



## **PLATTE COUNTY R-3 SCHOOL DISTRICT**

PROPOSAL TO PROVIDE  
CONSTRUCTION MANAGEMENT  
AT RISK SERVICES FOR

# **NORTHLAND WORKFORCE DEVELOPMENT CENTER**

**DECEMBER 5, 2022**





**JE DUNN CONSTRUCTION**  
1001 LOCUST STREET  
KANSAS CITY, MO 64106  
TEL 816.474.8600 | FAX 816.391.2510

[www.jedunn.com](http://www.jedunn.com)

December 5<sup>th</sup>, 2022

Platte County R-3 School District  
Attn: Brian Noller, *Director of Community, School and Business Partnerships*  
998 Platte Falls Road  
Platte City, Missouri 64079

**RE: Response to Request for Proposals for Construction Management at Risk Services for the Northland Workforce Development Center**

Dear Brian and Selection Committee,

Our JE Dunn K-12 team is thrilled to be shortlisted and submit our proposal for the next phase of the process in partnering on your Capital Campaign efforts and Workplace Development Center. As you round out your project team by selecting your construction manager, we know we are the right choice for you, and we want to be your trusted partner on this exciting journey.

Our team is committed to **ensure Capital Campaign success** utilizing our partnerships and resources and are prepared to dive deeper into our proposed action plan during the interview process. We know this is top of mind for you right now and is an important first step towards project success.

We are also **personally dedicated to bringing workforce advancement to the Northland** for Platte and Clay County students, as myself and 130 other JE Dunn families in the area deeply understand the importance of furthering career interest in the skilled trades. We know this center will be transformational for many adults and students in the Northland, providing important career opportunities for hundreds of residents each year.

Lastly, we are **deeply rooted in the current market conditions** with our in-house economist and are consistently monitoring construction commodity markets. With the ongoing material escalations and labor shortages, we promise to work in partnership with your team and Clark & Enersen to keep everyone educated on important information to keep the project on schedule and in budget.

We are ready to be your campaign partner, advocate on your behalf and work together as a team to produce an amazing Workforce Development Center for future youth and adult learners in the Northland.

Sincerely,

A handwritten signature in blue ink that reads 'BRAD HOKANSON'.

**Brad Hokanson**, LEED AP  
Project Executive  
[Brad.Hokanson@jedunn.com](mailto:Brad.Hokanson@jedunn.com)  
816.564.7089





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## 2 Fee Proposal

**RFP QUESTION:** Provide fee percentages for overhead & profit based upon estimates of construction costs and timeline provided.

**Project Fee:** 2.15%

## 3 General Conditions Proposal

**RFP QUESTION:** Provide general conditions fee based on the attached cost allocation matrix, Attachment "B". This fee should be a lump sum cost based on the estimated construction costs and timeline provided and broken down into a monthly fee. (Attach a project schedule and completed breakdown of cost components that make up the Construction Manager's General Conditions fee)

**General Conditions:** \$1,430,000

**General Condition Cost per Month:** \$75,263/month

Based on the information provided in the RFP, our proposal is based upon starting construction in January 2025 and completing in 19 months (July 2026) so this facility can be utilized for the 2026-2027 school year. See attached schedule and matrix.

## 4 Lump Sum Cost for Pre-Construction Services

**RFP QUESTION:** Attach a pre-construction schedule of values along with the lump sum fee for these services.

**Pre-Construction:** \$60,000

Our pre-construction lump sum amount of \$60,000 is based on providing formal estimates at your typical design milestones; schematic design, design development and construction documents.

# 5

## Cost of Performance and Payment Bond 100% of the Estimated Contract

**RFP QUESTION:** Attach documentation from the surety or broker evidencing rate upon which the cost is based.

**Bond Amount:** \$375,000

JE Dunn is financially sound, meeting all working capital requirements with cash flows from operations. Our bonding company places no limit on the size or number of projects we may undertake. JE Dunn is able to meet any Performance Bond and Labor and Material Payment Bond requirements.

The costs for the Construction Manager bond is based on the estimated budget, project schedule and warranty period. On the following page, you will find a copy of a letter from our bonding company, which outlines JE Dunn's bonding program.

