



City of San Luis
#BAN-2024-11
WasteWater Treatment Plant Improvements
Preconstruction Services Proposal
REV 5



February 19, 2025

Consultant Engineering, Inc.
135 E Chilton Dr #101
Chandler, AZ 85225

Attn: Jeffrey Kramer PE, PWLF, CCM, CJP

Re: #BAN-2024-11 City of San Luis WWTP Improvements - Preconstruction Services
Proposal_REV5

Dear Mr. Kramer:

In accordance with the information provided, we are pleased to offer our Revision #5 proposal for preconstruction services on the City of San Luis Improvements Project. The total not to exceed price for this work is \$470,926.82. This total cost includes allowances in the amount of \$160,000.00. A further breakdown of the proposal is attached.

Summary of Pre-Construction Services Work:

This proposal includes active engagement and attendance by MGC Contractors to perform the services listed on the following level of effort spreadsheet. MGC will develop cost models, perform constructability reviews, value engineering, schedule development, risk reviews, etc. as listed. Please note, at the direction provided to MGC Contractors, no cost model will be provided at 30%. In lieu of cost modeling and design review, MGC will support the project team in major equipment selection and evaluations. The City has explicitly requested MGC provide support and include additional hours to perform reviews and comments on the Owner selected equipment to aid in the design and construction process. Should early procurement of long lead components be required, they will be procured through a long lead procurement GMP. Project allowances have been included for (1) subsurface utility locating; (2) surveying; (3) environmental studies; (4) existing equipment / gear inspections; (5) manufacturer's factory and facility site visits, plant maintenance; (6) Other Direct Costs (ODC's); and (7) Direct reimbursable lodging, meals, and travel expenses. Per the direction provided to MGC Contractors, geotechnical investigations, and permit acquisition and support have been removed. Utilization of any allowances will only occur after prior authorization from the City. Upon approval of the preconstruction contract, MGC will prepare a schedule of values and bill these services on a monthly basis as a percent complete. Sales tax, bond, and general liability insurance has been excluded as preconstruction services are tax-exempt no construction activities are being performed.

During construction, the City has clarified that MGC is to manage Owner supplied equipment coordination/deliveries, obtaining and reviewing O&M Manuals, tracking fabrication and delivery, be responsible for startup and commissioning coordination. In addition, the City has requested MGC to handle warranty requests by the City as it relates to Owner supplied equipment. The cost of these services are excluded from this preconstruction proposal. Since these costs are construction related, MGC will include the cost of performing these services for Owner supplied equipment in future GMPs. Additionally, MGC is not responsible for the manufacturers failure to deliver equipment when needed or warranty terms and contract conditions which are not in accordance with the Prime Agreement since the manufacturers are not contracted directly with MGC. However, if an equipment manufacturer fails to meet its contractual obligations with the City, MGC will notify the City and use our relationships with the equipment manufacturers to facilitate contract compliance and necessary corrective measures.

MGC will perform the services itemized on the following preconstruction services cost breakdown. This proposal is submitted with the understanding that the allocation of hours between each task may exceed the hours listed, but the total preconstruction services for the scope listed will not be exceeded and will be billed as lump sum on a percent complete basis each month.

Thank you for the opportunity to be of service. We hope this proposal meets your expectations. If you have any questions or comments, please do not hesitate to call.

Sincerely,



David Fagerstrom
Preconstruction Services Manager
dfagerstrom@mgecontractors.com
602-437-5000 (AZ Office)
480-486-7121 (Cell)
www.mgecontractors.com



