

# Exhibit F - Pre-Construction Scope of Services

## Task:

### 1. Constructability, Value Engineering, and Design Reviews

- a. Details:
  - i. Review drawing sets by scope and location, identify potential opportunities to improve the design for construction, reduce cost through value engineering ideas.
- b. Deliverables:
  - i. Phase 1 Drawings & Specifications with suggested Changes
  - ii. Phase 2 Drawings & Specifications with suggested Changes
  - iii. Phase 3 Drawings & Specifications with suggested Changes
  - iv. Report of Drawing & Specification Comments by Phase from KISC Team
  - v. Summary List of Value Engineering recommendations

### 2. Site Investigation & Project Planning

- a. Details:
  - i. Plan for start of construction, laydown areas to be used, identify right of way / easement conflicts, review landscape / hardscape encroachments, local vendor and subcontractor identification, identification of critical locations (utility conflicts, FDOT coordination, and major intersection coordination), coordination with adjacent contractors including Pompey Park construction, and overall construction phasing / sequence / schedule.
  - ii. Identify Preliminary Right of Entries required to complete project
  - iii. Development of Project work Plans
- b. Deliverables:
  - i. Matrix identifying Existing Conditions & Site Conflicts
  - ii. List of Potential Subcontractors and Vendors for Project
  - iii. Site Safety Plan & Emergency Action Plan
  - iv. Hurricane Plan
  - v. Quality Assurance Plan
  - vi. Environmental Plan

### 3. Project Schedule Development

- a. Details:
  - i. Develop Baseline Project Schedule
  - ii. Identify long lead items
- b. Deliverables:
  - i. P6 CPM Baseline Schedule & Narrative
  - ii. P6 CPM Schedule Updates & Narrative's Monthly
  - iii. Project Sequencing Plan

#### **4. Coordination and Progress Meetings**

- a. Details:
  - i. Partnering kickoff workshop to discuss; work completed to date, project challenges, design schedule, targeted schedule milestones, administrative procedures (transmittals, submittals, billing), design coordination, lines of communication.
  - ii. Weekly progress meetings
  - iii. Design task force meetings by scope / department (as necessary)
- b. Deliverables:
  - i. Agendas & meeting minutes

#### **5. Third Party Utility Coordination**

- a. Details:
  - i. Develop Utility Conflict Matrix identifying conflicts with 3<sup>rd</sup> Party utilities
  - ii. Communicate with 3<sup>rd</sup> Parties utilities to receive their estimated durations of relocations per conflict and incorporate into the matrix and Project Schedule
  - iii. Coordinate with FPL as needed
  - iv. Subsurface Utility Engineering (SUE) as agreed necessary (funded via allowance)
- b. Deliverables:
  - i. Utility Conflict Matrix

#### **6. GMP Pricing**

- a. Details:
  - i. Develop initial Project cost estimate
  - ii. Develop cost & schedule impacts of VE recommendations
  - iii. Develop Project risk matrix & contingencies
  - iv. Develop bid packages and coordinate competitive bidding and contracting for trade subcontractors
  - v. Post bid Interviews, quote reconciliation, and comparison with Subcontractors and Suppliers
  - vi. Identify & recommend for approval early works scope vs. full construction scope
  - vii. Develop early works GMP(s)
  - viii. Develop full construction GMP for remaining scopes of the project.
  - ix. Present GMP to City for review and approval
- b. Deliverables:
  - i. Initial preliminary cost Estimate
  - ii. List of bid packages with anticipated subs for solicitation
  - iii. Early Works GMP proposal & Schedule Submission
  - iv. Full Construction GMP proposal & Schedule Submission

## **7. Public Outreach Support**

### **a. Details:**

- i. Public Outreach Support as agreed necessary (funded via allowance). This may include leading the public outreach effort in conjunction with the City, developing a matrix of stakeholders within the neighborhood, identifying City services that will be impacted by the neighborhood, develop a hotline and website with project information, neighborhood town hall support, creating doorhangers and business cards to distribute as needed, and creating Project information signage.

### **Clarifications and Qualifications to the Agreement:**

1. "Project site" is understood to apply at all locations throughout the agreement where "site" is referenced.
2. "Construction Schedule" is understood to apply at all locations throughout the agreement where "project schedule", "Contractor's construction schedule", or "schedule" is referenced.
3. Construction Manager's recommendations, services, reviews, and comments on design documents will be in the capacity of a contractor, not as an A/E Professional.



													Allowance												
													Total Prime Consultant Estimated Cost	Public Outreach Media Relations Group, LLC (MRG) Estimated Fee	Subsurface Utility Engineering Estimated Fee	Total Estimated Cost									
Project Principal	Constructability/ Const Mgr	Superintendent	Project Engineer	Project Mgr	Lead Estimator	Estimator	Field Engineer	Scheduler/ Field Engineer	Business Mgr																
Hourly Billing Rate													\$ 272.00	\$ 272.00	\$ 259.00	\$ 254.00	\$ 220.00	\$ 220.00	\$ 165.00	\$ 165.00	\$ 165.00	\$ 163.00			
Task No.	Task Name	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Estimated Hours	Total Hours		Estimated Fee	Estimated Fee										
1.0	Constructability, VE, and Design Reviews	80	120	40	72	96	40	40	40	0	0	528	\$	126,168.00		\$	126,168.00								
2.0	Site Investigation & Project Planning	0	40	160	68	56	0	0	120	0	0	444	\$	101,712.00		\$	101,712.00								
3.0	Project Schedule Development	40	24	0	60	80	0	0	0	208	104	516	\$	101,520.00		\$	101,520.00								
4.0	Coordination and Progress Meetings	32	24	0	8	8	0	0	0	0	0	72	\$	19,024.00		\$	19,024.00								
5.0	Third Party Utility Coordination	8	24	0	80	40	0	0	120	0	0	272	\$	57,624.00	\$	60,000.00	\$	117,624.00							
6.0	GMP Pricing	80	24	0	88	96	328	384	0	0	0	1,000	\$	207,280.00		\$	207,280.00								
7.0	Public Outreach Support	16	8	0	40	40	0	0	0	0	0	104	\$	25,488.00	\$	65,000.00	\$	90,488.00							
Total Hours		256	264	200	416	416	368	424	280	208	104	2,936													
Subtotal Estimated Cost		\$ 69,632	\$ 71,808	\$ 51,800	\$ 105,664	\$ 91,520	\$ 80,960	\$ 69,960	\$ 46,200	\$ 34,320	\$ 16,952		\$	638,816.00	\$	65,000.00	\$	60,000.00	\$	763,816.00					

\* The Pre-Construction effort for this Project will be preformed as a Lump Sum

\*\* Use of an Allowance will require City approval prior to using

### Delray Beach NW Neighborhood Improvements Schedule