# 6

## Cost of Insurance Required by Article 11 of the General Conditions of the Contract for Construction (AIA A201), or as Modified by the Special Conditions

**RFP QUESTION:** Attach documentation from the insurance companies or brokers evidencing the rates upon which the cost is based and attach documentation concerning how any insurance costs were allocated to this project. In addition, refer to requirements in Article II of AIA Document A201-2007.

JE Dunn's general liability insurance charge is 0.60% equaling \$300,000. We look forward to a further discussion regarding a controlled insurance program (or wrap up) for both general liability and worker's compensation insurance coverage.

We are fully covered by appropriate insurance for your protection. As a result of our aggressive safety program, we enjoy very favorable EMR factors, which gives us one of the lowest workman's compensation insurance costs in the industry. Following our Bonding Letter, you will find a copy of our Certificate of Insurance.

*William Henry*  
AGENCY, LLC

January 4, 2022

RE: J.E. Dunn Construction Company

To Whom It May Concern:

It is our pleasure to provide this reference letter to you on behalf of our client, J.E. Dunn Construction Company and to confirm their bondability.

The Federal Insurance Company (Chubb Group), Travelers Casualty and Surety Company of America and Hartford Fire Insurance Company, in a co-surety arrangement, provide bonds for our client. All sureties are rated "A+" or better as rated by the A.M. Best Company and are listed in the Department of the Treasury's Listing of Approved Sureties (Department Circular 570).

The Chubb, Travelers and Hartford companies stand ready to support single projects in excess of \$400,000,000 with an overall program in excess of \$6,000,000,000. At the request of our client, we would look favorably on supporting performance and payment bonds for the above reference project. Our support is conditioned upon completion of the underwriting process including satisfactory review of the contract documents, confirmation of financing and our ongoing review of the operational and financial capacity of J.E. Dunn Construction Company.

Please contact me with any questions.

Yours truly,

**Federal Insurance Company  
Travelers Casualty and Surety Company of America  
Hartford Fire Insurance Company**



Loretta L. Calovich  
Attorney-in-Fact

1001 LOCUST ST. KANSAS CITY, MO 64106 | 816-268-0600



**CERTIFICATE OF INSURANCE**



**CERTIFICATE OF LIABILITY INSURANCE**

3/31/2023 DATE (MM/DD/YYYY) 3/28/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): E-MAIL ADDRESS:	<b>FAX (A/C, No):</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> 14164 J.E. DUNN CONSTRUCTION COMPANY 1001 LOCUST KANSAS CITY MO 64106	<b>INSURER A:</b> Liberty Insurance Corporation		42404
	<b>INSURER B:</b>		
	<b>INSURER C:</b> National Fire and Marine Insurance Co		20079
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**COVERAGES \* CERTIFICATE NUMBER: 14623873 REVISION NUMBER: XXXXXXXX**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	TB7-641-444322-022	3/31/2022	3/31/2023	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	AS7-641-444322-182	3/31/2022	3/31/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	42-XSF-100188-09	3/31/2022	3/31/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A A A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WA7-64D-444322-452 (AOS) WC7-641-444322-462 (MN) WC7-641-444322-482 (WI)	3/31/2022 3/31/2022 3/31/2022	3/31/2023 3/31/2023 3/31/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b> 14623873 EVIDENCE OF INSURANCE MO	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# 7 Hourly Rate Schedule

**RFP QUESTION:** Provide an hourly rate schedule.

## Personnel Rates

Group Manager	\$190 /hr
Project Executive	\$165 /hr
Senior Project Manager	\$140 /hr
Project Manager 2	\$115 /hr
Project Manager 1	\$95 /hr
Senior Project Engineer	\$80 /hr
Project Engineer 2	\$70 /hr
Project Engineer 1	\$65 /hr
Estimating Director	\$165 /hr
Estimating Manager	\$115 /hr
Estimator	\$75 /hr
Administrative Assistant	\$75 /hr
Senior Project Coordinator	\$65 /hr
General Superintendent	\$170 /hr
Senior Superintendent	\$155 /hr
Superintendent 3	\$136 /hr
Superintendent 2	\$125 /hr
Superintendent 1	\$105 /hr

The personnel rates to the left are the hourly rates current as of April 2022 and will be adjusted annually.