No.	Description	Principal		Operations/General Mgr		Project Director/Exec		Sr. Project Manager		Project Manager		Project Engineer		General Superintendent		Preconstruction Manager		Chief Estimator		Sr. Estimator		Estimator		BIM/VDC Coordinator		Scheduler		E&C Mgr (Swain)		Other		Total Hours	Subtotal Cost	Profit 10%	Total Cost
		HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	HR	\$/HR	UN	\$/COST						
			\$ 284.25		\$ 248.08		\$ 217.07		\$ 191.23		\$ 175.72		\$ 93.03		\$ 165.38		\$ 217.07		\$ 180.89		\$ 134.38		\$ 113.70		\$ 113.70		\$ 144.71		\$ 186.06		\$ -				
1	Project Meetings	11	\$ 3,126.80	12	\$ 2,976.92	22	\$ 4,775.48	25	\$ 4,780.65	33	\$ 5,798.80	0	\$ -	12	\$ 1,984.62	37	\$ 8,031.49	37	\$ 6,692.91	0	\$ -	12	\$ 1,364.42	0	\$ -	0	\$ -	34	\$ 6,325.96	0	\$ -	223	\$ 45,858.05	\$ 4,574.34	\$ 50,432.39
1.01	Project Kickoff and Programming Meeting	1	\$ 284.25	1	\$ 248.08	2	\$ 434.13	2	\$ 382.45	2	\$ 351.44		\$ -	2	\$ 330.77	2	\$ 434.13	2	\$ 361.78		\$ -		\$ -		\$ -		\$ -	4	\$ 744.23		\$ -	18	\$ 3,571.27	\$ 356.23	\$ 3,927.51
1.02	Project Management / Project Team / Progress Meetings (12 Bi-Weekly)		\$ -		\$ -	6	\$ 1,302.40	6	\$ 1,147.36	10	\$ 1,757.21		\$ -		\$ -	12	\$ 2,604.81	12	\$ 2,170.67		\$ -		\$ -		\$ -		\$ -	18	\$ 3,349.04		\$ -	46	\$ 8,982.45	\$ 896.00	\$ 9,878.45
1.03	Initial Site Investigation and Evaluation		\$ -		\$ -	4	\$ 868.27	4	\$ 764.90	4	\$ 702.88		\$ -	4	\$ 661.54	4	\$ 868.27	4	\$ 723.56		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	42	\$ 7,938.46	\$ 791.86	\$ 8,730.32
1.04	Public Agency and/or Community Meetings (0 per contract)		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -	\$ -	\$ -
1.05	30% - Design Review		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -	\$ -	\$ -
1.06	30% - Cost Model Review		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -	\$ -	\$ -
1.07	60% - Design Review	1	\$ 284.25	1	\$ 248.08	1	\$ 217.07	2	\$ 382.45	2	\$ 351.44		\$ -	2	\$ 330.77	4	\$ 868.27	4	\$ 723.56		\$ -	4	\$ 454.81		\$ -		\$ -		\$ -		\$ -	17	\$ 3,860.70	\$ 385.10	\$ 4,245.80
1.08	60% - Cost Model Review		\$ -		\$ -	1	\$ 217.07	1	\$ 191.23	1	\$ 175.72		\$ -	1	\$ 217.07	1	\$ 180.89		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	5	\$ 981.97	\$ 97.95	\$ 1,079.92
1.09	90% - Design Review	1	\$ 284.25	1	\$ 248.08	1	\$ 217.07	2	\$ 382.45	2	\$ 351.44		\$ -	2	\$ 330.77	2	\$ 434.13	4	\$ 723.56		\$ -	4	\$ 454.81		\$ -		\$ -	4	\$ 744.23		\$ -	19	\$ 4,170.79	\$ 416.04	\$ 4,586.83
1.10	90% - Cost Model Review	1	\$ 284.25	1	\$ 248.08	1	\$ 217.07	1	\$ 191.23	1	\$ 175.72		\$ -	1	\$ 217.07	1	\$ 180.89		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	7	\$ 1,514.30	\$ 151.05	\$ 1,665.35
1.11	100% - Design Review	1	\$ 284.25	1	\$ 248.08	1	\$ 217.07	2	\$ 382.45	2	\$ 351.44		\$ -	2	\$ 330.77	2	\$ 434.13	4	\$ 723.56		\$ -	4	\$ 454.81		\$ -		\$ -	8	\$ 1,488.46		\$ -	23	\$ 4,915.02	\$ 490.27	\$ 5,405.30
1.12	100% - Cost Model Review	1	\$ 284.25	1	\$ 248.08	1	\$ 217.07	1	\$ 191.23	1	\$ 175.72		\$ -	1	\$ 217.07	1	\$ 180.89		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	7	\$ 1,514.30	\$ 151.05	\$ 1,665.35
1.13	Preliminary GMP Reviews (Up to 4 GMPs)	4	\$ 1,137.02	4	\$ 992.31	2	\$ 434.13	2	\$ 382.45	4	\$ 702.88		\$ -	4	\$ 868.27	4	\$ 723.56		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	24	\$ 5,240.63	\$ 522.75	\$ 5,763.38
1.14	GMP Review - Final	1	\$ 284.25	2	\$ 496.15	2	\$ 434.13	2	\$ 382.45	4	\$ 702.88		\$ -	4	\$ 868.27	4	\$ 723.56		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	15	\$ 3,168.15	\$ 316.02	\$ 3,484.17
2	Project Programming	0	\$ -	2	\$ 496.15	6	\$ 1,302.40	7	\$ 1,338.58	70	\$ 12,300.48	62	\$ 5,767.79	26	\$ 4,300.00	44	\$ 9,550.96	0	\$ -	0	\$ -	0	\$ -	0	\$ -	20	\$ 2,894.23	10	\$ 1,860.58	0	\$ -	247	\$ 39,811.18	\$ 3,971.16	\$ 43,782.34
2.01	Written Program Evaluation		\$ -		\$ -		\$ -		\$ -	4	\$ 702.88	4	\$ 372.12		\$ -	4	\$ 868.27		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	12	\$ 1,943.27	\$ 193.84	\$ 2,137.11
