

City of Lee's Summit, MO

Jacomo Pump Station and Force mains,
Construction Manager at Risk Services



5.3.8 Appendix D

Pricing Information

Pricing Information Form

Phase I Services

The scope and anticipated schedule of the CMAR contractor services for which pricing is required is defined in Attachment B (Phase I Preconstruction Scope of CMAR Services) of this RFP. Proposers shall include estimated hours and not-to-exceed amounts for each listed task/subtask for Phase I services in the table below.

Task/Subtask	Hours	Not-to-Exceed Amount
Task 1: Project Management	104	\$8,000.00
Task 2: Design Support		
30% Design Review	60	\$4,128.00
60% Design Review	60	\$4,128.00
90% Design Review	64	\$4,128.00
100% Design Review	46	\$2,340.00
Task 3: Cost Model		
Baseline Cost Model Development and Workshop	100	\$8,252.00
Cost Model Updates at 60%, 90%, and 100%	60	\$3,880.00
Task 4: Schedule	20	\$2,300.00
Task 5: Procurement Plan		
Procurement and Buyout Plan (including updates at 60%, 90%, and 100%)	36	\$3,094.00
Bidder's Interest Campaign and Market Assessment	24	\$1,784.00
Subtotal:	726	\$52,378.00
Total:	726	\$52,378.00

PROPRIETARY

Proposer shall provide supporting rationale for its proposed Phase I Services costs which shall include an organizational chart of its Phase I staff and a position-hour estimate by task, including billing rates of Key Personnel.

Please be advised that the Owner is not interested in proposed fees or rates that provide excessive discounts from the CMAR's anticipated actual costs for the requested services. If Owner determines (at its sole discretion) that the fees and rates included in a Proposal are unacceptably below industry norms or that a Proposer's fees and rates are substantially or unacceptably below other Proposals, the Owner may (at its sole discretion) either declare that Proposal to be nonresponsive or seek additional detailed information from that Proposer concerning the cost basis for its pricing information prior to rendering a decision on the Proposal's responsiveness.

CMAR Fee

The CMAR Fee will be applied as described in RFP Attachment C (Draft CMAR Contract). The CMAR Fee should be inclusive of all corporate overhead and profit.

CMAR Fee Percentage	5.00 %
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Construction General Conditions Costs

The Construction General Conditions Costs is provided by the CMAR, below, and is % multiplied by the Cost of the Work. It includes all Construction Support Costs (refer to Article 5 of Form 525 in Attachment C, inclusive of Fixed and Time Sensitive Costs).

A Cost of the Work of \$18,000,000 will be used for comparison purposes between Proposers.

Proposer shall provide supporting rationale for its proposed Construction General Conditions Costs, which shall include a list separated by Fixed and Time Sensitive Costs, an organizational chart of its construction staff and a position-hour estimate including billing rates of Key Personnel who will provide construction services during Phase II.

Construction General Conditions Costs	6.00 % \$
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Bonds & Insurance	1.6%
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PROPRIETARY

By signature hereon, the Proposer's authorized agent ("Agent") certifies that all necessary corporate acts have been taken to authorize the Agent to sign this document and that all information provided in the Fee and Price Proposal Form are an accurate representation of the information the Proposer is providing.

CMAR Name: David E. Ross Construction Co.

Signed by (Authorized Agent): 