# 8 Estimated Costs of Reimbursables

**RFP QUESTION:** Provide estimated costs of any reimbursables based on the anticipated scope and timeline.

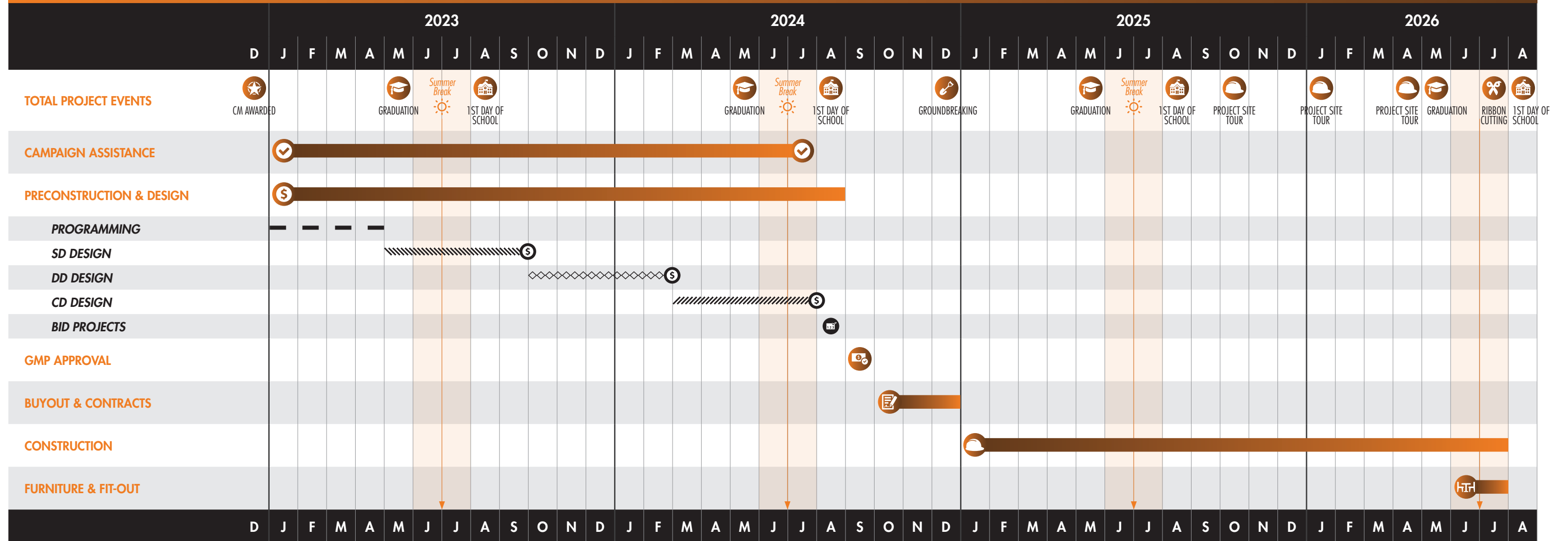
None.



PROJECT SCHEDULE



# PLATTE COUNTY R-3 SCHOOL DISTRICT | NORTHLAND WORKFORCE ACADEMY



**COST ALLOCATION MATRIX**

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

**Attachment “B”**

	DESCRIPTION	INCLUDE IN CMAR FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
<b>PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES</b>						
1	CD Document Review/MEP Peer Review/Structural Peer Review		X			X
2	Constructability Analysis Through Completion		X			
3	Cost Analysis/Control Through Completion		X			
4	Design Coordination Meetings Attendance	X				
5	Initial Cost Opinion/Control Estimate	X				
6	Scheduling/Phasing		X			
7	Subcontract Bidding/Buyout Process		X			
8	Substance Abuse Policy Management		X			
9	Value Engineering		X			
<b>Office Personnel</b>						
1	Administrative Assistant(s)/Secretarial/Clerk		X			
2	Architectural / Design & Civil Services			X		
3	Car, Travel & Phone Expenses		X			
4	Corporate Executives/Legal Services	X				
5	Estimating/Cost Engineers		X			
6	Principal in Charge	X				
7	Project Coordinator(s) such as Mechanical and Electrical/Project Expeditor(s)		X			
8	Project Engineer(s)/Scheduling Engineer(s)	X				
9	Project Executive(s)		X			
10	Project Manager(s)/Field Engineer(s)		X			
11	Purchasing		X			
<b>Field Personnel</b>						
1	All project staff moving expenses and subsistence costs		X			
2	All project staff onsite and offsite travel costs and transportation expenses including vehicles		X			
3	Foreman – Labor		X			
4	Foreman – Trade Contractors					X
5	Project Superintendents		X			
6	Timekeeper/Checker	X				

