

MEMORANDUM

Date: December 31, 2021
Re: FCURA-Contract Scope Add- Animal Services Facility
To: Bill Mason, Fulton County
From: Duane Dunlap, CBRE | Heery

The County has added an additional project, Animal Services Facility, from a new bond program to the scope of our existing program management contract. We are asking for additional fee of \$584,310 for these services to provide program management from pre-design thru construction

We have prepared a detailed estimate (see attached) of the anticipated level of staffing required to complete this project, along with a project schedule

The following is a summary of the requested staffing:

<u>Staff Position</u>	<u>FT/PT</u>	<u>Completion Date</u>
Program Manager	PT	July 14, 2023
Assistant Program Manager	PT	July 14, 2023
Project Manager	PT	July 14, 2023
Estimator	PT	Feb 3, 2020
Architectural Reviewer	PT	Nov 15, 2021
Mechanical Reviewer/ CX	PT	July 14, 2023
Structural Reviewer	PT	Nov 15, 2021
Electrical Reviewer	PT	Nov 15, 2021

Please let me know if there are questions or further information required

Thanks



Animal Services Facility
Program Management Fees

CBRE Heery/McAfee	2020			2021			2022			2023			Total	
	Hrs.	Rate	Cost	Hrs.	Rate	Cost	Hrs.	Rate	Cost	Hrs.	Rate	Cost	Hrs.	Cost
Don Green, Program Manager	56	\$ 189.88	\$ 10,633	21	\$ 195.20	\$ 4,099	-	-	-	-	-	-	77	\$ 14,732
Duane Dunlap, Program Manager	-	\$ -	\$ -	242	\$ 215.52	\$ 52,157	208	\$ 221.99	\$ 46,174	17	\$ 228.65	\$ 3,914	467	\$ 102,245
Armound Boarders, Project Manager	-	\$ 106.49	\$ -	875	\$ 112.27	\$ 98,210	1,578	\$ 122.37	\$ 193,075	712	\$ 126.04	\$ 89,741	3,165	\$ 381,027
Elissa Ryan, Assistant PM	-	\$ -	\$ -	-	\$ 75.77	\$ -	72	\$ 78.04	\$ 5,647	-	\$ 80.38	\$ -	72	\$ 5,647
Zubaida Mosharraf, Project Manager	-	\$ -	\$ -	119	\$ 115.50	\$ 13,687	16	\$ 118.97	\$ 1,951	-	\$ 122.53	\$ -	135	\$ 15,638
Cheyl McAfee, Project Architect	-	\$ -	\$ -	77	\$ 196.35	\$ 15,119	13	\$ 202.24	\$ 2,653	-	\$ 208.31	\$ -	90	\$ 17,772
Chet Dlugokinski, Estimator	24	\$ 111.57	\$ 2,678	11	\$ 114.92	\$ 1,264	-	\$ 118.36	\$ -	-	\$ 121.92	\$ -	35	\$ 3,942
Michael Romero, Structural Engineer	2	\$ 178.33	\$ 357	20	\$ 214.14	\$ 4,283	-	\$ 220.56	\$ -	-	\$ 227.18	\$ -	22	\$ 4,639
Joshua Gillespie, Mechanical	-	\$ -	\$ -	30	\$ 128.44	\$ 3,812	-	\$ 132.29	\$ -	43	\$ 136.26	\$ 5,832	72	\$ 9,644
Mike Trinker, Electrical	-	\$ -	\$ -	32	\$ 125.43	\$ 4,014	-	\$ 129.20	\$ -	-	\$ 133.07	\$ -	32	\$ 4,014
Misc Engineers	-	\$ -	\$ -	24	\$ 125.43	\$ 3,010	-	\$ 129.20	\$ -	-	\$ 133.07	\$ -	24	\$ 3,010

Totals	4,192	\$ 562,310
Expense Budget		\$ 22,000
Total PM Fees		\$ 584,310

ID	Task Name	Duration	Start	Finish	9	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023
1	Animal Services Facility	914 days	Tue 1/14/20	Fri 7/14/23									
2	Program Development	305 days	Tue 1/14/20	Mon 3/15/21									
3	Project Shutdown due to COVID-19	257 days	Fri 3/20/20	Mon 3/15/21									
4	Design Phases	150 days	Mon 3/15/21	Fri 10/8/21									
5	50% Construction Drawings (CDs)	20 days	Fri 8/6/21	Fri 9/3/21									
6	50% CDs Received	0 days	Fri 8/6/21	Fri 8/6/21									
7	50% CD Detailed Estimate from WJG Received	0 days	Fri 9/3/21	Fri 9/3/21									
8	Value Engineering Process	24 days	Fri 9/3/21	Wed 10/6/21									
9	Revised 50% CD Detailed Estimate for WJG	27 days	Thu 10/7/21	Fri 11/12/21									
10	100% CDs to GMP	49 days	Fri 10/8/21	Thu 12/16/21									
11	100% CDs Received	0 days	Fri 10/8/21	Fri 10/8/21									
12	GMP Received	0 days	Thu 11/18/21	Thu 11/18/21									
13	GMP to BOC for Approval	0 days	Wed 12/15/21	Wed 12/15/21									
14	Proposed Ground Breaking Ceremony	0 days	Thu 12/16/21	Thu 12/16/21									
15	Permitting	127 days	Fri 9/17/21	Mon 3/14/22									
16	Construction	422 days	Thu 12/2/21	Fri 7/14/23									
17	Sub Execution and Submittals	87 days	Wed 12/15/21	Thu 4/14/22									
18	WJG Mobilize for Construction	25 days	Mon 4/4/22	Fri 5/6/22									
19	Sitework	62 days	Thu 4/28/22	Fri 7/22/22									
20	Structure / Vertical Construction	218 days	Thu 6/30/22	Mon 5/1/23									
21	Building Skin	158 days	Thu 9/22/22	Mon 5/1/23									
22	Interiors	128 days	Mon 11/28/22	Wed 5/24/23									
23	Close Out	41 days	Mon 5/15/23	Mon 7/10/23									