cabinet Design	\$58,672	\$0.68
14A - Vehicle Lifts	Midwest Lift Works	\$281,054	\$3.27
21A - Fire Suplestion Systems	Brothers Fire and Security	\$147,800	\$1.72
22A - Plumbing Systems	Klamm Mechanical Contracts	\$944,250	\$10.98
23A - HVAC Systems	Architect Mechanical	\$1,216,000	\$14.14
26A - Electrical Systems	Wolf River Electric	\$792,196	\$9.21
31A - Earthwork	MUE	\$636,549	\$7.40
32A - Asphalt Paving	Northland Paving	\$619,000	\$7.20
32B - Concrete Paving	Stapf Concrete Construction	\$124,900	\$1.45
32C - Fences and Gates	Midwest Fence	\$313,330	\$3.64
32D - Landscaping	Peterson Companies	\$68,219	\$0.79
33A - Utilities	Jacon	\$503,809	\$5.86
41A - Overhead Crane System	Aero Material Handling	\$83,348	\$0.97

Delta from Original Contract

General Conditions - Preconstruction		\$19,985	\$0.23	\$0.00
General Conditions - Construction		\$447,929	\$5.21	+\$46,327.00
General Requirements		\$173,486	\$2.02	+\$173,486.00
COVID Screening and Sanitation		\$63,924	\$0.74	+\$63,924.00
Temporary Barriers and Enclosures	Multiple Contractors	\$174,538	\$2.03	+\$174,538.00
Winter Conditions	Multiple Contractors	\$169,302	\$1.97	+\$169,302.00
General Liability Insurance		\$173,738	\$2.02	+\$173,738.00
Builders Risk Insurance	By City of Ramsey	\$27,549	\$0.32	
Building Permit		\$61,640	\$0.72	+\$61,640.00
Bond		\$0	\$0.00	
Subtotal Construction Costs		\$13,874,471	\$161.30	
Escalation		\$0	\$0.00	
Design Contingency		\$481,981	\$5.60	
Construction Contingency		\$803,303	\$9.34	
Contractor's Fee		\$254,506	\$2.96	+\$66,006.00
Total Construction Estimate		\$15,414,261	\$179.20	

Owner Costs				
SAC/WAC		\$96,250	\$1.40	
Owner Furniture		\$100,000	\$1.16	
Owner Appliances		\$10,000	\$0.12	
Owner Equipment		\$10,000	\$0.12	
Phone and Data		\$25,000	\$0.29	
Audio Visual		\$18,000	\$0.21	
Security Systems		\$55,000	\$0.64	
Owner Moving Expense		\$0	\$0.00	
Soils Testing		\$7,500	\$0.09	
Environmental Remediation		\$0	\$0.00	
Special Testing & Inspections		\$0	\$0.00	
Utility Connection and Consumption		\$0	\$0.00	
Commissioning		\$18,000	\$0.23	
Owner Signage		\$23,500	\$0.47	
Subtotal Owner Costs		\$363,250	\$4.71	
Design Fees				
Arch. Design Fees		\$586,000	\$6.81	
Subtotal Design Fees		\$586,000	\$6.81	
Contingency				
Owner Contingency		\$0	\$0.00	
Subtotal Contingency		\$0	\$0.00	
Total Project Estimate		\$16,363,511	\$190.72	

Council approved base bid amount (see consecutive pages for council approved alternate #1 amount)



Alternate #1

Additional
building
square
footage.

Description	Final Estimate
Alternates	
1A - Special Inspections	\$0
1B - Surveying	\$0
1C - Final Cleaning	\$2,800
3A - Cast-in-Place Concrete	\$153,350
3B - Precast Structural & Architectural Concrete	\$176,000
3C - Polished and Sealed Concrete	\$6,100
4A - Unit Masonry	\$0
5A - Structural Steel/Misc. Metals - Material	\$64,000
5B - Structural Steel & Misc. Metals - Erection	\$34,000
6A - Carpentry Materials and Install	\$1,700
7A - Waterproofing & Weatherproofing	\$3,000
7B - Architectural Metal Panels	\$4,000
7C - EPDM Roofing	\$107,000
7D - Joint Sealants	\$0
8A - Doors, Frames and Hardware - Materials	\$0
8B - Overhead Coiling Doors	\$0
8C - Accordian Security Doors	\$0
8D - Sectional Overhead Doors	\$11,250
8E - Aluminum Framed Storefronts & Entrances	\$0
8F - Translucent Wall Panels	\$5,814
9A - Gypsum Board Assemblies	\$0
9B - Tiling	\$0
9C - Acoustical Ceilings	\$0
9D - Carpet and Resilient Base	\$0
9E - Painting	\$0
10A - Signage	\$0
10B - Specialties Materials	\$228
10C - Lockers	\$0
10D - Operable Partitions	\$0
11A - Vehicle Wash Equipment	\$0
11B - Vehicle Fueling System	\$0
11C - Loading Dock Equipment	\$0
12A - Window Treatments	\$0
12B - Casework Materials	\$0
14A - Vehicle Lifts	\$0
21A - Fire Supression Systems	\$10,500
22A - Plumbing Systems	\$97,000
23A - HVAC Systems	\$67,464
26A - Electrical Systems	\$58,086
31A - Earthwork	\$12,439
32A - Asphalt Paving	(\$22,000)
32B - Concrete Paving	\$0
32C - Fences and Gates	\$0
32D - Landscaping	\$0
33A - Utilities	(\$3,500)
41A - Overhead Crane System	\$0

