

FUSD - Camp Colton Master Plan Pre-Construction Services Proposal – Phase 1

January 3rd, 2024
Revised – 01.04.2024

RE: FUSD – Camp Colton Master Plan
Phase 1 Preconstruction

Dear Ms. Aringdale:

Thank you for this opportunity to submit our pre-construction services proposal for the above referenced project.

Kinney Construction Services, Inc. (KCS) proposes to provide pre-construction services for the above referenced project as described in the following scope of work and deliverables for the sum of \$95,898.00. See breakdown below.

Schematic Design Phase -	\$10,697.00
Design Development Phase -	\$41,208.00
Construction Design Phase -	\$38,993.00
Utility Coordination Allowance -	\$5,000.00

Definition of Project

Phase 1 of construction at Camp Colton includes a new lodge, new entry and drop-off area, and new and upgraded utilities. The new lodge will be 7,000 - 7,500 square feet with a large kitchen, small individual sleeping quarters for four adults, a nurse's office, two bathrooms with showers, a staff lounge, a program storage area, a gear storage area, and a large covered porch. Camp Colton, located 3.7 miles up a dirt road, is completely off-grid. All of the existing systems need to be significantly upgraded or replaced including water, septic system, alternative energy, and fire suppression. The entry improvements include a new front gate, parking lot, school bus turnaround, site road access, and welcome ramada.

Scope of Work – Preconstruction & Design Phase

- Owner/Architect/Contractor meetings – KCS to attend meetings in person or via teleconference as necessary. 12 total meetings included with 2 being at the site.
- Engineer/Contractor meetings – Included in above meetings.
- Subcontractor List – KCS to provide subcontractor list to owner/architect for review. KCS to incorporate feedback and use list for GMP sub bidding.

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- Scheduling – KCS to create a construction schedule during the design phase to assist in the planning of the project and update on a regular basis. KCS will incorporate design team and owner deliverables and deadlines as necessary.
 - Four total estimates – KCS to provide a review of the current set of design documents drawings and provide an estimate of probable cost. KCS will provide a second estimate during the DD phase of the project that will incorporate subcontractor input on key scopes of work. KCS will create a Guaranteed Maximum Price (GMP) after receipt of the permit set of drawings or upon an agreed upon point of development of the construction documents. The GMP will be broken out into two total estimates (approach to be confirmed with design team). GMP 1 will be for long lead items and site. GMP 2 will be the balance of the scope including the lodge construction. Estimates will be provided using a combination of detailed take-offs, unit costs, assemblies, subcontractor bids, and historical data. Includes value engineering during the first estimating round and thru the GMP.
 - Material Research – Included as part of VE ideas presented during the estimating process.
 - Permitting – AJC (Architect) will handle all permitting requirements. Arudurra (Civil) and DHM Design (Landscape Design) will lead the permitting process for site related items. KCS to assist design team with coordination with Authorities Having Jurisdiction (AHJs).
 - Utility coordination – KCS to review utility related as-built drawings as it relates to subcontractor coordination and constructability. An allowance of \$5,000.00 for utility locating has been included to assist with design as necessary.

Deliverables

- Four Total Estimates – Programming, DD Set and GMP (1 & 2)
- Preliminary Construction Schedule
- Site logistics and safety plan off of permit set of drawings

Preconstruction Services Schedule – Draft Milestones

Jan 9th – Board Approval/Preconstruction Begins

Jan 10th thru Jan 24th – Chartering Session, SD Budget, & Start Permitting Process

Jan 25th thru Feb 23rd – Long Lead Item Review and Design Document Progression

Feb 26th thru March 15th – Design Document Budget Update, VE & Constructability Review

March 18th thru April 5th – Finish Site CDs & Creation of GMP 1

April 8th thru April 26th – Long Lead Item Procurement & Construction Document Finalization

April 28th thru May 17th – Mobilization for GMP 1 & Creation of GMP 2

CMAR Fee - Construction

For construction phase services, KCS CMAR Fee is proposed at 5.00%. Fee does not include overhead, general conditions, tax, insurance, or bonds.

Rates

<i>Description</i>	<i>Rate</i>
Project Director	\$ 195.00
Senior PM	\$ 154.00
Project Manger	\$ 135.00
Safety Director	\$ 154.00
Senior PE	\$ 123.00
Project Engineer	\$ 105.00
Senior Estimator	\$ 132.00
Estimator	\$ 131.00
Administration	\$ 90.00
Controller	\$ 138.00
Accounting Support	\$ 85.00
Senior Superintendent	\$ 154.00
Superintendent	\$ 135.00
Carpenter	\$ 80.00
Laborer	\$ 55.00
Marketing Director	\$ 150.00
Marketing Assistant	\$ 95.00
HR Manager	\$ 95.00
Foreman	\$ 80.00
Concrete - Finisher	\$ 70.00
Operator	\$ 73.00
Mechanic	\$ 120.00
CDL Driver	\$ 75.00
Pipe Layer	\$ 70.00

Terms

- Progress billing net 30 days.
- Reproductions will only be required for our scope of work.
- This proposal includes services through the GMP delivery. Preconstruction services required after delivery of the Guaranteed Maximum Price (GMP) will be considered additional services and will be billed accordingly per the 2024 established rates.
- Proposal assumes a 16 week duration, mid-January 2024 thru mid-May 2024
- Assumes mutually agreeable contract between parties

Thank you for this opportunity to provide you with our services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Thomas', with a long horizontal flourish extending to the right.

Michael Thomas
President