2.02	Develop Construction Management Plan		\$ -		\$ -		\$ -		\$ -	8	\$ 1,405.77	8	\$ 744.23		\$ -	4	\$ 868.27		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	20	\$ 3,018.27	\$ 301.07	\$ 3,319.34
2.03	Construction Management Plan Updates Throughout Preconstruction		\$ -		\$ -		\$ -		\$ -	6	\$ 1,054.33	6	\$ 558.17		\$ -	6	\$ 1,302.40		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	18	\$ 2,914.90	\$ 290.76	\$ 3,205.67
2.04	Project Phasing Plan		\$ -		\$ -	1	\$ 217.07	2	\$ 382.45	4	\$ 702.88	4	\$ 372.12		\$ -	4	\$ 868.27		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	15	\$ 2,542.79	\$ 253.64	\$ 2,796.43
2.05	Long-Lead Time Item Procurement Plan		\$ -		\$ -	1	\$ 217.07	1	\$ 191.23	4	\$ 702.88	4	\$ 372.12		\$ -	4	\$ 868.27		\$ -		\$ -		\$ -		\$ -		\$ -	10	\$ 1,860.58		\$ -	24	\$ 4,212.14	\$ 420.16	\$ 4,632.30
2.06	Schedule Development		\$ -	1	\$ 248.08	1	\$ 217.07	1	\$ 191.23	16	\$ 2,811.54		\$ -	16	\$ 2,646.15	8	\$ 1,736.54		\$ -		\$ -		\$ -		\$ -	12	\$ 1,736.54		\$ -		\$ -	55	\$ 9,587.14	\$ 956.32	\$ 10,543.46
2.07	Schedule Updates		\$ -		\$ -		\$ -		\$ -	12	\$ 2,108.65		\$ -	8	\$ 1,323.08		\$ -		\$ -		\$ -		\$ -		\$ -	8	\$ 1,157.69		\$ -		\$ -	28	\$ 4,589.42	\$ 457.79	\$ 5,047.22
2.08	Permitting Plan Assistance		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -	\$ -	\$ -
2.09	Risk Review and Mitigation Plan Development (Market Conditions Report)		\$ -	1	\$ 248.08	1	\$ 217.07	1	\$ 191.23	4	\$ 702.88	4	\$ 372.12	2	\$ 330.77	2	\$ 434.13		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	15	\$ 2,496.27	\$ 249.00	\$ 2,745.28
2.10	Subcontractor Selection Plan		\$ -		\$ -	1	\$ 217.07	1	\$ 191.23	8	\$ 1,405.77	8	\$ 744.23		\$ -	8	\$ 1,736.54		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	26	\$ 4,294.83	\$ 428.41	\$ 4,723.24
2.11	Assignment / Coordination of Owner Procured (LLE) Equipment		\$ -		\$ -	1	\$ 217.07	1	\$ 191.23	4	\$ 702.88	24	\$ 2,232.69		\$ -	4	\$ 868.27		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	34	\$ 4,212.14	\$ 420.16	\$ 4,632.30
3	Procurement Coordination of Owner Supplied Equipment	0	\$ -	1	\$ 248.08	2	\$ 434.13	2	\$ 382.45	24	\$ 4,217.31	80	\$ 7,442.31	8	\$ 1,323.08	20	\$ 4,341.35	16	\$ 2,894.23	0	\$ -	0	\$ -	0	\$ -	0	\$ -	24	\$ 4,465.38	0	\$ -	\$177	\$ 25,748.32	\$ 2,568.39	\$ 28,316.71
3.01	Owner Procured Process Equipment Support, design coordination and submittal tracking		\$ -	1	\$ 248.08	2	\$ 434.13	2	\$ 382.45	24	\$ 4,217.31	80	\$ 7,442.31	8	\$ 1,323.08	20	\$ 4,341.35	16	\$ 2,894.23		\$ -		\$ -		\$ -		\$ -	24	\$ 4,465.38		\$ -	177	\$ 25,748.32	\$ 2,568.39	\$ 28,316.71
4	Design Phase - 60%	1	\$ 284.25	2	\$ 496.15	8	\$ 1,736.54	8	\$ 1,529.81	33	\$ 5,798.80	0	\$ -	12	\$ 1,984.62	44	\$ 9,550.96	60	\$ 10,853.37	44	\$ 5,912.50	120	\$ 13,644.23	16	\$ 1,819.23	1	\$ 144.71	22	\$ 4,093.27	0	\$ -	251	\$ 57,848.44	\$ 5,770.38	\$ 63,618.82
4.01	Constructability Review & Alternative Systems Evaluations		\$ -	1	\$ 248.08	4	\$ 868.27	4	\$ 764.90	8	\$ 1,405.77		\$ -	8	\$ 1,323.08	8	\$ 1,736.54	8	\$ 1,447.12		\$ -		\$ -	8	\$ 909.62		\$ -	4	\$ 744.23		\$ -	53	\$ 9,447.60	\$ 942.40	\$ 10,389.99
4.02	Cost Estimate Development Log (Design Evolution)		\$ -		\$ -		\$ -		\$ -	2	\$ 351.44		\$ -		\$ -	4	\$ 868.27	4	\$ 723.56		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	10	\$ 1,943.27	\$ 193.84	\$ 2,137.11
4.03	Biddability Review		\$ -		\$ -	1	\$ 217.07	1	\$ 191.23	1	\$ 175.72		\$ -		\$ -	4	\$ 868.27	4	\$ 723.56	4	\$ 537.50		\$ -	8	\$ 909.62		\$ -		\$ -		\$ -	23	\$ 3,622.96	\$ 361.39	\$ 3,984.35
4.04	Updates to Phasing/Risk Mitigation/SBA and Subcontracting Plan		\$ -		\$ -	1	\$ 217.07	2	\$ 382.45	4	\$ 702.88		\$ -		\$ -	4	\$ 868.27	4	\$ 723.56		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	15	\$ 2,894.23	\$ 288.70	\$ 3,182.93
4.05	Cashflow Report		\$ -		\$ -	</																													