Delta from Original Contract

General Conditions - Preconstruction		
General Conditions - Construction	\$25,842	+\$25,842.00
General Requirements	\$8,295	+\$8,295.00
COVID Screening and Sanitation	\$4,316	+\$4,316.00
Temporary Barriers and Enclosures	\$8,264	+\$8,264.00
Winter Conditions	\$8,671	+\$8,671.00
General Liability Insurance	\$10,724	+\$10,724.00
Builders Risk Insurance	\$0	
Building Permit	\$12,830	+\$12,830.00
Bond	\$0	
Subtotal Alternate	\$868,173	
Escalation	\$14,318	
Design Contingency	\$34,362	
Construction Contingency	\$44,125	
Contractor's Fee	\$13,934	+\$13,934.00
Total Alternate Cost	\$974,912	

Council approved Alternate #1 amount.

Net add amount for final construction budget: \$1,021,837.00

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	Notes
0		City of Ramsey - Pu	462 days	Mon 12/23/19	Tue 9/28/21			
1		Preconstruction & Bidding	235 days	Mon 12/23/19	Fri 11/13/20			
2		Project Kick Off	0 days	Mon 12/23/19	Mon 12/23/19			
3		Project Tours	1 day	Thu 2/27/20	Thu 2/27/20			
7		SD Plan Budgeting	17 days	Wed 3/25/20	Thu 4/16/20		8	
4		Final Concept Design Review	1 day	Fri 3/27/20	Fri 3/27/20		5	
5		SD Plan Design	10 days	Mon 3/30/20	Fri 4/10/20	4	6	
6		SD Plan Issuance	0 days	Fri 4/10/20	Fri 4/10/20	5		
8		SD Plan Budget Review	1 day	Fri 4/17/20	Fri 4/17/20	7		
9		Council Update Meeting	1 day	Tue 4/28/20	Tue 4/28/20		10	
10		DD Plan Design	23 days	Wed 4/29/20	Fri 5/29/20	9	11	
11		DD Plan Issuance	0 days	Fri 5/29/20	Fri 5/29/20	10	12	
12		DD Plan Budgeting	2 wks	Mon 6/1/20	Fri 6/12/20	11	13	
13		DD Plan Budget Review	1 day	Mon 6/15/20	Mon 6/15/20	12		
14		Bid Package #1 Issuance	0 days	Fri 7/10/20	Fri 7/10/20		15	
15		Bid Package #1 Scopes/Front	15 days	Fri 7/10/20	Thu 7/30/20	14		
16		Bid Package #1 Advertisement to Publisher	7 days	Mon 7/20/20	Tue 7/28/20		17	
17		Bid Package #1 Bidding/Out to Market	4 wks	Wed 7/29/20	Tue 8/25/20	16	18,30	
18		Bid Package #1 Bid Opening	1 day	Wed 8/26/20	Wed 8/26/20	17	19	
30		Building Permit/MET Council Review	4 wks	Wed 8/26/20	Tue 9/22/20	17	56	
19		Bid Package #1 Recommendation of Award	3 days	Thu 8/27/20	Mon 8/31/20	18	20FS+1 day	
28		Bid Package #1 Contracts	5 days	Mon 9/7/20	Fri 9/11/20	20FS-1 day	36,37,33,46,49	
29		NPDES Permitting	5 days	Mon 9/7/20	Fri 9/11/20	20FS-1 day	56	
20		Bid Package #1 Award - Council Meeting	0 days	Tue 9/8/20	Tue 9/8/20	19FS+1 day	28FS-1 day, 29FS-1 day	2nd & 4th Tuesday of the Month.
21		Bid Package #2 Issuance	0 days	Mon 9/28/20	Mon 9/28/20		22,23	
22		Bid Package #2 Scopes/Front	5 days	Mon 9/28/20	Fri 10/2/20	21		
23		Bid Package #2 Advertisement to Publisher	7 days	Mon 9/28/20	Tue 10/6/20	21	24	
24		Bid Package #2 Bidding/Out to Market	3 wks	Wed 10/7/20	Tue 10/27/20	23	25	
25		Bid Package #2 Bid Opening	1 day	Wed 10/28/20	Wed 10/28/20	24	26	
26		Bid Package #2 Recommendation of Award	3 days	Thu 10/29/20	Mon 11/2/20	25	27FS+1 day	
31		Bid Package #2 Contracts	5 days	Mon 11/9/20	Fri 11/13/20	27FS-1 day	53,54,60FS+4 days, 38	
27		Bid Package #2 Award - Council Meeting	0 days	Tue 11/10/20	Tue 11/10/20	26FS+1 day	31FS-1 day	2nd & 4th Tuesday of the Month.
32		Submittals & Review Process	125 days	Mon 9/14/20	Fri 3/5/21			
33		Utility Submittals	2 wks	Mon 9/14/20	Fri 9/25/20	28	34	
36		Precast Shop Drawings	6 wks	Mon 9/14/20	Fri 10/23/20	28	41	
37		Precast Mockup Samples	7 wks	Mon 9/14/20	Fri 10/30/20	28	44,43	
46		Cast-In-Place Concrete Submittals	2 wks	Mon 9/14/20	Fri 9/25/20	28	47	
49		Structural Steel Shop Drawings	4 wks	Mon 9/14/20	Fri 10/9/20	28	50	

