

**REQUEST FOR PROPOSAL
FOR
CONSTRUCTION MANAGEMENT SERVICES
SOUTHERN LEHIGH SCHOOL DISTRICT**

TAB 7: Fee Proposal

A. Submit a Lump Sum Fee Proposal in the following format:

D'Huy Engineering Inc. proposes to provide construction management services to Southern Lehigh School District based on the Project Scope of Services with a target occupancy of **August 2017** or a target occupancy of the **preferable August 2016** described in the Request for Proposal for Construction Management Services, for a fixed fee of:

\$636,748.00¹ for target occupancy of August 2017

OR

\$558,948.00¹ for target occupancy of August 2016

B. Provide a breakdown of the Lump sum Fee Proposal.

Fee Breakdown Summary	Occupancy of August 2017 Hours	Occupancy of August 2017 Cost	Occupancy of August 2016 Hours	Occupancy of August 2016 Cost
1.2 Pre-Design Phase	113	\$13,475.00	included below	included below
1.3 Design & Construction Doc Phase	648	\$76,207.00	738	\$86,832.00
1.4 Bidding & Procurement Phase	89	\$9,960.00	89	\$9,960.00
1.5 Construction Phase	5,312	\$524,621.00 ¹	4,592	\$451,196.00 ¹
Reimbursables	na	\$12,485.00	na	\$10,960.00
Total Hours & Fee:	6,162	\$636,748.00¹	5,419	\$558,948.00¹

1. For your information, we have broken out the fee for the abatement/demolition/final site phase, if D'Huy does not need to provide its principal, senior project manager, or part-time site representatives for this phase, the project would result in a cost reduction of \$89,311.00.

C. Provide a Fee Schedule of hourly rates for additional Services for each function that may be required on the project.

Principal-in-Charge:	\$165.00/hr.	Technical Specialist:	\$130.00/hr.
Senior Project Mgr:	\$120.00/hr.	BIM/CAD Specialist:	\$65.00/hr.
Senior Field Rep:	\$120.00/hr.	Administrative Assistant	\$50.00/hr.
Field Rep:	\$97.00/hr.		

D. Reimbursable Expenses

The fee above includes the following reimbursables:

- Telecommunications
- Photocopying
- Postage
- Office Supplies
- Transportation
- Misc Supplies

Arif Fazil agreed to a two year fee of \$547,548 during call on May 21, 2014

Per your request in Addendum No. 1, we are providing a breakdown of the following requested fees. The tasks for the breakout fees are all integrated into the total services and are difficult to identify separately so the following is an estimate that can be used for discussion if the need arises to only provide and pay for the noted tasks.

Fee Breakdown Summary	Occupancy of August 2017 Hours	Occupancy of August 2017 Cost	Occupancy of August 2016 Hours	Occupancy of August 2016 Cost
A. Architect & Engineer Selection Process	24	\$3,120.00	24	\$3,120.00
B. Value Engineering/ Review Phase ²	150	\$16,982.00	150	\$16,982.00
C. Construction Management Phase ³	5,312	\$524,621.00	4,592	\$451,196.00

2. *Assume value engineering and drawing review only at three (3) periods. This does not include cost estimating and other services required.*
3. *Assume construction phase only.*

For your convenience, we are providing the following summary of our approach to meeting the District’s target occupancy of August 2016.

SOUTHERN LEHIGH'S PROPOSED SCHEDULE

Under the RFP baseline schedule for occupancy of the new elementary school by August 2017, activity durations have been identified by Southern Lehigh School District as follows: 6 months for pre-design, 12 months for design, 2 months for bidding and 29 months for the new construction and demolition of the existing school.

