

December 12, 2022

City of Shakopee
Attn: Michael Kerski, Director of Planning & Development
485 Gorman Street
Shakopee, MN 55379

Re: Schroeder House
CMA Professional Services Proposal

Dear Mr. Kerski,

Thank you for the opportunity to provide this proposal for Construction Manager Adviser services for the Schroeder House Renovation Project. We are looking forward to working with the Design Team and City of Shakopee to revitalize a part of Shakopee History.

We stand ready to engage with the process and have options for the Project Manager and Superintendent.

To get our conversation started, we are including a fee summary based upon an assumed construction cost of \$1.1M. We propose using the AIA C132 – 2019 Standard Form of Agreement Between Owner and Construction Manager as Adviser.

We look forward to discussing our proposal in more detail. I will reach out to you in the very near future to get that meeting on our schedules.

Thanks again for this opportunity and we look forward to working with you.



Colin B. Bigalke
Construction Executive

C: Doug Loeffler, CEO
Jon Cramer, President

Client: City of Shakopee
Project: Schroeder House
Date: December 9, 2022



Preconstruction / Bidding Services				
Start Date: January 1, 2023				
Finish Date: April 1, 2023				
	3.0	12.9	90.0	
	Months	Weeks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	26	HRS	\$ 160.00	In Fee
General Superintendent	0	HRS	\$ 150.00	In Fee
Superintendent	11	HRS	\$ 135.00	In Fee
Project Manager	26	HRS	\$ 145.00	\$ 3,770.00
Field Engineer	20	HRS	\$ 115.00	In Fee
Safety Director	8	HRS	\$ 125.00	In Fee
Administrative Assistant	26	HRS	\$ 75.00	In Fee
Preconstrucion Manager / Senior Estimator	47	HRS	\$ 140.00	\$ 6,580.00
Estimator	47	HRS	\$ 130.00	\$ 6,110.00
Reimbursable Expenses	1	LS	\$ 500.00	\$ 500.00
SUBTOTAL PRE-CONSTRUCTION STAFF				\$ 16,960.00

Construction / Closeout Services				
Start Date: May 1, 2023				
Finish Date: September 30, 2023				
	5.0	21.7	152.0	
	Mo.	Wks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	44	HRS	\$ 160.00	In Fee
General Superintendent	18	HRS	\$ 150.00	In Fee
Superintendent	461	HRS	\$ 135.00	\$ 62,235.00
Project Manager	192	HRS	\$ 145.00	\$ 27,840.00
Field Engineer	339	HRS	\$ 115.00	\$ 38,985.00
Safety Director	44	HRS	\$ 125.00	In Fee
Administrative Assistant	44	HRS	\$ 75.00	\$ 3,300.00
Data Processing	0	HRS	\$ 65.00	In Fee
Estimator	0	HRS	\$ 105.00	In Fee
Yard/Equipment Manager	0	HRS	\$ 106.00	In Fee
SUBTOTAL CONSTRUCTION STAFF				\$ 132,360.00

CONSTRUCTION MANAGEMENT FEE*			4.00%	\$ 44,000.00
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Monthly Reimbursables**	5.0	MO	\$ 3,000.00	\$ 15,034.12
Builder's Risk Insurance (If Required)	1	LS		By City
Total Reimbursables				\$ 15,034.12

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Total Staff	\$ 149,320.00
Construction Management Fee	\$ 44,000.00
Total Reimbursables	\$ 15,034.12

TOTAL FEE PROPOSAL	\$ 208,354.12
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*Construction Management Fee based on a Construction Cost of Work of \$1,100,000

**List of included reimbursable expenses is as follows:

1. Field Office
2. Field Office Equipment
3. Field Office Supplies
4. Field Office Data & Phones
5. Superintendent Truck + Small Tools