Printed Name: David A. Ross

Title: President

Date: 7/17/2026

PROPRIETARY

TAG	Description	Each Occurrence					Qty	Extended Hours					TOTAL HRS	Extended Cost per Task					Total Est. Cost
		Dave	Matt	John	Larry	Lance		Dave	Matt	John	Larry	Lance		Dave	Matt	John	Larry	Lance	
Task 1_Project Management	Section 1 - Project Management						20							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 1_Project Management	Develop Draft PMP	2	3	2				4	6	4			14	\$ -	\$ 648.00	\$ 460.00	\$ -	\$ -	\$ 1,108.00
Task 1_Project Management	Final PMP	2	3	2				2	3	2			7	\$ -	\$ 324.00	\$ 230.00	\$ -	\$ -	\$ 554.00
Task 1_Project Management	Meetings													\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 1_Project Management	Project Kick-Off Meeting	1	1	1				1	1	1			3	\$ -	\$ 108.00	\$ 115.00	\$ -	\$ -	\$ 223.00
Task 1_Project Management	Weekly Check-In Meetings (1/2 HR Each)	0.5	0.5	0.5				10	10	10			30	\$ -	\$ 1,080.00	\$ 1,150.00	\$ -	\$ -	\$ 2,230.00
Task 1_Project Management	Design Discipline Meetings (1 HR Each)	1	1	1				5	5	5			15	\$ -	\$ 540.00	\$ 575.00	\$ -	\$ -	\$ 1,115.00
Task 1_Project Management	Monthly Progress Meetings (1 HR Each)	1	1	1				5	5	5			15	\$ -	\$ 540.00	\$ 575.00	\$ -	\$ -	\$ 1,115.00
Task 1_Project Management	Monthly Risk Review Workshops (1 HR Each)	1	1	1				5	5	5			15	\$ -	\$ 540.00	\$ 575.00	\$ -	\$ -	\$ 1,115.00
Task 1_Project Management	Generate Monthly Invoices		1						5				5	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ 540.00
														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 2_Design Support	Section 2 - Design Support						1							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 2_30% Design Review	30% Onboarding Workshop	8	8	6		6		8	8	6		6	28	\$ -	\$ 864.00	\$ 690.00	\$ -	\$ 510.00	\$ 2,064.00
Task 2_30% Design Review	30% Design Review / Comments	12	8	6		6		12	8	6		6	32	\$ -	\$ 864.00	\$ 690.00	\$ -	\$ 510.00	\$ 2,064.00
Task 2_60% Design Review	60% Design Review	12	8	6		6		12	8	6		6	32	\$ -	\$ 864.00	\$ 690.00	\$ -	\$ 510.00	\$ 2,064.00
Task 2_60% Design Review	60% Early Release Package Workshop	8	8	6		6		8	8	6		6	28	\$ -	\$ 864.00	\$ 690.00	\$ -	\$ 510.00	\$ 2,064.00
Task 2_90% Design Review	90% Design Review	24	16	12		12		24	16	12		12	64	\$ -	\$ 1,728.00	\$ 1,380.00	\$ -	\$ 1,020.00	\$ 4,128.00
Task 2_100% Design Review	100% Design Review	24	10	8		4		24	10	8		4	46	\$ -	\$ 1,080.00	\$ 920.00	\$ -	\$ 340.00	\$ 2,340.00
														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 3_Cost Model	Section 3 - Cost Model						1							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 3_Baseline Model	Develop & Submit Baseline Cost Model	24	12	8		4		24	12	8		4	48	\$ -	\$ 1,296.00	\$ 920.00	\$ -	\$ 340.00	\$ 2,556.00
Task 3_Baseline Model	Workshop - Cost Model Baseline		8	4					8	4			12	\$ -	\$ 864.00	\$ 460.00	\$ -	\$ -	\$ 1,324.00
Task 3_Updated Models	Update Cost Model 60%	24	12	8		4		24	12	8		4	48	\$ -	\$ 1,296.00	\$ 920.00	\$ -	\$ 340.00	\$ 2,556.00
Task 3_Updated Models	Review Cost Model 60%		4	4					4	4			8	\$ -	\$ 432.00	\$ 460.00	\$ -	\$ -	\$ 892.00
Task 3_Updated Models	Update Cost Model 90%		12	8		4			12	8		4	24	\$ -	\$ 1,296.00	\$ 920.00	\$ -	\$ 340.00	\$ 2,556.00
Task 3_Updated Models	Review Cost Model 90%		4	4					4	4			8	\$ -	\$ 432.00	\$ 460.00	\$ -	\$ -	\$ 892.00
Task 3_Updated Models	Update Cost Model 100%	24	12	8		4		24	12	8		4	48	\$ -	\$ 1,296.00	\$ 920.00	\$ -	\$ 340.00	\$ 2,556.00
Task 3_Updated Models	Review Cost Model 100%	8	4	4				8	4	4			16	\$ -	\$ 432.00	\$ 460.00	\$ -	\$ -	\$ 892.00
Task 3_Cost Model	Draft Site Logistics Plan		6	4					6	4			10	\$ -	\$ 648.00	\$ 460.00	\$ -	\$ -	\$ 1,108.00
Task 3_Cost Model	Draft Construction Management Plan	4	6	6		2		4	6	6		2	18	\$ -	\$ 648.00	\$ 690.00	\$ -	\$ 170.00	\$ 1,508.00
Task 3_Cost Model	Draft Construction Emergency Response Plan	4	4	2		2		4	4	2		2	12	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ 170.00	\$ 832.00
Task 3_Cost Model	Draft Safety Management Plan	4	4	2		2		4	4	2		2	12	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ 170.00	\$ 832.00
Task 3_Cost Model	Draft Quality Management Plan	4	4	2				4	4	2			10	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ -	\$ 662.00
Task 3_Cost Model	Draft Environmental Management Plan	4	4	2				4	4	2			10	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ -	\$ 662.00
Task 3_Cost Model	Draft Subcontractor Management Plan	4	16	8				4	16	8			28	\$ -	\$ 1,728.00	\$ 920.00	\$ -	\$ -	\$ 2,648.00
														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 4_Schedule	Section 4 - Schedule						1							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 4_Schedule	Develop Baseline Critical Path Method Schedule			8						8			8	\$ -	\$ -	\$ 920.00	\$ -	\$ -	\$ 920.00
Task 4_Schedule	Update Schedule - 60%			4						4			4	\$ -	\$ -	\$ 460.00	\$ -	\$ -	\$ 460.00
Task 4_Schedule	Update Schedule - 90%			4						4			4	\$ -	\$ -	\$ 460.00	\$ -	\$ -	\$ 460.00
Task 4_Schedule	Update Schedule - 100%			4						4			4	\$ -	\$ -	\$ 460.00	\$ -	\$ -	\$ 460.00
														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5_Procurement Plan	Section 5 - Procurement Plan						1							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5_Plan & Updates	Draft Procurement & Buyout Plan	4	6	4				4	6	4			14	\$ -	\$ 648.00	\$ 460.00	\$ -	\$ -	\$ 1,108.00
Task 5_Plan & Updates	Updated Procurement Plan 60%		4	2					4	2			6	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ -	\$ 662.00
Task 5_Plan & Updates	Updated Procurement Plan 90%		4	2					4	2			6	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ -	\$ 662.00
Task 5_Plan & Updates	Updated Procurement Plan 100%	4	4	2				4	4	2			10	\$ -	\$ 432.00	\$ 230.00	\$ -	\$ -	\$ 662.00
Task 5_Bidder Interest Campaign	Bidder's Interest Campaign	8	8	8			1	8	8	8			24	\$ -	\$ 864.00	\$ 920.00	\$ -	\$ -	\$ 1,784.00
								240	236	188	0	62	726	\$ -	\$ 25,488.00	\$ 21,620.00	\$ -	\$ 5,270.00	\$ 52,378.00