The District has also expressed interest in a compressed schedule, which would result in occupancy of the new building by August 2016. The following is D'Huy Engineering's Value Management Approach to pursuing this target goal:

1. D'Huy has successfully implemented numerous projects of similar size and scope within a design and approval timeline of approximately 10 months and a construction timeline of 15 months. Examples of this include 12 elementary schools for Bethlehem Area School District, Elementary School for Perkiomen Valley School District, and Paxinos Elementary and March Elementary for Easton Area School District. We are also currently implementing a similar project for Hatboro-Horsham School District under similar timelines.
2. In order to vet out the critical path and requirements to meet the Southern Lehigh target date of occupancy by August 2016, we have prepared a side by side schedule comparison to show the feasibility of accomplishing this as well as defining the milestones that will be necessary to get the whole team to accomplish this goal. *(Refer to the end of this Tab for the schedule comparison.)*
3. D'Huy's approach is to make sure that the client is informed and in control of the project at all times. The schedule, budget, quality and final outcome are, of course, keys to a successful outcome. Therefore, our goal will be to educate, define and integrate all of these parameters for the entire team with the intention of meeting the District's priorities.
4. Our approach to meet the target date is to integrate the pre-design and design phase into a combined 10 month period as shown on the schedule. D'Huy has the experience and expertise in developing successful programs, concept plans, budgets, schedules and PlanCon documents in advance of design. We have a wealth of direct experience and success in doing this for our clients prior to architect selection and design. This process not only helps expedite the design, but establishes realistic expectations and parameters which assist in the architect selection process. We have accomplished remarkable things with the District's support, direction and leadership. This will be done with the following strategies and process.
 - 4.1 Once we are selected as the CM, we will immediately prepare a preliminary program of educational specifications for the District's review and approval so that there is a clear program of the room requirements and District criteria for the architect to design to.
 - 4.2 We will work immediately with the District's administration to assist in defining the District's educational specifications and preliminary system specifications.
 - 4.3 We will work immediately to develop a detailed site survey scope so that a site plan is completed showing all of the site features, contours, utilities, roads, stormwater and other infrastructure. This will provide a head start for the architects to design the building and site as well as allow for the land development approval process to be expedited since this is the longest lead item in the design and approval phase.
 - 4.4 We will develop a preliminary PlanCon A form and also a realistic project budget based on the preliminary information for the district to review and approve. This will be included in the parameters for the architect selection.
 - 4.5 All of the above information will be incorporated into the architect's RFPs requesting that they provide a concept/schematic design as part of their proposal that is specific to the district's

criteria. This will serve several purposes. First and foremost, it will allow for the district to review the architect's creativity and solution to assist in the selection of the architect. Thereafter, it will be the catalyst to expedite the design process.

Once the architect is hired, we will then immediately work on the schematic design as an integrated team. This will allow the design to be expedited which will allow for development of the site plan design and therefore jump start the land development approval process. This above process will provide the mechanism to keep us on track to complete the design and approvals per the expedited schedule.

5. Based on the approved schedule, we will then implement the construction schedule with specific contract milestones to manage the multi-prime coordination and project quality, and deliver the project on target.

The above strategy requires that the district expedite input, information, reviews, direction and approvals through the early stages of the design. We will, of course, assist and guide this process which offers the following advantages:

- **Meeting the District's target occupancy date of August 2016.**
- **Reduced CM fee due to a shortened timeline.**
- **Reduced architect fee due to a clearly defined program and reduced schematic design phase.**
- **The District will be afforded the opportunity to review three concept/schematic designs from three firms to make a decision not only on the architect selection, but it also provides assurance that they are pursuing the best design/value and solution for the site.**
- **Reduced construction costs due to an earlier timeline since inflation is currently increasing construction costs.**
- **Opportunities for more economical financing because lending rates are currently low.**

D'Huy Engineering is committed to supporting the District's goals and will work diligently to streamline the project for early occupancy. D'Huy will assist the District in achieving their goals by providing an exceptional team that provides remarkable results on time and on budget.

