

CITY OF RICHMOND - Terminal 4 Wharf, Warehouse, and Piling Removal Project

Matrix of CM Tasks and Fee Proposal for Construction Management Services - (Estimated 200 Calendar Days Construction)

4/12/2023 REVISED

SWINERTON MANAGEMENT & CONSULTING

Rates are for work performed in 2023

		Robert Addiego - Project Executive SMC		Bill Coletto, PE - Resident Engineer / Sr. Project Manager SMC		Srushti Veluvolu, EIT - Assistant Project Manager SMC		
		Hours per Task	Rate/Hour	Hours per Task	Rate/Hour	Hours per Task	Rate/Hour	
			\$230		\$201		\$133	Total Cost
Task			Subtotal Per Task		Subtotal Per Task		Subtotal Per Task	Per Task
Construction Duration = est. 200 Calendar Days								
A. Construction Management Services								
Project Administration								
1. Review Contract Documentation		2	\$460	4	\$804	4	\$532	\$1,796
2. Conduct Pre-construction Conference, agenda & minutes		2	\$460	4	\$804	2	\$266	\$1,530
3. Photo Inventory of Project Site Pre- and Post-Construction		0	\$0	4	\$804	8	\$1,064	\$1,868
4. Schedule & Conduct Weekly Progress Meetings / Prepare Minutes		30	\$6,900	40	\$8,040	60	\$7,980	\$22,920
5. Attend Meetings w/ City / Management Oversight		8	\$1,840	8	\$1,608	8	\$1,064	\$4,512
6. Coordinate with other City's Adjacent Projects		0	\$0	0	\$0	0	\$0	\$0
7. Monitor Contractor's Schedule & Phasing		12	\$2,760	32	\$6,432	40	\$5,320	\$14,512
8. Monitor the Project's Construction Budget		8	\$1,840	32	\$6,432	40	\$5,320	\$13,592
9. Monitor the Contractor's Progress		8	\$1,840	24	\$4,824	40	\$5,320	\$11,984
10. Review / Verify Contractor Quantities / Track Bid Items		8	\$1,840	24	\$4,824	40	\$5,320	\$11,984
11. Maintain Project Docs / Records per City / Agency Requirements		0	\$0	12	\$2,412	30	\$3,990	\$6,402
12. Prepare Observation Dailies / Weekly Statements of Work Days		0	\$0	24	\$4,824	32	\$4,256	\$9,080
13. Process / Track Submittals		0	\$0	24	\$4,824	40	\$5,320	\$10,144
14. Review Submittals (Work Plan, QC Plan, etc)		16	\$3,680	24	\$4,824	40	\$5,320	\$13,824
15. Process / Track RFI's		8	\$1,840	25	\$5,025	50	\$6,650	\$13,515
16. Process, Negotiate & Issue Change Orders / Cost Proposals		8	\$1,840	12	\$2,412	16	\$2,128	\$6,380
17. Review / Resolve Notices of Potential Claims		4	\$920	8	\$1,608	8	\$1,064	\$3,592
18. Prepare Contract Amendment(s), as needed		4	\$920	12	\$2,412	10	\$1,330	\$4,662
19. Monitor Onsite Unforeseen Conditions / Make Recommendations		4	\$920	12	\$2,412	16	\$2,128	\$5,460
20. Review and Process Monthly Progress Payments		4	\$920	16	\$3,216	32	\$4,256	\$8,392
21. Labor Compliance Field Interviews, if needed		0	\$0	4	\$804	8	\$1,064	\$1,868
22. Review Certified Payroll Reports		0	\$0	4	\$804	8	\$1,064	\$1,868
23. Monitor SWPPP / Environmental / Biological Compliance		16	\$3,680	25	\$5,025	50	\$6,650	\$15,355
24. Compile / Maintain As-Built Record Drawings		0	\$0	10	\$2,010	24	\$3,192	\$5,202
25. Perform Final Inspection & Punch Lists w/ City, Contractor & EOR		4	\$920	10	\$2,010	16	\$2,128	\$5,058
Quality Assurance, Inspection and Material Testing								
26. Provide Daily On-Site Observation / Inspection Services		0	\$0	90	\$18,090	225	\$29,925	\$48,015
27. Maintain Daily Inspection Logs		0	\$0	24	\$4,824	24	\$3,192	\$8,016
28. Provide Project Photo Progress Reports		0	\$0	12	\$2,412	20	\$2,660	\$5,072
29. Monitor Project for Conformance with the Plans + Specs		8	\$1,840	25	\$5,025	50	\$6,650	\$13,515
30. Issue & Respond to Non-Compliance Issues / Accept or Reject Work, as necessary		4	\$920	12	\$2,412	10	\$1,330	\$4,662
31. Coordinate the QA / QC Requirements		8	\$1,840	24	\$4,824	40	\$5,320	\$11,984
32. Observe Contractor's Final Compliance Testing / Reporting		4	\$920	10	\$2,010	16	\$2,128	\$5,058
33. Review and Monitor Contractor's On-site Safety		0	\$0	10	\$2,010	16	\$2,128	\$4,138
34. Monitor the Quality Control / Mitigation Measures		8	\$1,840	25	\$5,025	50	\$6,650	\$13,515

