



# Attachment F

## **Fee Proposal Form**

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### **New Antioch Area Courthouse**

Also known as: New East Contra Costa  
County Courthouse

Superior Court of California, County of Contra Costa



**ADMINISTRATIVE OFFICE  
OF THE COURTS**

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

**ATTACHMENT F**

**THE ADMINISTRATIVE OFFICE OF THE COURTS  
FEE PROPOSAL FORM FOR CONSTRUCTION MANGER AT RISK**

New Antioch Area Courthouse  
RFQ number: OCCM-FY2006-07  
Project Number: TBD

To the Administrative Office of the Courts (AOC):

The undersigned proposer hereby offers, in the amounts stated below, to furnish all services for both the Preconstruction Phase and Construction Phase and to furnish all labor, materials, tools, equipment, apparatus, facilities, transportation, and permits for the construction of Project Number TBD, New Antioch Area Courthouse, in accordance with all the provisions of the solicitation including appendices, and to the satisfaction of the AOC.

The proposer also hereby agrees to enter into contract for this project if the AOC accepts this proposal. The construction budget for this project is approx. \$42,500,000.

Proposer shall complete the information in the following table.

| <b>Services:</b>  | <b>Pricing Basis</b>   | <b>Price Submitted</b>   |
|---|--|--|
| Preconstruction Phase:<br>Services provided during the Preliminary Plan Phase as specified in the S.O.W. (Note: Shall cover all Costs* as specified below)  | Fixed Price  | This Phase Completed<br>\$ _____   |
| Preconstruction Phase:<br>Services provided during the Working Drawing Phase as specified in the S.O.W. (Note: Shall cover all Costs* as specified below)   | Fixed Price  | \$ _____   |
| Construction Phase Services as Specified in the S.O.W. (Note: does not include the cost of performing the construction and direct costs, but shall cover all Costs** associated with providing said Services and all else as specified below) (Note: Will be adjusted per the final total of direct costs as agreed per the contractual process outlined) | Price expressed as a percent of the Construction Budget<br><br>_____ % | Price in dollars (Construction Budget times percent at left)<br><br>\$ _____ |
| Total Price for Services (sum of 3 dollar figures above)  |  | \$ _____   |

**Note:** The Contractor will begin work at 50% Design Development. Proposer shall include any services from the 50% point forward in the preliminary plan phase in their Proposal and the Fee Proposal.

The above amounts are to be stated in figures only and are the total amounts proposed for the entire contract work. Any alteration, erasure, or change must be clearly indicated and initialed by the proposer. In the event of any error in the Fee Proposal, the individual fee percentages will prevail. The proposer agrees that the above fees will be held until award of the construction phase in accordance with the proposed schedule in Article 3. The AOC reserves the right to reject any and all proposals or to waive any irregularities.

\* Costs shall be inclusive of all of Proposer's profit and all costs expended in pursuit of performing the Services applicable to the Phase, including but not limited to any materials, payroll, overhead and administrative costs, travel and living expenses, licenses, bonds, insurance, incidentals, and any other fees or expenses expended or incurred when necessary for the performance of the Services specified in the SOW applicable to that Phase.

\*\* Costs shall be inclusive of all Proposer's profit, all price risk assumed in guaranteeing the GMAX price, and all costs expended in pursuit of performing the Construction Phase Services for the Project as specified in the Statement of Work and in the final approved Construction Documents, including but not limited to any materials, payroll, overhead and administrative costs, travel and living expenses, licenses, insurance, incidentals, and any other fees or expenses expended or incurred when necessary for the performance of the Services and completion of the Project, and any other ancillary costs necessary to provide services for the turnover of the Project to the AOC in a condition fit for its intended use, all to be provided within the planned duration for the construction as specified in this RFQ/P.

A Construction Manager's change order contingency of 3% of construction cost will be provided for the CM's use, and is not to be included in the Fee proposal. The use of this contingency shall cover conflicts and ambiguities in the contract documents, and any issues arising from a lack of coordination among and within the subcontractors' bid packages, and for any construction phase change orders arising from subcontractors' performance, as determined by the AOC. The CM shall return any unused portion of this contingency and any other project savings to the AOC as part of the final Pay Application. Costs incurred due to conflicts and ambiguities in the contract documents, and any issues arising from a lack of coordination among and within the subcontractors' bid packages, and for any construction phase change orders arising from subcontractors' performance, in excess of the CM's 3% contingency shall be borne by the CM.

The following are conditions of this solicitation and Fee Proposal and will be included in Document 00 80 00, Supplementary Conditions of the Contract for Construction.

- The proposed construction duration is 370 working days. The liquidated damages for the CM's failure to complete construction including occupancy of the entire Project within this construction duration is \$1,500 per calendar day.

ACKNOWLEDGE EACH ADDENDUM RECEIVED \_\_\_\_\_

The proposal is subject to the provisions contained in the General Conditions of the Contract for Construction, Document 00 70 00 (Appendix H of this solicitation document), and the proposer agrees that failure to comply with the conditions thereof shall be basis for rejection of this proposal.

The AOC requires the successful proposer to achieve a minimum goal of 3% DVBE participation in contracting construction projects as established in the General Conditions of the Contract for Construction, or to provide acceptable evidence of good faith efforts to do so.

The proposed fees must be submitted on this Fee Proposal Form, completely filled out and in a sealed envelope, and delivered to the location listed in the solicitation document, or it will be disregarded.

No bidder's security is required for this project. However, when awarded the construction phase portion of the project, 100% performance and payment bonds will be required (see General Conditions of the Contract for Construction).

**End of Fee Proposal**