Southern Lehigh School District
Hopewell Elementary School Preliminary Side-by-Side Project Schedule

ID	Work Description	Baseline Schedule		Target Schedule		2014												2015												2016												2017												2018											
		Start	Finish	Start	Finish	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Pre-Design		05/30/14	11/26/14	05/30/14	07/29/14																																																												
10	Selection of Construction Manager		05/30/14		05/30/14																																																												
20	Educational Program Requirements, Prelim Room Schedule	06/02/14	06/30/14	06/02/14	06/13/14																																																												
30	Site Survey, Preliminary Geotech Investigation	06/15/14	06/30/14	06/02/14	06/13/14																																																												
40	Prepare Concept Plans, Concept budget, concept schedule	07/01/14	08/01/14	06/13/14	06/20/14																																																												
50	Issue and Receive RFP for Architect and Include Concept Plans	08/15/14	09/15/14	06/20/14	07/14/14																																																												
60	Architect Interviews and Board Discussion	09/15/14	10/15/14	07/21/14	07/25/14																																																												
70	Architect Selection	10/15/14	11/26/14	07/28/14	07/29/14																																																												
Schematic Design		12/01/14	02/27/15	08/04/14	09/08/14																																																												
100	Design Team Kick-Off Meeting		12/01/14		08/04/14																																																												
110	Identify LEED and Value Engineering Opportunities	12/01/14	12/10/14	08/04/14	08/15/14																																																												
120	Geotechnical Investigation	12/01/14	12/10/14	08/04/14	08/15/14																																																												
130	Architect develop outline specs and finalize schematic drawings	12/01/14	01/15/15	08/04/14	08/29/14																																																												
140	Owner input and feedback on Schematic Design	01/15/15	02/01/15	09/02/14	09/05/14																																																												
150	CM to review Schematic Design & Prepare 30% Budget	02/01/15	02/15/15	09/02/14	09/05/14																																																												
160	Prepare Plancon A&B and Board Approval	02/20/15	02/27/15	09/02/14	09/08/14																																																												
Design Development		03/02/15	06/30/15	09/08/14	12/08/14																																																												
170	Begin Conservation District, Utility and Land Development Approvals	03/02/15	06/02/15	09/08/14	10/31/14																																																												
180	Identify LEED and Value Engineering Opportunities	03/02/15	03/12/15	09/08/14	09/15/14																																																												
190	BIM Coordination and Procedure Meeting		03/12/15		09/15/14																																																												
200	Architect to complete 60% design development drawings/specs	03/12/15	06/01/15	09/15/14	11/21/14																																																												
210	Owner input and feedback on 60% documents	06/01/15	06/15/15	11/24/14	12/05/14																																																												
220	CM to review Design Development & Prepare 60% budget	06/15/15	06/30/15	11/24/14	12/05/14																																																												
230	Prepare Plancon D&E for Board Approval		06/30/15		12/08/14																																																												
Construction Documents		07/01/15	11/30/15	12/8/14	3/31/15																																																												
240	Identify LEED and Value Engineering Opportunities	07/01/15	07/10/15	12/08/14	12/15/14																																																												
250	Architect 90% drawings	07/10/15	11/01/15	12/08/14	03/15/15																																																												

Southern Lehigh School District
Hopewell Elementary School

Preliminary Concept Budget

CONSTRUCTION COSTS		
	Size, sq. ft.:	TBD
Category	\$/sq. ft.	Cost
General Requirements	TBD ↓	
Concrete		
Masonry		
Metals		
Wood & Plastics		
Thermal & Moist		
Openings		
Finishes		
Specialties		
Equipment		
Furnishings		
Conveying		
HVAC		
Electrical		
Plumbing		
Construction Subtotal		
Building Demolition		
Sitework		

Total Construction Cost

SOFT COSTS	
Construction Subtotal	TBD ↓
Architect Fee	
CM Fee	
Site and Civil Fees	
Haz Matls Designer	
Geotechnical	
Phasing	
Phone & Technology	
Furniture & Equipment	
AHJ Permits & Approvals	
AHJ Inspections	
Abatement	
Construction Testing	
Waste Management	
TAB, LEED Commish	
Builders Risk Insurance	
Total Soft Costs	
Total Cost Subtotal	
Contingency (10%)	
Inflation Contingency (3%)	
Total Budget	



