



# REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGEMENT SERVICES

Community Consolidated School District 46

September 2, 2025

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## EXHIBIT A (REVISED - ADDENDUM #1)

### PROPOSAL FEE FORM

For the purpose of this proposal, all fees and costs noted below shall be based on the example project as described herein. Actual fees and costs will be determined on a project-by-project basis.

#### Media Center Renovations

##### Project Description:

Interior renovations to existing Media Centers at four (4) schools. Work includes removal/construction of interior partitions to create new Maker/STEM spaces adjacent to Media Centers, as well as new finishes and associated mechanical/electrical system improvements.

##### Areas of Work:

Frederick School: 6,480-sf

Meadowview School: 5,200-sf

Prairieview School: 5,620-sf

Park Campus: 7,965-sf

Duration of Construction: Summer Break (11-weeks)

Estimated Construction Cost: \$4,235,000

Estimated Total Project Cost: \$5,250,000

#### **I. Preconstruction Services Fee**

The fee for Construction Manager's Preconstruction Services, expressed as both a percentage of the Estimated Construction Cost and as a calculated dollar amount. If these services are provided strictly as a flat fee (not percentage-based), indicate as such. Refer to the "Preconstruction Phase Services" section, Exhibit 'D', and Attachment 'A' of this RFP for services to be included.

Preconstruction Services Fee \_\_\_\_\_% \$ \_\_\_\_\_

#### **II. Construction Management Fee**

The fee for Construction Manager's Basic Services, expressed as both a percentage of the Estimated Construction Cost and as a calculated dollar amount. If these services are provided strictly as a flat fee (not percentage-based), indicate as such. Refer to the "Construction Phase Services" section, Exhibit 'D', and Attachment 'A' of this RFP for services to be included.

Construction Management Fee \_\_\_\_\_% \$ \_\_\_\_\_



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### III. General Conditions Costs

The anticipated General Condition costs, expressed as both a percentage of the Estimated Construction Cost and as a calculated dollar amount. If these services are provided strictly as a flat fee (not percentage-based), indicate as such. Refer to Attachment 'A' of this RFP for costs to be included.

General Conditions Costs \_\_\_\_\_% \$ \_\_\_\_\_

### IV. Reimbursable Expenses

The anticipated Reimbursable Expenses, expressed as both a percentage of the Estimated Construction Cost and as a calculated dollar amount. If these services are provided strictly as a flat fee (not percentage-based), indicate as such. On the lines below, indicate the total for all anticipated Reimbursable Expenses. On a separate page, provide a line item breakdown of all anticipated Reimbursable Expenses, with the associated cost for each. All costs shall include any mark-ups by the Construction Manager.

Total Reimbursable Expenses \_\_\_\_\_% \$ \_\_\_\_\_

### V. Miscellaneous Costs

Identify and describe any anticipated Miscellaneous Costs (if any) that are foreseen, but have not been identified within this RFP. On the lines below, indicate the total for all anticipated Miscellaneous Costs. On a separate page, provide a line item breakdown of all anticipated Miscellaneous Costs, with the associated cost for each.

Total Miscellaneous Costs \$ \_\_\_\_\_



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## ATTACHMENT A (REVISED ADDENDUM #1)

### COST ASSIGNMENT

The School District should place an "X" in the boxes where the cost is to be contained. This is necessary to get the CM Costs in one format.

	Precon. Services Fee	Const. Mgmt. Fee	General Conditions	Owner Direct Cost	Trades Contractor
Construction Management Staff					
Project Executive	X	X			
Project Manager	X	X			
Assistant Project Manager	X	X			
Project Superintendent		X			
Assistant Superintendent		X			
Project Engineer		X			
Construction Management Services					
MEP Coordination		X			
Estimating / Bidding	X	X			
Safety		X			
Administrative Support	X	X			
Accounting	X	X			
General Conditions & Consumables					
Transportation of CM Staff	X		X		



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	Precon. Services Fee	Const. Mgmt. Fee	General Conditions	Owner Direct Cost	Trades Contractor
Site Safety During Construction			X		X
Site Office Rental			X		X
Temporary Facilities / Toilets			X		X
Project Signs			X		
Site Office Telephone / Internet			X		X
Temporary Power During Construction				X	
Temporary Heating During Construction				X	
Temporary Water During Construction				X	
Cleaning During Construction			X		X
Final Cleaning			X		X
General Use Dumpsters			X		X
Temporary Access Roads			X		
Site Fencing, Barricades, Traffic Control			X		
Material Testing				X	
Insurance Costs					
General Liability Insurance		X			
Builder's Risk		X			



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	Precon. Services Fee	Const. Mgmt. Fee	General Conditions	Owner Direct Cost	Trades Contractor
Performance and Payment Bonds					X
Completed Operations Insurance		X			
All other costs anticipated by the CM shall be indicated under the Miscellaneous Costs section of the Proposal Form					