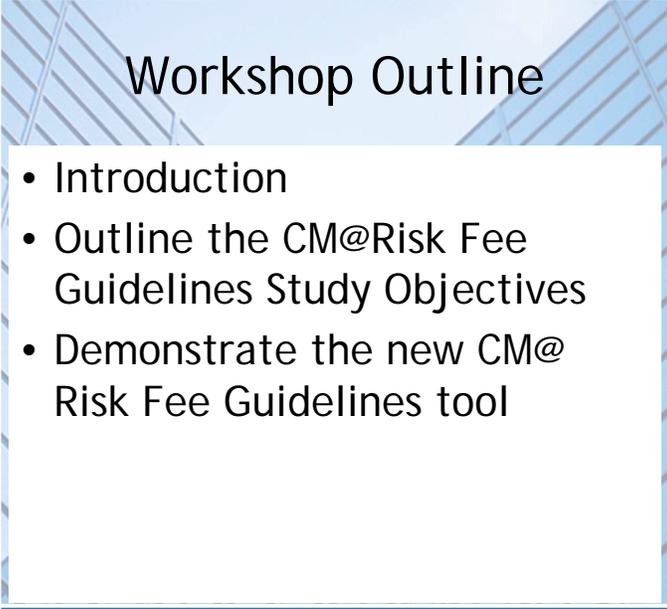


Construction Management at Risk Fee Guidelines

School Planning 101 Workshop
February 13, 2009

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Workshop Outline

- Introduction
- Outline the CM@Risk Fee Guidelines Study Objectives
- Demonstrate the new CM@Risk Fee Guidelines tool

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Introduction

New CM@ Risk Fee Guidelines

- In November 2007 the Treasure Coast area Facilities Directors began meeting to share information and develop mechanisms to share construction cost data within the area.
- In early 2008 the Treasure Coast area Facilities Directors asked Osterhaus & Associates to develop a Construction Manager at Risk Fee Guideline.

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Objective

- The objective of this study was to gather CM@Risk Contract documents for review and develop an electronic fee template.
- The fee template was to function similar to the Florida Department of Management Services Architectural/ Engineering fee guideline.
- The end product would be a tool that will calculate the probable CM Fees for a specific project to assist District's when negotiating CM@Risk fees.

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Study Criteria

- GMP's were solicited from Treasure Coast area school district's as well as other school districts and higher educational institutions.
- The GMP's were grouped by type - K-12: Elementary, Middle and High or Higher Ed and by new construction or renovation.

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Approach

- The goal was to gather at least 30 contract documents including the guaranteed maximum price (GMP).
- This process took several months with the commitment of 19 educational institutions covering k-12, colleges and universities.
- Eventually 41 GMP's and related contract documents were received and tabulated.

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Approach

- The 41 Projects range in guaranteed maximum price from \$322,920 to \$74,544,734.

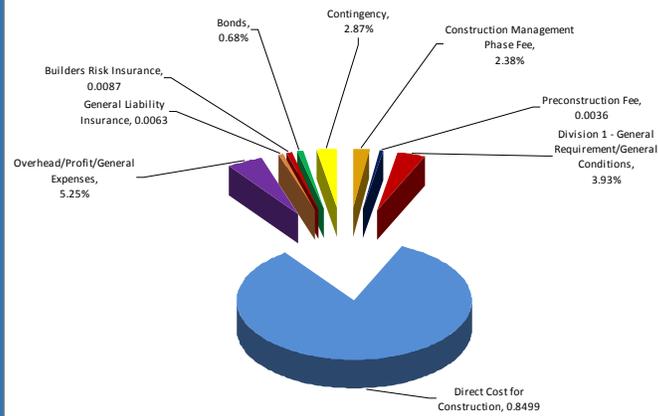
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Cost Categories Evaluated

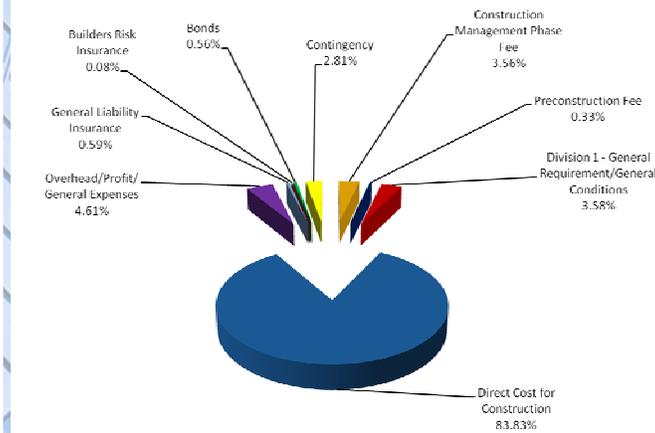
- Preconstruction Services
- CM Management Fee
- General Requirements/ Conditions
- Overhead/Profit/General Expense
- General Liability
- Builders Risk
- Bond
- Contingency

8

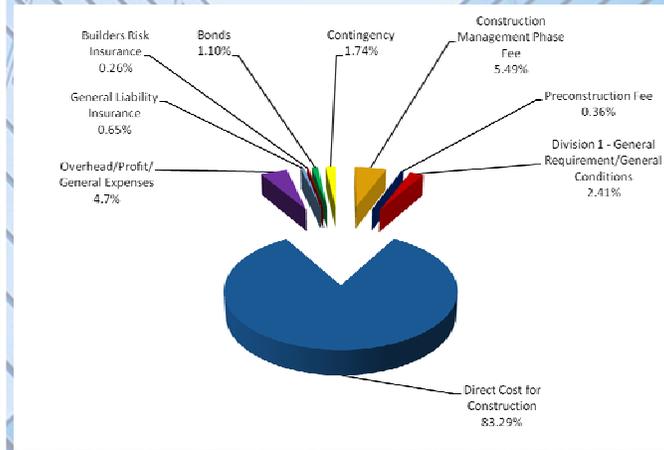
41 GMP Average Costs



Treasure Coast Area Costs



Martin GMP Average Cost



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Construction Manager at Risk Fee Guideline Tool

[CM at Risk Calculation2.xls](#)

12

Outcomes

- The Treasure Coast district's have agreed to continue to send their GMP and related contractual documents to Osterhaus and Associates for updating of the tool over time.

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Questions??

- Thank You!

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