



**Town of Pineville**  
**New Fire Station Project**  
**March 17, 2022**

**PRECONSTRUCTION SERVICES** (April 2022 – April 2023 ) Scope of services will include review and analysis during the three key design phases:

**Programming and Conceptual Pricing**

- Coordination meetings with the Town of Pineville and Design Team
- High level conceptual pricing exercises and planning
- Create project schedule that maps out preconstruction activities
- Create project procurement schedule that maps out milestones designers must hit in order to procure long lead time materials and components that allow project milestones to be reached without construction delays.

**Schematic**

- Coordination meetings with owner and design team – Bi-Weekly (every other week)
- Programming verification
- An allowance of \$7,500.00 has been included in the preconstruction services fee to cover Ground Penetrating Radar scans
- Value engineering
- Value engineering workshop with owner and designer
- Quantity take off and unit cost pricing
- Schematic design estimate
- Clarifications to estimate
- Facilitate estimate review meeting and refine based on team comments
- Establish Project Collaborative website for the project team to utilize

**Design Development**

- Coordination meetings with owner and design team – Bi-Weekly (every other week)
- Constructability review
- Product and system analysis with recommendations
- Value engineering
- Value engineering workshop with owner and designer
- Quantity take off
- Solicit key trades for current market pricing
- Design development estimate
- Clarifications to estimate
- Facilitate estimate review meeting and refine based on team comments
- Analyze products and building systems and make recommendations
- Solicit current market pricing from key trades



**The following Preconstruction Services will be included in the PGMP Contract for Construction Services:**

**Construction Documents**

- Coordination meetings with owner and design team – Bi-Weekly (every other week)
- Constructability review
- Design quality control and/or VE workshop with owner and designer
- Phasing and site logistics plan
- Milestone construction schedule
- Value engineering
- Construction document estimate
- Clarifications to estimate
- Perform quality control review of construction documents
- Create site logistics plan
- Create milestone construction schedule
- Provide cost estimate based on 90% CD's
- Conduct estimate review meeting and refine cost estimate based on feedback

**Prequalification of Trade Contractors**

- Establish a prequalification process to ensure that all Town of Pineville policies are adhered to and project-specific criteria is included.
- Tailor bid packages for the benefit of the project in terms of available resources and funding
- Advertise trade package opportunities for those interested in prequalifying to bid the project
- Edifice will work with the Town of Pineville on the Prequalification process making sure all County policies are followed and project specific criteria is included
- Outreach Sessions will be held to help advertise and promote interest in the project
- Describe prequalification process at Outreach Sessions
- The Town of Pineville and Edifice will work together to develop the list of Prequalified Trade Contractors in concert with the G.S. 143-135.8 Prequalification and 143-128.1 Construction Management at Risk Contracts
- All Town of Pineville requirements for MWSBE participation will be followed
- Get approval from the Town of Pineville for recommended prequalified bidders
- Only allow prequalified trade contractors to bid the project

**Pubic Bid**

- Advertise the project for bid to all prequalified trade contractors
- Conduct an open, competitive public bid process for all trade packages
- Offer and provide MWSBE firms assistance during the bidding phase
- Provide feedback to any unsuccessful bidders
- Notify Prequalified Bidders of pre-bid meeting and bid date
- Conduct Pre-Bid meeting



- Hold the bid opening in a public location at a Town of Pineville facility or agreed upon location.
- Edifice will work in concert with the Town of Pineville and designer (TBD) on all the necessary requirements related to the bid opening
- G.S. 143-129 Procedure for Letting of Public Contracts will be followed
- All Town of Pineville requirements for MWSBE participation will be followed
- Post Bid meetings with all apparent low, responsive, responsible trade contractors will be held to determine the authenticity and accuracy of bids
- Award 1st Tier Contracts
- Report Actual MWSBE participation vs. Goals

#### **MWSBE**

- Engage MWSBE coordinator to define MWSBE Plan
- Complete Project-specific MWSBE Plan
- Coordinate goals with project team

#### **Guaranteed Maximum Price**

- Once Post Bid Meetings are finalized and apparent low bidders are determined, a Guaranteed Maximum Price (GMP) Proposal will be put together.
- The GMP Proposal will then become part of the A133 – Exhibit A Guaranteed Maximum Price Amendment

#### **Contract**

- Negotiate and execute contract with the Town of Pineville using AIA A133 and A201
  - Include Preconstruction Services only to start the process
- Establish GMP once Post-Award meetings are finalized and apparent low bidders are determined
- Put together GMP Amendment for approval and it gets added to and becomes a part of the contract

