



March 11, 2026

Naugatuck Valley Health District
98 Bank Street
Seymour, CT 06483

Attention: Jessica Kristy, Director of Health
RE: Construction Manager Services Proposal

Dear Ms. Kristy,

We are pleased to submit a proposal to provide Construction Manager (CM) Services for your upcoming project at the 98 Bank Street building. As a company that prides itself on delivering an owner-centered perspective combined with deep construction expertise, we are confident that our experience in the commercial construction industry will make us an appropriate partner with Naugatuck Valley Health District for this project.

Our mission is to deliver the highest quality of service – prioritizing safety, schedule integrity, cost control and superior craftsmanship – while implementing solutions that are ethical, transparent, creative and cost-effective. We understand that this project is not simply a construction project, but an investment in your organization and associated community.

This proposal is based on the following assumptions:

- Procurement (bidding, subcontracting and permitting) duration of two months
- Construction duration of twelve months
- Estimated construction budget of \$6.25 million

Construction Manager Fee

- Our CM Fee will be 3.5%. This fee will apply to all construction trade costs (direct and indirect), general requirements, general conditions (Milestone’s personnel cost), and any other applicable costs related to this project.

General Requirements

- General Requirements (safety and protective measures, dumpsters, cleaning, permitting, etc.) costs will be fully developed when the project is bid.

General Conditions

- General Conditions – please see the following pages for rates and estimate General Conditions costs.

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Bidding

- We will provide a complete bid leveling comparison for all trades, with notes and recommendations for lowest responsible bids.

We look forward to collaborating with Naugatuck Valley Health, id3A and its design team throughout this project to make it a success for all stakeholders. Please feel free to contact us should you have any questions or need additional information.

Thank you,

A handwritten signature in blue ink, appearing to read "Justin M. Shanley", is written over the printed name.

Justin M. Shanley
Chief Estimator

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ESTIMATED GENERAL CONDITIONS

Procurement - 2 Months Duration

• Chief Estimator	40 Hours @ \$125/Hour = \$	5,000.00
• Estimators	80 Hours @ \$85/Hour = \$	6,800.00
• Project Manager	80 Hours @ \$95/Hour = \$	7,600.00
• <u>Asst. Proj. Mgr.</u>	80 Hours @ \$80/Hour = \$	6,400.00
	<i>Subtotal Procurement</i>	<i>\$ 25,800.00</i>

Construction - 12 Months Duration

• Project Executive	104 Hours @ \$140/Hour = \$	14,560.00
• Project Manager	520 Hours @ \$95/Hour = \$	49,400.00
• Asst. Proj. Mgr.	416 Hours @ \$80/Hour = \$	33,280.00
• Superintendent	2080 Hours @ \$90/Hour = \$	187,200.00
• <u>Laborer</u>	1040 Hours @ \$60/Hour = \$	62,400.00
	<i>Subtotal Construction</i>	<i>\$ 346,480.00</i>

TOTAL GENERAL CONDITIONS \$ 372,640.00

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HOURLY RATES FOR CONSTRUCTION MANAGER SERVICES

Preconstruction/Procurement Phase Services

- Chief Estimator \$ 125.00 / Hour
- Estimator \$ 85.00 / Hour
- Assistant Estimator \$ 75.00 / Hour
- Senior Project Manager \$ 125.00 / Hour
- Project Manager \$ 95.00 / Hour
- Assistant Project Manager \$ 80.00 / Hour
- Project Engineer \$ 80.00 / Hour
- Administrative Assistant \$ 70.00 / Hour

Construction Phase Services

- Project Executive \$ 140.00 / Hour
- Senior Project Manager \$ 125.00 / Hour
- Project Manager \$ 95.00 / Hour
- Assistant Project Manager \$ 80.00 / Hour
- Superintendent \$ 90.00 / Hour
- Assistant Superintendent \$ 75.00 / Hour
- Safety Officer \$ 90.00 / Hour
- Project Engineer \$ 80.00 / Hour

Skilled Tradesmen

- Carpenter Foreman \$ 85.00 / Hour
- Carpenter \$ 75.00 / Hour
- Carpenter Apprentice \$ 65.00 / Hour
- Labor Foreman \$ 75.00 / Hour
- Laborer \$ 60.00 / Hour
- Laborer Apprentice \$ 50.00 / Hour

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