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

Project Safety & Security						
1	General First Aid Expense		X			
2	Safety Officer and/or Safety Engineer		X			
3	Watchman/Security Service					X
<b>(NOTE: PERSONNEL COSTS INCLUDE SALARIES &amp; FRINGE BENEFITS)</b>						
SAFETY, SECURITY, AND SERVICES						
1	2-Way Radio Equipment					X
2	Ambulance Costs					X
3	Barricades					X
4	Covered Walkways					X
5	Debris Hauling/Removal					X
6	Dust Controls					X
7	Final Cleanup					X
8	Fire Extinguishers/Fire Watch					X
9	First Aid Supplies					X
10	Handrails and Toe Boards					X
11	Interior Closures					X
12	Opening Protection					X
13	Roadway Maintenance					X
14	Routine Cleanup					X
15	Safety Equipment					X
16	Safety Rails and Nets					X
17	Scaffolding and/or Stairs					X
18	Snow and Ice Removal					X
19	Temporary Fencing					X
20	Traffic Control					X
21	Trash Chute and Hoppers					X
22	Weather Protection					X
FACILITIES, EQUIPMENT, AND UTILITIES						
1	Air Compressors					X
2	Change/Shower Rooms		X			
3	Concrete Blankets					X
4	Construction Layout (Site, Building, Int.)					X
5	Cooling Expenses		X			
6	Delivery and Postage Service		X			
7	Dewatering Equipment					X
8	Drayage/Hauling					X
9	Dumpsters		X			X
10	Fuel, Repairs, Maintenance					X

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

11	General clean-up, daily clean-up, final clean-up					X
12	Generators					X
13	Heating Expenses (Temporary gas for construction heating)					X
14	Licensed Professional Survey(s)					X
15	Lunch Rooms		X			
16	Miscellaneous Equipment					X
17	Power Expenses (Temporary Electric usage)				X	
18	Project Signs/Bulletin Boards		X			
19	Pump Water					X
20	Site Office Trailer Rental and Expenses (including FF&E)		X			
21	Storage Trailers					X
22	Street Sweeper					X
23	Telephone Expenses (Local and long distance costs)		X			
24	Telephone Hook-up					X
25	Temporary Enclosures/Partitions		X			X
26	Temporary Roads, Parking and Laydown					X
27	Temporary Stairs		X			
28	Temporary Toilets/Sewer Services		X			X
29	Temporary Water Services				X	
30	Temporary Wiring/Lighting					X
31	Tools and Equipment for CM		X			
32	Tools and Equipment for Trade Contractors					X
33	Trucks and Vehicles					X
34	Water - Ice - Cups		X			
35	Water/Sanitary Tap Connection Fees				X	
<b>VERTICAL HOISTING</b>						
1	Cage Rider at Elevator					X
2	Crane Operators					X
3	Crane Raising/Jumping Cost					X
4	Crane Rental					X
5	Elevator Operation Cost					X
6	Elevator Repairs and Maintenance					X
7	Elevator Service Costs					X
8	Erect and Dismantle Crane					X
9	Erect and Dismantle Hoists					X
10	Forklift Operators					X
11	Forklift Rental					X
12	Fuel, Repairs, Maintenance For Crane					X