CITY OF RICHMOND - Terminal 4 Wharf, Warehouse, and Piling Removal Project

Matrix of CM Tasks and Fee Proposal for Construction Management Services - (Estimated 200 Calendar Days Construction)

4/12/2023 REVISED

SWINERTON MANAGEMENT & CONSULTING

Rates are for work performed in 2023

		Robert Addiego - Project Executive SMC		Bill Coletto, PE - Resident Engineer / Sr. Project Manager SMC		Srushti Veluvolu, EIT - Assistant Project Manager SMC		
		Hours per Task	Rate/Hour	Hours per Task	Rate/Hour	Hours per Task	Rate/Hour	
			\$230		\$201		\$133	Total Cost
Task			Subtotal Per Task		Subtotal Per Task		Subtotal Per Task	Per Task
Public and Community Relations								
35. Ensure Contractor Compliance with Public Notifications		0	\$0	6	\$1,206	8	\$1,064	\$2,270
36. Coordinate w/ Property Owners, Businesses, etc during Construction		4	\$920	10	\$2,010	16	\$2,128	\$5,058
37. Coordinate with Contractor, Utility Companies, Other Stakeholders		0	\$0	10	\$2,010	16	\$2,128	\$4,138
38. Outreach - City Staff, Agencies, Consultants for Construction Notices		4	\$920	10	\$2,010	16	\$2,128	\$5,058
39. Facilitate Necessary Environmental Coord w/ City, Designer & Contractor, Regulatory Agencies		4	\$920	10	\$2,010	24	\$3,192	\$6,122
Post Construction Services								
40. Review Close-out Documents (i.e. Record Dwgs, Warranty)		2	\$460	8	\$1,608	8	\$1,064	\$3,132
41. Prepare Close-out Documents / Package		2	\$460	4	\$804	8	\$1,064	\$2,328
42. Maintain Electronic & Hard Copy Project Files		0	\$0	8	\$1,608	8	\$1,064	\$2,672
43. Prepare Final Estimate & Payment		0	\$0	4	\$804	4	\$532	\$1,336
Subtotal Hours		194		696		1181		
Subtotal Cost per Consultant Individual			\$44,620		\$139,896		\$157,073	
Consultant Subtotal								\$341,589
SUB-CONSULTANTS								
Nichols Consulting Engineers (NCE)	\$288,543							\$288,543
Procure, Drone Services, and Temp Facilities	\$9,250							\$9,250
Additional Cost-Reproduction, Photos, Misc Office Supplies	\$500							\$500
Additional Cost-Allowance Subtotal	\$298,293							\$298,293
GRAND TOTAL								\$639,882

Assumptions / Clarifications:

1. The Cost Estimate above is based on the Bid Set of Plans and Specifications, including Appendices, a duration of 200 calendar days, and an estimated construction value of \$7.3 million.
2. The Allowance for NCE equals \$262,312 plus 10% for insurance and mark-up. The actual costs will be dependent on the Contractor's schedule and efficiency in completing the work.
3. NCE Optional Tasks to perform an Eelgrass Mitigation Plan, long-term eelgrass monitoring and eelgrass surveys, and Archeological Services can be performed for an additional \$37,852 plus mark-up.
4. Actual costs for NCE will be billed through Swinerton's contract to the City. Actual costs for NCE will be dependent on the Contractor's schedule, means and methods of construction related to Environmental Compliance.
5. The cost above assumes a 5-day work week, 8 hours per day. The cost above does not include performing any Night Work or Weekend Work.
6. Should the Contractor need to work overtime hours beyond 8 hours/day or work nights or weekends, an amendment to add additional effort for CM and Environmental Services may need to be submitted.
7. Should the Construction Duration need to be extended from November 30, 2023 to December 31, 2023, an amendment for the additional level of effort may need to be submitted.
8. The Cost Estimate is based on the RE / Sr. PM being available for approximately 20 hours per week during the Construction phase.
9. The Cost Estimate is based on the Asst PM being available for approximately 40 hours per week during the Construction Phase.
10. The Cost Estimate is based on the RE / Sr. PM and the Asst PM being available for approximately 40 hours each during the Preconstruction Phase and 25 hours each during the Post Construction Phase.
11. Hours are also allotted to the Project Executive to support to the Project Team as needed.
12. The Cost Estimate is a not-to-exceed amount based on 30 calendar days of Preconstruction support, 200 calendar days of Field Construction, and 30 calendar days of Post-Construction / Closeout.
13. This Cost Estimate assumes that the Contractor will provide a construction trailer / office space for the CM Team.