

Task Order PPI 2025.01a



400 Pike Boulevard
Lawrenceville, GA 30046

To: CITY OF FOREST PARK
745 Forest Pkwy.
Forest Park, GA 30297

Date: April 28, 2025

Attn: Ms. Talisa Clark
Procurement Manager

From: Precision Planning, Inc.

Project: CITY CENTER -Construction Documents and Permitting

Task Order No.: PPI 2025.01a

Project Understanding

We understand that the Client has contracted with a Construction Manager at Risk (CMAR) for construction of the City Center building (City Hall, Municipal Court, Police Headquarters and Recreation Facility). The new facility will be based on Schematic Design drawings completed by Precision Planning, Inc. (PPI) in August 2024 and will be further defined during the current Design Development phase. The project shall include a traffic signal and roadway modification at Forest Parkway. PPI will provide Construction Documents and Permitting Services and will coordinate with the CMAR during the preconstruction phase, per the Scope of Services outlined below. Once the documents are finalized and a Guaranteed Maximum Price (GMP) is approved, a separate task order proposal will be requested and issued for Construction Contract Administration (CA) services.

SCOPE OF WORK:

- I. Construction Documents and Permitting Services
 - A. Preparation of Construction Documents for permitting, GMP pricing and construction to include the following:
 - a. Civil Engineering, limited Transportation Engineering, and Landscape Architecture
 - b. Architecture, Interior Design, Structural, Mechanical, Plumbing, Fire Protection, Electrical and Low Voltage
 - B. Up to eight (8) design and value review meetings with the Client and the CMAR
 - C. Assistance in submitting the project for permitting review, addressing comments, and receiving permit approval
 - D. Issuance of two (2) Guaranteed Maximum Price (GMP) sets of documents, GMP #1 -Site Development, Demolition and Foundations, and GMP #2 -Building Construction

Compensation:

PPI proposes to provide the Scope of Services listed above for the following Not to Exceed (N.T.E.) Fees:

	<u>N.T.E. FEE</u>
I. Construction Documents and Permitting Services	\$ 2,209,500.00
<u>Reimbursable Expenses N.T.E.</u>	<u>\$ 18,000.00</u>
Total N.T.E. Fees:	\$ 2,227,500.00

PPI will invoice monthly based on actual man-hours according to the contracted Schedule of Hourly Rates, plus reimbursable expenses (printing and mileage).

Notes:

- Fees are based upon a maximum construction cost of \$100,000,000.00.
- Refer to attached schedule of hourly rates as amended by the City of Forest Park on March 03, 2025

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Additional Services:

The following are additional services which may be provided and invoiced according to the contracted Schedule of Hourly Rates:

1. Additional meetings or site visits required or requested by the Client
2. Services required due to significant changes in the project including, but not limited to, size, quality, complexity or Client's schedule
3. Additional construction contracts or GMP packages
4. Construction Contract Administration
5. Furniture Design and Specification
6. Commissioning services
7. LEED Certification services

Exclusions and Assumptions:

1. Re-zoning or special use permits
2. Environmental engineering, i.e., wetlands, Phase I audits, stream buffer variances
3. Geotechnical, special inspections or materials testing
4. Flood studies
5. Site retaining wall design

AUTHORIZATION TO PROCEED – THIS TASK ORDER ONLY

Using Department

Authorized by: _____

Title: City of Forest Park City Manager

Print Name: Ricky L. Clark, Jr.

Date: _____

Approved for Funding

Authorized by: _____

Title: Director of Finance

Print Name: _____

Date: _____

Budget Line Item # _____

Project # _____



Schedule of Hourly Rates

Category	Hourly Rate
Principal-in-Charge	\$185.00
Senior Project Architect	\$140.00
Project Architect	\$120.00
Senior Project Manager	\$150.00
Project Manager	\$125.00
*Senior Job Captain	\$125.00
Job Captain	\$100.00
Intern Architect	\$90.00
*CADD Technician	\$85.00
*CADD Designer	\$65.00
Interior Designer	\$90.00
Senior Civil Engineer	\$140.00
Civil Engineer	\$120.00
Senior Landscape Architect	\$140.00
Landscape Architect	\$90.00
Project Administrator	\$90.00
Senior Project Assistant	\$80.00
Project Assistant	\$70.00
*Senior Structural Engineer	\$160.00
Structural Engineer	\$140.00
*Senior Mechanical/Plumbing Engineer	\$160.00
Mechanical/Plumbing Engineer	\$140.00
*Senior Electrical Engineer	\$160.00
Electrical Engineer	\$140.00
Cost Estimator	\$110.00
*Registered Land Surveyor (RLS)	\$165.00
Survey Manager	\$125.00
Survey Coordinator	\$100.00
Survey Technician	\$90.00
Surveying (4-Man Crew)	\$175.00
Surveying (3-Man Crew)	\$165.00
Surveying (2-Man Crew)	\$135.00

*Revised March 17, 2025