

UCF-609 Student Union Renovation / Remodel

Pre-Construction

The CM will solicit subcontractor bids from a large pool of subcontractors to ensure competitive cost numbers. (Section 3.4.1.5 of the Contract states “Construction Manager shall be responsible for promoting and encouraging bid competition, and shall make every effort to acquire a minimum of three (3) bids for each CSI division of work.”)

The GMP

The below addresses some of the most common GMP issues, and is not meant to be exhaustive. Pursuant to the Contract, Owner reserves the right to accept/reject additional items not listed here.

1. The CM fee will be negotiated, which includes all items listed in Section 5.2.5.2 of the Contract.
2. UCF does not pay for:
 - Vehicles/gas
 - Tolls
 - Cell phones
 - Data/service plans
 - Software
 - Postage/expressage
 - Printing/copies
 - Small tools over a \$500 total cost
 - As-builts
 - Any employees not located on the jobsite (such as accountants)
 - Any expenses not incurred solely as a result of the project
 - Any items with contractor’s logo
 - Food
 - Drinks other than water
3. Labor Burden
 - a. The following items may be included in the labor burden calculation:
 - SS
 - Medicare
 - FICA
 - FUTA
 - SUTA
 - WC
 - 401K
 - Group Medical

b. The following items may be not included:

- PTO
- Training/Professional Development
- Deferred compensation/bonus
- Employee Stock Ownership Plans (ESOP), Phantom Stock plans (or any similar company ownership distribution plans).

NOTE: Labor Burden must be backed up by certified payroll records. PTO is included in certified payroll. Labor rates shall be provided along with the labor burden.

4. Regarding any increases to Staffing costs, Section 5.2.3 of the Contract states “Project Staffing Costs shall not be increased during the term of this Agreement, except as approved by Owner in writing. Project Staffing Costs may include an annual cost of living increase, not to exceed three percent (3%). Any pay raise that Construction Manager chooses to implement above the 3% increase must be paid outside of this Agreement. Overtime must be pre-approved by Owner in writing.”
5. Fee calculation. The CM Fee is calculated as follows:

Total Direct Work (includes General Requirements)

Total General Expense (GC)

Staff Expense (GC)

Contingency

Total

Fee (negotiated)

Total w/Fee

General Liability Insurance % (on Total w/ Fee)

Payment and Performance Bonds

Total GMP Calculation
