

# Memorandum

To: Superintendent

From: Brad Boykin, Assistant Superintendent of Business Services

Date: August 8, 2024

RE: Construction Management-at-Risk Services - MLES HVAC

After a thorough review of the responses to our request for proposals and interview process with two construction companies, we are recommending that Bulloch County Schools select Pope Construction Company, Inc. for Construction Management-at-Risk Services for the replacement of the Mattie Lively Elementary School HVAC System. Their Construction Fee is 8% of the total project cost, which will later be determined after design completion by a Guaranteed Maximum Price.

**HVAC Renovations  
of  
Mattie Lively Elementary School**

**CM/GC FEE PROPOSAL  
(Submit In a Sealed Envelope with Project Cost Matrix)**

**1. CM/GC'S FEE:**

Basis of Fee. The CM/GC's fee is the amount, established by and agreed to by both parties, which is the full amount of compensation due to the CM/GC as gross profit, and for any and all expenses of the Project not included and identified as a Cost of the Work, provided that the CM/GC performs all the requirements of the Contract Documents within the time limits established. (See Article 4.1.1 of the General Requirements.) If applicable, the fees and costs should be broken down by each site within a multi-site project.

**A. PRECONSTRUCTION FEE:**

Pre-Construction Fee. For the pre-construction consulting services provided by CM/GC, Owner shall pay to CM/GC a Preconstruction Fee:

	TOTAL
Pre-Construction Fee	\$100.00

**B. CONSTRUCTION FEE:**

Construction Fee. For the construction services provided by CM/GC, Owner shall pay to CM/GC a Construction Fee as a percentage of the actual construction costs.

	PERCENTAGE
Construction Fee	8%

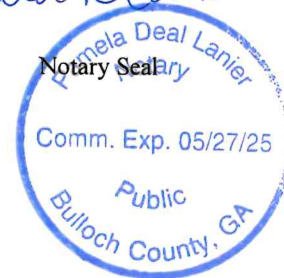
Attach the "Project Cost Matrix" to this GM/CC Fee Proposal in the same sealed envelope.

\_\_\_\_\_  
Pope Construction Company, Inc.  
Proposer

By: \_\_\_\_\_  
Jeff Pope  
Name

\_\_\_\_\_  
President  
Title

*Pamela Deal Lanier*



**END**