**HOPEWELL ELEMENTARY SCHOOL
SOUTHERN LEHIGH SCHOOL DISTRICT
PRELIMINARY PROGRAM SPACES AND CAPACITY (FOR BUDGETING)
Draft by D'Huy Engineering, Inc.
APRIL 2014**

Name of Space	Hopewell Elementary School New Building			SLSD Capacity	Total FTE Capacity
	Unit Area Sq. Ft.	Proposed Bldg No. of Units	Total Area Sq. Ft.		
GENERAL EDUCATION					
Kindergarten Classroom (AM & PM)	TBD	TBD	TBD		
Kindergarten Classroom (AM or PM)					
First Grade Classroom					
Second Grade Classroom					
Third Grade Classroom					
SPECIAL EDUCATION					
Special Education Classrooms					
SUPPORT PROGRAMS					
Learning Support					
Math Support					
Speech Support					
OT/PT Support					
ESL Support					
Gifted Support					
Reading Support					
SHARED INSTRUCTIONAL AREAS					
Media Center					
Media Office / Work Room					
Media Storage					
Media Computer Lab / Classroom					
Art Classroom					
Art Storage					
Music Classroom					
Music Storage					
Instructional Lab -Brain & Science (Tech Smart)					
PHYSICAL EDUCATION and M.P. ROOM					
Stage / Platform - Band					
Gymnasium / M.P. Room					
P.E. Office					
Gym Storage					
Student Dining (included in M.P. Room)					
Table and Chair Storage					
BUILDING ADMINISTRATION					
Administration / Guidance					
Waiting					
Reception / Secretary					
Work Room					
Principal Office					

**HOPEWELL ELEMENTARY SCHOOL
SOUTHERN LEHIGH SCHOOL DISTRICT
PRELIMINARY PROGRAM SPACES AND CAPACITY (FOR BUDGETING)
Draft by D'Huy Engineering, Inc.
APRIL 2014**

Name of Space	Hopewell Elementary School New Building			SLSD Capacity	Total FTE Capacity
	Unit Area Sq. Ft.	Proposed Bldg No. of Units	Total Area Sq. Ft.		
Office	TBD			TBD	
Guidance					
Counselor Office					
Conference Room					
Storage / Records					
Toilet					
Circulation					
Health Suite					
Waiting / First Aid					
Nurse's Office					
Storage / Records					
Circulation					
BUILDING SUPPORT					
Kitchen Areas					
Serving					
Kitchen Storage					
Dishwash					
Office					
Locker Room					
Toilet					
Faculty Dining Room					
Faculty Planning					
Mechanical Room					
Receiving / Storage					
Work Area / Office					
M.D.F. / Server Room					
I.D.F. Room					
Janitors Closet					
SUB TOTAL Scheduled Area					
Grossing factor					
Total SF					



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/25/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fenner & Esler 467 Kinderkamack Road P. O. Box 60 Oradell NJ 07649-0060	CONTACT NAME: Timothy Esler PHONE (A/C. No. Ext): (201)262-1200 E-MAIL ADDRESS:		FAX (A/C. No): (201)262-7810
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED D'Huy Engineering, Inc. One East Broad Street Suite 310 Bethlehem PA 18018	INSURER A RLI Insurance Company		13056
	INSURER B Lexington Insurance Company		19437
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES **CERTIFICATE NUMBER:** Master 14-15 \$3M/\$3M PL **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			PSB0001529	5/1/2014	5/1/2015	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY			PSA0001268	5/1/2014	5/1/2015	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							combined single limit	\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			PSE0001345	5/1/2014	5/1/2015	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$ 5,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE							\$
	DED <input checked="" type="checkbox"/> RETENTION \$ 0							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			PSW0002473	5/1/2014	5/1/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
B	Professional Liability			021456751	1/11/2014	1/11/2015	Per Claim Limit	\$ 3,000,000
							Annual Aggregate	\$ 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured - Certificate Holder as respects general liability where required by written contract.

CERTIFICATE HOLDER

CANCELLATION

PROOF OF COVERAGE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Timothy Esler/DEBBIE 