EXHIBIT A HOURLY RATE SCHEDULE (CMAR)

HOURLY RATE REQUIREMENTS AND LIMITATIONS:

The schedule of hourly rates for employees of the CMAR and its Subcontractors follow and are based on the proposal submitted to CITY on February 19 2025. The definitions and limits below apply to the rates as submitted.

Direct Labor Cost is defined as the total amount actually paid by CMAR in salaries for its staff for time directly expended on the Project for services rendered. The maximum labor rate will be \$ 132.21 per hour.

Indirect Cost (Overhead) is defined as the general and administrative overhead burden. Indirect Cost will be calculated as a percentage of the Direct Labor Cost. The maximum allowable markup for indirect costs is 115% of the direct labor costs.

Fixed Fee is defined as a fixed amount to provide an operating margin, readiness to serve, risk, and profit. The maximum allowable markup for fixed fee is 10% of the direct labor and indirect costs.

LIST OF EMPLOYEES AND SUBCONSULTANTS:

CMAR to provide a list of key employees and Subcontractors to include position titles, names and labor rates.

Role	Base Rate	Total Rate
Principal	\$ 132.21	\$ 284.25
Project Director/Executive	\$ 100.96	\$ 217.07
Operations / General Manager	\$ 115.38	\$ 248.08
Sr. Project Manager	\$ 88.94	\$ 191.23
Project Manager	\$ 81.73	\$ 175.72
General Superintendent	\$ 76.92	\$ 165.38
Scheduler	\$ 67.31	\$ 144.71
Project Engineer	\$ 43.27	\$ 93.03
BIM/VDC Coordinator	\$ 52.88	\$ 113.70
Preconstruction Manager	\$ 100.96	\$ 217.07
Chief Estimator	\$ 84.13	\$ 180.89
Senior Estimator	\$ 62.50	\$ 134.38
Estimator	\$ 52.88	\$ 113.70
E&IC Mgr (Swain)	\$ 86.54	\$ 186.06