BREAKDOWN BY TASK		
Tag	Hours	Amount
Task 1_Project Management	104	\$ 8,000.00
Task 2_Design Support	0	\$ -
Task 2_30% Design Review	60	\$ 4,128.00
Task 2_60% Design Review	60	\$ 4,128.00
Task 2_90% Design Review	64	\$ 4,128.00
Task 2_100% Design Review	46	\$ 2,340.00
Task 3_Cost Model	100	\$ 8,252.00
Task 3_Baseline Model	60	\$ 3,880.00
Task 3_Updated Models	152	\$ 10,344.00
Task 4_Schedule	20	\$ 2,300.00
Task 5_Procurement Plan	0	\$ -
Task 5_Plan & Updates	36	\$ 3,094.00
Task 5_Bidder Interest Campaign	24	\$ 1,784.00
Field Investigations Allowance	0	\$ -

Total:726\$52,378.00

BREAKDOWN BY KEY PERSONNEL			
	Rate	Total Hours	Extended Cost
Dave Ross	\$ -	240	\$ -
Matt Gustin	\$ 108.00	236	\$ 25,488.00
John Gardner	\$ 115.00	188	\$ 21,620.00
Larry Rosanbalm	\$ 110.00	0	\$ -
Lance Kirby	\$ 85.00	62	\$ 5,270.00

726\$52,378.00

**ANTICIPATED MONTHLY GENERAL CONDITION
COST BREAKDOWN**

Est. Time / Month	75%	Project Manager Time	\$ 14,040.00	T.S
	30%	Project Engineer Time	\$ 5,980.00	T.S
	35%	Project Admin Time	\$ 5,156.67	T.S
	100%	Superintendent Time	\$ 19,066.67	T.S
		Temp Facilities	\$ 9,500.00	T.S
		Dumpsters	\$ 1,100.00	T.S
		Small Tools	\$ 1,000.00	T.S
		Cleaning / Final Cleaning	\$ 2,000.00	T.S
		Warranties / Guarantees	\$ 1,000.00	T.S
		Compliance w/ Law	\$ 1,000.00	T.S
		Safety Programs / Training	\$ 1,500.00	T.S
		Telephone / Internet / Programs	\$ 1,200.00	T.S
		Contract Admin Costs	\$ 5,000.00	T.S
		Bonds & Insurance	EXCLUDED (SEPARATE)	Fixed
		Total Monthly GC Costs:	\$ 67,543.33	
		Rounded:	\$ 67,500.00	

Role	Rate	Per Month (100% of Time)
Project Manager	\$ 108.00	\$ 18,720.00
Superintendent	\$ 110.00	\$ 19,066.67
Project Engineer	\$ 115.00	\$ 19,933.33
Project Admin	\$ 85.00	\$ 14,733.33

SUMMARY	
Estimated Construction Timeline:	3/1/26 - 6/30/27
Estimated Construction Months:	16
Estimated Cost of Work:	\$ 18,000,000.00
Estimated GC Costs for 16 Months	\$ 1,080,000.00
GC Cost vs. Cost of Work (%):	6.00%

T.S. = Time Sensitive

PROPRIETARY