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

13	Fuel, Repairs, Maintenance For Hoists					X
14	Hoist Communication					X
15	Hoist Landings and Fronts					X
16	Hoist Material Hoppers					X
17	Hoist Material Skips					X
18	Hoist Operators					X
19	Hoist/Crane					X
20	Safety Inspections For Hoisting Equipment					X
21	Small Material Hoist Rental					X
22	Temporary Elevator Rental					X
<b>PRODUCTION AND PRINTING</b>						
1	Accounting Forms	X				
2	As-Built Documentation		X			
3	As-Built Documents (Printing/Drafting)		X			
4	Bid Package Documents		X			
5	Bidding Instructions, Documents and Addenda		X			
6	Construction Documents Printing		X			
7	Contract Agreement Forms	X				
8	Cost Reporting Forms	X				
9	Cost Study Documents		X			
10	Data Processing (In-House)	X				
11	Duplication Expense (Miscellaneous)	X				
12	Estimating Forms	X				
13	Field Reporting Forms	X				
14	Job Signs					X
15	Maintenance Manuals		X			
16	Operation Manuals		X			
17	Postage and Express Costs		X			
18	Photographs of progress		X			
19	Presentation Charts and Graphics	X				
20	Reference Materials	X				
21	Schedule Report Forms	X				
22	Shop Drawing Printing		X			
23	Special Forms and Updates	X				
24	Systems Study Documents		X			
25	Value Analysis Studies		X			
<b>QUALITY CONTROLS</b>						
1	Air and Water Balancing					X
2	Chief Inspector				X	
3	Compaction Testing				X	
4	Concrete Testing				X	

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

5	Field Inspector				X	
6	Inspector's Equipment				X	
7	Inspector's Office				X	
8	Inspector's Transportation				X	
9	Masonry Testing				X	
10	Operator On-Site Training					X
11	Prepare Maintenance Manuals		X			
12	Prepare Operation Manuals		X			
13	Project Photographs		X			
14	Soils Investigations				X	
15	Special Inspection Consultants				X	
16	Special Testing Consultants				X	
17	Special Testing Services				X	
18	Supplies and Materials (Field Office)				X	
19	Warranty Inspections Coordination		X			
20	Welding Testing				X	
<b>PERMITS AND SPECIAL INSPECTIONS</b>						
1	A.G.C. Fees	X				
2	Building Permits				X	
3	Construction Equipment Licenses					X
4	Construction Equipment Permits					X
5	Contractor's Licenses					X
6	Curb and Gutter Permits					X
7	Gas Service Charge				X	
8	Landscape Permits				X	
9	Parking Fees					X
10	Parking Lot Rentals					X
11	Plan Check Fees				X	
12	Power Service Charge				X	
13	Sanitary Connection Fee				X	
14	Sidewalk Permits				X	
15	Sign Permits				X	
16	Special Tap Fees				X	
17	Staking & Layout Fees and Costs					X
18	Storage Yard Rental					X
19	Storm Connection Fee				X	
20	Street/Curb Design Charge					X
21	Use Fees				X	
22	Water Connection Fee				X	
23	Zoning Fees/Consultants				X	
<b>INSURANCE AND BONDS</b>						
1	Bonds as required		X			X

**Platte County R-3 Schools REQUEST FOR PROPOSALS**

2	Builders Risk Insurance				X	
3	Completed Operations Liability	X				
4	Errors and Omissions	X				
5	Excess Liability Coverage	X				
6	Federal Unemployment (On-Site Staff)					X
7	FICA Insurance (On-Site Staff)					X
8	General Liability					X
9	Off-Site Staff Insurance					X
10	Off-Site Staff Taxes					X
11	Payment Bond					X
12	Performance Bond					X
13	State Unemployment (On-Site Staff)					X
14	Workman's Compensation (On-Site Staff)					X
<b>PERMITS AND SPECIAL INSPECTIONS</b>						
1	A/E Cost for Bid Packages			X		
2	Construction and Services					X
3	Construction Equipment					X
4	Construction Materials					X
5	Corrective Work					X
6	Cost of Design and Engineering				X	
7	Costs of Emergency Work				X	
8	Financing/Interest Cost				X	
9	Interim Financing Costs				X	
10	Land Costs				X	
11	Moving Coordination				X	
12	Moving Costs				X	
13	Owner Change Contingency				X	
14	Preliminary Soils Investigations				X	
15	Project Maintenance After Move-In				X	
16	Project Operation After Move-In				X	
17	Project Taxes					X
18	Special Permits and Fees				X	
19	Title/Development Cost				X	