



Exhibit F
Phase 1 Scope of Services
(Preconstruction)

1641 Worthington Rd., #405
West Palm Beach, FL 33409

T 754.600.4723

January 15, 2025

Eugene Bitteker
Chief Procurement Officer
City of Delray Beach
Email: BittekerE@mydelraybeach.com

Re: Preconstruction Phase Services Proposal
031-Pompey Park Recreation Center

Dear Eugene,

As requested, please accept this preconstruction phase services proposal for the 031-Pompey Park Recreation Center project. Our services are broken down as follows:

PHASE / DELIVERABLE	TOTAL
GMP Estimate	212,371
GRAND TOTAL	212,371

The scope of preconstruction phase services generally includes:

- GMP Pricing
- Site Investigation & Coordination
- Schedule Development
- Coordination Meetings with Pompey Park Leadership
- Two Local Outreach Events
- Social Media & Project Website

The schedule for the preconstruction phase is assumed to be 3 months from approved purchase order and Notice to Proceed issued by the City for preconstruction services to submitted GMP. It is anticipated that board approval will take 6 weeks. Preconstruction services are a lump sum and will be billed at the time of GMP submission.

If the preconstruction services phase exceeds 5 months, compensation for additional services may be requested by the contractor.

This proposal includes an allowance of \$25,000 for GPR investigation and potholing services to locate subsurface utilities.

The following supporting documents are attached:

- 1 List of Deliverables
- 2 Vendor Fee Matrix
- 3 Rate Sheet
- 4 Milestone Schedule

Please feel free to contact us with any questions or comments. Thank you again for the opportunity to serve City of Delray Beach on this project.

Sincerely,

CORE

Ted Cava
Vice President



031-Pompey Park Recreation Center

List of Deliverables

The following deliverables are to be provided at the completion of the preconstruction services phase:

1. Site Investigation Report

Report outlining the existing conditions at the subject site

2. Constructability Analysis Report

Report summarizing the CM's review of the construction documents

3. GMP Estimate Deliverable

3A. GMP Proposal

Cost proposal for the construction of the project

3B. Construction Schedule

Schedule showing proposed construction timeline and key milestones

3C. Site Logistics / Phasing Plan

Report outlining the proposed project phasing plan and site logistics strategy for each phase

3D. Procurement Schedule (Long Lead Items)

Schedule outlining procurement plan for long lead-time materials

3E. Potential Cost Savings List

List of potential value engineering alternates

3F. List of Proposed Subcontractors

List outlining the trade partners proposed to be used for the construction of the project

VENDOR FEE MATRIX
CORE
031-Pompey Park Recreation Center

Hourly Billing Rate													Subconsultants			Total Estimated Cost	
		Director of Preconstruction	Preconstruction Manager - Hatcher	Preconstruction Manager - Randolph	Preconstruction Manager 2 [Site Manager & Structure	Preconstruction Manager 3 [Envelope & MEP	Principal in Charge	Project Director	Senior Project Manager	Senior Superintendent	Virtual Construction Director	Total Hours	Total Prime Consultant Estimated Cost	GPR Consultant Estimated Fee	Community Engagement / Liason Consultant Estimated Fee		Scheduling Consultant Estimated Fee
		\$188.00	\$114.00	\$114.00	\$110.00	\$114.00	\$231.00	\$188.00	\$120.00	\$130.00	\$85.00						
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	Total Prime Consultant Estimated Cost	Estimated Fee	Estimated Fee	Estimated Fee	Total Estimated Cost
1.0	Design Review / Coordination																
1.1	Design Document Review/Coordination		30	30		30			100		100	290	\$ 30,760.00				\$ 30,760.00
2.0	GMP Development																
2.1	Cost Estimating	40	60	60	60	60						280	\$ 34,640.00				\$ 34,640.00
2.2	Develop Bid Packages	12	34	34	20	34				20		154	\$ 18,684.00				\$ 18,684.00
2.3	Negotiate and Finalize GMP	30					15	15				60	\$ 11,925.00				\$ 11,925.00
2.4	Post Bid Interviews with Subcontractors				30			15	120	60		225	\$ 28,320.00				\$ 28,320.00
2.5	Tabulate bids					12						12	\$ 1,368.00				\$ 1,368.00
3.0	Outreach																
3.1	Advertise & Hold PreBid Conference		6	6		6		4	20			42	\$ 5,204.00				\$ 5,204.00
3.2	Trade Partner Outreach											0	\$ -		\$ 13,725.00		\$ 13,725.00
3.3	Website / Social Media											0	\$ -		\$ 2,625.00		\$ 2,625.00

VENDOR FEE MATRIX
CORE
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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	Total Prime Consultant Estimated Cost	Estimated Fee	Estimated Fee	Estimated Fee	Total Estimated Cost
4.0	Permit / Utility Coordination																
4.1	Coordinate with Utility Providers									10		10	\$ 1,300.00				\$ 1,300.00
5.0	Schedule /Phasing / Constructability																
5.1	Construction Schedule Development								60	60		120	\$ 15,000.00			\$ 3,680.00	\$ 18,680.00
6.0	Team Coordination Meetings																
6.1	Team Coordination Meetings	5	10	10		10	20	20	40	20		135	\$ 20,140.00				\$ 20,140.00
7.0	Site Investigaton																
7.1	GPR Services											0	\$ -	\$ 25,000.00			\$ 25,000.00
Total Hours		87	140	140	110	152	35	54	340	170	100	1,328					
Subtotal Estimated Cost		\$16,356.00	\$15,960.00	\$15,960.00	\$12,100.00	\$17,328.00	\$8,085.00	\$10,152.00	\$40,800.00	\$22,100.00	\$8,500.00		\$167,341.00	\$ 25,000.00	\$ 16,350.00	\$ 3,680.00	\$ 212,371.00



031-Pompey Park Recreation Center
Preconstruction Services Scope Summary - Rate Sheet

	Total Hourly Rate*
Director of Preconstruction	188.00
Preconstruction Manager - Hatcher [Finishes / Specialties Estimating]	114.00
Preconstruction Manager - Randolph [Finishes / Specialties Estimating]	114.00
Preconstruction Manager 2 [Site & Structure Estimating]	110.00
Preconstruction Manager 3 [Envelope & MEP Estimating]	114.00
Principal in Charge	231.00
Project Director	188.00
Senior Project Manager	120.00
Senior Superintendent	130.00
Virtual Construction Director	85.00

*Rates listed are valid for fiscal year 2025

CORE's labor burden is 56.8%

Randolph & Hatcher labor burden is 42.0%

PROJECT: Pompey Park

CORE CONSTRUCTION SERVICES OF FLORIDA, LLC



Milestone description	Category	Assigned to	Progress
Activities			
Project Kick Off Meeting	Milestone	Core	0%
Design Coordination	Goal	Core	0%
GMP Develop	Goal	Core	0%
Outreach Events	Goal	Core	0%
Permit / Utility Coordination	Goal	Core	0%
Schedule / Phasing Development	Goal	Core	0%
Team Coordination Meetings	Goal	Core	0%
GMP Submission	Goal	Core	0%
GMP Approval	Milestone	Delray Beach City Commission	0%

