



FLOYD COUNTY BOARD OF EDUCATION
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Linda C. Gearheart, Board Chair - District 1
William Newsome, Jr., Vice-Chair - District 3
Dr. Chandra Varia, Member- District 2
Keith Smallwood, Member - District 4
Steve Slone, Member - District 5

Consent Agenda Item (Action Item): Discussion on Construction Management Services for the renovation of Duff Allen Central Elementary.

Applicable State or Regulations: 702 KAR 4:160 – Capital Construction Process

Fiscal/Budgetary Impact: Fees and schedule for the project shall be established at the completion of the selection process utilizing the CM Fee Guidelines.

History/Background:

The board accepted an Offer of Assistance in the amount of \$10,975,466 from the School Facilities Construction Commission (SFCC) to be used for the renovation of DACE in June 2021. (Order# 19861). The offer was contingent upon receipt of Federal Funds from House Bill 556. In April 2023 the funds became available to the district for use on the project.

November 27, 2023

Board approved advertising for RFP for Architectural Services. (Order# 20409).

Recommended Action: To determine if the Board of Education members deem it necessary to have a CM.

Contact Person(s):

N/A
Principal

N/A
Director

Anna W. Shepherd
Superintendent

Date: January 12, 2024

<u>Cost of Construction</u>	<u>CM as Advisor Base Fee (No Monthly)</u>
\$2,000,000 and under \$3,000,000	5.20%
\$3,000,000 and under \$4,000,000	4.50%
\$4,000,000 and under \$5,000,000	3.90%
\$5,000,000 and under \$6,000,000	3.60%
\$6,000,000 and under \$7,000,000	3.30%
\$7,000,000 and under \$8,000,000	2.75%
\$8,000,000 and under \$9,000,000	2.40%
\$9,000,000 and under \$10,000,000	2.10%
\$10,000,000 and under \$15,000,000	2.00%
\$15,000,000 and under \$20,000,000	1.95%
\$20,000,000 and under \$25,000,000	1.90%
\$25,000,000 and under \$30,000,000	1.88%
\$30,000,000 and under \$35,000,000	1.85%
\$35,000,000 and under \$40,000,000	1.80%
\$40,000,000 and under \$45,000,000	1.78%
\$45,000,000 and under \$50,000,000	1.76%
\$50,000,000 and under \$55,000,000	1.74%
\$55,000,000 and under \$60,000,000	1.72%
Over \$60,000,000	1.70%

Where Construction Management as Constructor is utilized, the Base Fee, noted above, may be increased by up to 1.50% to accommodate the additional costs of providing Performance/Payment Bonds and Insurance for the entire project instead of only for the amount of the CM fee as is the requirement for CM as Advisor. This adjusted cost must be substantiated by the CM at when the terms of the contract are negotiated.

On-Site Expenses:

Supervision, Payroll Taxes, Fringe Benefits, Out-of-Town Expense (Superintendent)
Mobilization-Demobilization, Automobile or Truck (Superintendent), Automobile or Truck Expense (Depreciation, Gas, Oil Tires, Maintenance), Office Trailer, Office Furniture, Office Suppliers, Telephone, Fax Machine, Computer

Monthly On-Site Service Fee:

\$2,000,000 to \$5,000,000	\$10,000 per month
\$5,000,000 to \$10,000,000	\$11,000 per month
\$10,000,000 to \$15,000,000	\$12,000 per month
\$15,000,000 to \$20,000,000	\$12,750 per month
\$20,000,000 to \$25,000,000	\$13,000 per month
\$25,000,000 to \$30,000,000	\$13,250 per month
\$30,000,000 to \$35,000,000	\$13,500 per month
\$35,000,000 to \$40,000,000	\$13,650 per month
\$40,000,000 to \$50,000,000	\$13,750 per month
\$50,000,000 to \$60,000,000	\$13,850 per month
Over \$60,000,000	\$14,000 per month