

November 29, 2017

Mark Evans
La Canada Unified School District
4490 Cornishon Ave
La Canada, CA 91011

RE: Proposal for Bid Procurement, Project Management, and Construction Support Services

Dear Mr. Evans;

Cumming is pleased to submit a pricing proposal to La Canada Unified School District to provide Bid and Procurement, Project Management, and Construction Support services to support the implementation of the District’s LED lighting projects for Prop 39 Years 2-5.

Pre-Construction, Bid and Procurement Support

Cumming will develop bid documents, and provide procurement support that includes development of bid documents, specifications, contractor notifications, and procurement support tasks.

Cumming will develop sets of Design-Build (turnkey) bid documents (Request for Proposal) in compliance with Prop 39 guidelines for lighting projects across district sites. Work includes review meetings of all contract documents with District staff in order to develop a contract bid set for procurement. Cumming will also coordinate all bid documents for the procurement of the work, and provide bid support during sites walks, bid opening, and bid evaluation for the LED lighting retrofit project.

Cumming team members include fully licensed mechanical engineers and lighting energy managers to support the integrity of the Prop 39 approved scope of work through the bid and installation phases of the work.

Project Management and Construction Support Services

Cumming will provide Construction Management services for the lighting projects that include preconstruction, construction, and post construction phases of the work. Cumming will additionally provide Construction Support services throughout installation alongside district maintenance staff members.

Preconstruction	Construction	Post Construction
<ul style="list-style-type: none"> • Contract review for scope of work adherence • Review of Contractor submittals • Review of Contractor Schedule of Values (SOV) • Schedule validation • Controls assessment 	<ul style="list-style-type: none"> • Review of work in place • Contract compliance • Review of Payment Applications (schedule of values and work-in-place %) <li style="padding-left: 20px;">○ Cash flow projections <li style="padding-left: 20px;">○ Contractor overhead • Change orders proposals and change orders 	<ul style="list-style-type: none"> • Contract compliance • Cost reconciliation • Project Closeout • Contract Closeout

Table 1 – Construction Management Services

PROPOSED FEE

The following table includes a breakdown of tasks and costs for the scope outlined in preceding sections. All proposed Fees are reimbursable from the District's annual allocation of Prop 39 funds.

LCE		Cumming Fee			Contractor Markup			Design CM	Total Soft Cost	Total Project Costs
Projects	Material and Labor	Bid/Design Fee	Construction Management	Bonds and Insurance	General Conditions & Contractor Fee	Permits, Testing, Inspection, Construction Contingency				
Lighting Projects	12%	4%	2%	2%	30%	7%				
Interior Lighting	\$ 38,353	\$ 1,574	\$ 767	\$ 767	\$ 1,191	\$ 334	\$ 2,361	\$ 4,722	\$ 44,076	
Exterior Lighting	\$ 10,571	\$ 427	\$ 213	\$ 213	\$ 320	\$ 107	\$ 640	\$ 1,281	\$ 11,852	
Lighting Controls	\$ 4,374	\$ 175	\$ 87	\$ 87	\$ 131	\$ 44	\$ 262	\$ 525	\$ 4,899	
Totals	\$ 54,298	\$ 2,176	\$ 1,067	\$ 1,067	\$ 1,642	\$ 485	\$ 3,264	\$ 6,529	\$ 60,926	

PCR		Cumming Fee			Contractor Markup			Design CM	Total Soft Cost	Total Project Costs
Projects	Material and Labor	Bid/Design Fee	Construction Management	Bonds and Insurance	General Conditions & Contractor Fee	Permits, Testing, Inspection, Construction Contingency				
Lighting Projects	12%	4%	2%	2%	30%	1%				
Interior Lighting	\$ 49,529	\$ 1,621	\$ 911	\$ 911	\$ 1,368	\$ 499	\$ 2,732	\$ 5,464	\$ 50,993	
Exterior Lighting	\$ 11,880	\$ 474	\$ 237	\$ 237	\$ 355	\$ 119	\$ 711	\$ 1,422	\$ 13,272	
Lighting Controls	\$ 3,380	\$ 135	\$ 68	\$ 68	\$ 101	\$ 34	\$ 203	\$ 405	\$ 3,786	
Totals	\$ 64,789	\$ 2,430	\$ 1,215	\$ 1,215	\$ 1,824	\$ 652	\$ 3,846	\$ 7,291	\$ 69,075	

PCY		Cumming Fee			Contractor Markup			Design CM	Total Soft Cost	Total Project Costs
Projects	Material and Labor	Bid/Design Fee	Construction Management	Bonds and Insurance	General Conditions & Contractor Fee	Permits, Testing, Inspection, Construction Contingency				
Lighting Projects	12%	4%	2%	2%	30%	7%				
Interior Lighting	\$ 53,026	\$ 2,121	\$ 1,061	\$ 1,061	\$ 1,591	\$ 530	\$ 3,192	\$ 6,383	\$ 59,388	
Exterior Lighting	\$ 12,608	\$ 504	\$ 252	\$ 252	\$ 378	\$ 126	\$ 756	\$ 1,512	\$ 14,121	
Lighting Controls	\$ 6,303	\$ 252	\$ 126	\$ 126	\$ 189	\$ 63	\$ 378	\$ 757	\$ 7,065	
Totals	\$ 71,942	\$ 2,877	\$ 1,439	\$ 1,439	\$ 2,158	\$ 719	\$ 4,317	\$ 8,652	\$ 68,575	

LCHS		Cumming Fee			Contractor Markup			Design CM	Total Soft Cost	Total Project Costs
Projects	Material and Labor	Bid/Design Fee	Construction Management	Bonds and Insurance	General Conditions & Contractor Fee	Permits, Testing, Inspection, Construction Contingency				
Lighting Projects	12%	4%	2%	2%	30%	7%				
Interior Lighting	\$ 226,678	\$ 9,075	\$ 4,539	\$ 4,539	\$ 6,806	\$ 2,289	\$ 13,613	\$ 27,225	\$ 254,103	
Exterior Lighting	\$ 99,672	\$ 3,493	\$ 1,746	\$ 1,746	\$ 2,619	\$ 873	\$ 5,311	\$ 10,622	\$ 106,094	
Lighting Controls	\$ 8,192	\$ 327	\$ 163	\$ 163	\$ 244	\$ 81	\$ 505	\$ 1,010	\$ 8,702	
Totals	\$ 334,542	\$ 12,895	\$ 6,448	\$ 6,448	\$ 9,669	\$ 3,143	\$ 19,429	\$ 38,857	\$ 353,376	

Totals	\$ 521,041	\$ 27,828	\$ 13,914	\$ 13,914	\$ 20,872	\$ 6,957	\$ 41,743	\$ 83,467	\$ 604,528
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Table 2 – Detailed Breakdown of Fees (Exterior Lighting Projects)

Proposed Fee Summary

All proposed costs are 100% reimbursable from Prop 39 funds. Project Fees include the design, bid, and construction management of all projects spread over 2017-18 years. Since the scope of work has not been 100% defined as of yet, this task will be on a **Not To Exceed** basis in the amount of \$41,743

Description	Total Fee
Bid Procurement and Construction Support	\$41,743

Table 3 – Total Cost of Services

