

EXHIBIT F

DESIGN-BUILD - DESIGN, GENERAL CONDITIONS AND FEE PROPOSAL

DESIGN SERVICES	
DESIGN SERVICES SUM	\$ 93,840.00
PRE-CONSTRUCTION SUM	
LABOR	\$ -
OVERHEAD COSTS AND EXPENSES	\$ -
FEE (IF Any)	\$ 15,000.00
PRE-CONSTRUCTION SUM	\$ 15,000.00
CONSTRUCTION PHASE GENERAL CONDITIONS COSTS	
LABOR	\$ 96,657.33
OVERHEAD COSTS AND EXPENSES	\$ 24,666.33
TOTAL	\$ 121,323.66
DESIGN-BUILD FEE	
DESIGN-BUILD / CM FEE PERCENTAGE	3.00%
DESIGN-BUILD / CM FEE AMOUNT	\$ 21,407.77
The Design-Build Phase Fee Amount is calculated by multiplying the Construction Phase Fee Percentage by the result obtained when the Preconstruction Sum is subtracted from the GMP Cost Limitation and the result is divided by the sum of 1 plus the Construction Phase Fee Percentage. $DPFee = DPFee\% \times [(CCL - PreCon\ Sum)/(1 + DPFee\%)]$	
TOTALS	
CONSTRUCTION COST LIMITATION**	\$ 750,000.00
TOTAL PRE-CONSTRUCTION PHASE SUM, CONSTRUCTION PHASE GENERAL CONDITIONS COSTS, AND CM/GC's FEE	\$ 157,731.43
PERCENTAGE OF PROJECT	21.03%

Proposers must attach a detailed itemization of the proposed General Conditions Costs in the format attached hereto.

** Construction Cost Limitation during the preproposal meeting was indicated to be in the range of \$600,000 to \$1,000,000. Winter assumed a CCL of \$750,000 for calculation purposes.

Project Name: Village Green Park

Proposer (Company): The Winter Construction Company

Name: Carrie Campbell

Date: April 1, 2022

DESIGN SERVICES									
DESIGN SERVICES TOTAL				\$	93,840.00	POND Design Services			
PRE-CONSTRUCTION PHASE LABOR COSTS									
Job Title	Hourly Rate	Est. Hours	Total	Notes					
1 Project Executive / Director	\$140.00	-	\$ -	Winter will only bill a flat fee for full preconstruction services					
2 Preconstruction Manager	\$140.00	-	\$ -						
3 Senior Estimator	\$120.00	-	\$ -						
4 Estimator	\$80.00	-	\$ -						
5 Project Manager	\$95.00	-	\$ -						
6 Superintendent	\$110.00	-	\$ -						
7			\$ -						
8			\$ -						
PRE-CONSTRUCTION PHASE LABOR COSTS TOTAL							\$	-	
PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES									
Description	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes					
1 Office Supplies	Months	\$ 100.00	\$ -	Winter will only bill a flat fee for full preconstruction services					
2 Postage & Shipping	Lump Sum	\$ 500.00	\$ -						
3 Blue Prints/Copies	Each	\$ 750.00	\$ -						
4 Phone Charges	Months	\$ 250.00	\$ -						
5 Courier Service			\$ -						
6 Travel Expenses			\$ -						
7			\$ -						
8			\$ -						
9			\$ -						
10			\$ -						
11			\$ -						
PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL				\$	-				
PRE-CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL									
FEE, IF ANY (IN DOLLARS)				\$	15,000.00				
TOTAL PRE-CONSTRUCTION PHASE SUM				\$	15,000.00				

CONSTRUCTION PHASE LABOR COSTS*

Job Title*	Hourly Rate	Est. Hours	Est. % on Project	Total****	Notes
1 Superintendent**	\$90.00	260.00	25%	\$23,400.00	
2 Assistant Superintendent	\$75.00	0.00	0%	\$0.00	
3 Sr. Project Manager	\$120.00	0.00	0%	\$0.00	
4 Project Manager**	\$95.00	260.00	25%	\$24,700.00	
5 Assistant Project Manager	\$75.00	0.00	0%	\$0.00	
6 Project Engineer(s)	\$65.00	346.67	50%	\$22,533.33	
7 Project Accountant	\$55.00	20.00	18%	\$1,100.00	
8 Project Administrator	\$55.00	343.20	33%	\$18,876.00	
9 Safety Officer	\$140.00	31.20	18%	\$4,368.00	
10 Project Schedule Manager	\$140.00	12.00	18%	\$1,680.00	
CONSTRUCTION PHASE LABOR COSTS TOTAL				\$96,657.33	

* All CM/GC's employees performing Basic Services shall be listed in Labor Costs.

***A Project Manager or Superintendent must be present to supervise completion of all Punchlist Items. Proposer should include Labor Costs for this supervision which is required after Material Completion.

WINTER NOTE: Winter proposes to negotiate general conditions concurrently with City of Smyrna Downtown Improvements project as these projects will likely occur at the same time and the same team and resources can be utilized on both projects.

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES								
	Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes		
1	Field Office Trailer	4.00	Mos	\$ 525.00	\$ 2,100.00			
2	Field Office Set-Up	1.00	LS	\$ 1,500.00	\$ 1,500.00			
19	Postage & Shipping	4.00	Mos	\$ 100.00	\$ 400.00			
20	Reproduction of Plans & Specs		Each	\$ 400.00	\$ -			
21	Progress Photos		Mos	\$ 75.00	\$ -	By Team		
22	Owner Project Identification Signs	2.00	Each	\$ 750.00	\$ 1,500.00			
23	Mobile Phones	6.00	Mos	\$ 60.94	\$ 365.63			
24	Project Vehicles	6.00	Mos	\$ 389.70	\$ 2,338.20			
25	Fuel for Project Vehicles	6.00	Mos	\$ 37.50	\$ 225.00			
26	Travel/Lodging	6.00	Mos	\$ 250.00	\$ 1,500.00			
27	Computers/Software/IT Support	6.00	Mos	\$ 375.00	\$ 2,250.00			
28	Payment & Performance Bond	7.00	\$/K	\$ 750.00	\$ 5,250.00			
29	Builder's Risk Insurance	1.15	\$/K	\$ 750.00	\$ 862.50			
30	Liability Insurance	7.50	\$/K	\$ 750.00	\$ 5,625.00			
31	Business License	1.00	\$/K	\$ 750.00	\$ 750.00			
32								

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES (continued)					
Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL				\$ 24,666.33	
CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL				\$ 121,323.66	

The Winter Construction Company

Accounting Absorption Rates For Salaried Labor Burden Period 1/1/2022 - 12/31/2022

	Burden Rate
Statutory Payroll Taxes and Insurance	
FICA Medicare	1.45%
FICA OASDI	6.20%
SUI	1.36%
FUI	0.21%
	9.22%
Fringe Benefits	
Paid Time Off	16.07%
Health Insurance	15.46%
Training	4.90%
Retirement	3.00%
Dental Insurance	1.56%
Long Term Disability	1.46%
Short Term Disability	1.36%
Life & AD&D	0.64%
EAP	0.31%
Drug Testing	0.25%
Info Armour - Credit Protection	0.04%
	45.05%
Workers Compensation	3.73%
	3.73%
Total Burden	58.00%