**Preconstruction Services Fee Estimate**

<b>Project: Pineville Fire Station</b>		<b>Start Date</b>	<b>Apr-22</b>		
<b>Owner: Town of Pineville</b>		<b>Completion</b>	<b>Apr-22</b>		
		<b>Budget Estimate</b>	<b>\$12,000,000</b>		
<b>Personnel Activates</b>					
<b>Conceptual Design &amp; Programming Estimates</b>	<b>Man-hours</b>	<b>Rate</b>	<b>Labor</b>	<b>Personnel</b>	
Project Executive	20	\$133.00	\$2,660	Tim Bender	
Preconstruction Manager	40	\$105.00	\$4,200	Matt Toffey	
VP of Preconstruction Services	20	\$125.00	\$2,500	Andy Aldridge	
<b>Subtotal</b>	<b>80</b>		<b>\$9,360</b>		
<b>Schematic Design</b>	<b>Man-hours</b>	<b>Rate</b>	<b>Labor</b>	<b>Personnel</b>	
Project Executive	20	\$133.00	\$2,660	Tim Bender	
VP of Preconstruction Services	60	\$125.00	\$7,500	Andy Aldridge	
Project Manager	20	\$111.00	\$2,220	Ian Rosen	
Preconstruction Manager	60	\$105.00	\$6,300	Matt Toffey	
<b>Subtotal</b>	<b>160</b>		<b>\$18,680</b>		
<b>Design Development</b>	<b>Man-hours</b>	<b>Rate</b>	<b>Labor</b>	<b>Personnel</b>	
Project Executive	20	\$133.00	\$2,660	Tim Bender	
VP of Preconstruction Services	40	\$125.00	\$5,000	Andy Aldridge	
Project Manager	40	\$111.00	\$4,440	Ian Rosen	
Superintendent	20	\$103.00	\$2,060	Artie Brownell	
Preconstruction Manager	60	\$105.00	\$6,300	Matt Toffey	
<b>Subtotal</b>	<b>180</b>		<b>\$20,460</b>		
<b>Complete CD's</b>	<b>Man-hours</b>	<b>Rate</b>	<b>Labor</b>	<b>Personnel</b>	
Project Executive	20	\$133.00	\$2,660	Tim Bender	
VP of Preconstruction Services	40	\$125.00	\$5,000	Andy Aldridge	
Project Manager	40	\$111.00	\$4,440	Ian Rosen	
Superintendent	20	\$103.00	\$2,060	Artie Brownell	
Preconstruction Manager	80	\$105.00	\$8,400	Matt Toffey	
<b>Subtotal</b>	<b>200</b>		<b>\$22,560</b>		
<b>Bid Documents and Bidding</b>	<b>Man-hours</b>	<b>Rate</b>	<b>Labor</b>	<b>Personnel</b>	
Project Executive	20	\$133.00	\$2,660	Tim Bender	
VP of Preconstruction Services	40	\$125.00	\$5,000	Andy Aldridge	
Project Manager	20	\$111.00	\$2,220	Ian Rosen	
Preconstruction Manager	80	\$105.00	\$8,400	Matt Toffey	
Preconstruction Assistant	20	\$65.00	\$1,300	Jessica Pablate	
<b>Subtotal</b>	<b>180</b>		<b>\$19,580</b>		
<b>Services Cost Recap</b>	<b>Man-hours</b>	<b>Days</b>	<b>Labor</b>	<b>Personnel</b>	
<b>Personnal Activity Summary</b>					
Conceptual Design	80	10	\$9,360	3	
Schematic Design	160	20	\$18,680	4	
Design Development	180	23	\$20,460	5	
Complete CD's	200	25	\$22,560	5	
Bid Documents and Bidding	180	23	\$19,580	5	
<b>Subtotal</b>	<b>800</b>	<b>100</b>	<b>\$90,640</b>	<b>22</b>	
<b>Pre-construction Summary</b>					
<b>Total Labor</b>			<b>\$90,640</b>		
<b>Infrared Scans, Ground Penetrating Radar, Deconstructive Testing, &amp; Systems Testing Allowance</b>			<b>\$7,500</b>		
<b>Total Pre-construction Services Fee</b>			<b>\$98,140</b>		

**Previous Payments**  
**Remaining Contract Value**  
**Percent Complete**