



**Attachment A**  
**Park Plaza Retrofit**  
**COST OF PRECONSTRUCTION SERVICES**

3/11/2019

Services Commencement Date: 3/11/2019  
 Services Completion Date: 7/15/2019  
 Total Precon Duration (wks): 18.0  
 Approx. Project Value: \$8,000,000

**ENTITLEMENTS**

Assist in the development of Entitlement exhibits (To be billed at hourly rate)	0 hrs	\$0	Note Rates per attachment B
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**ESTIMATES**

1.1 Schematic Design Budget	44 hrs	\$3,678
1.2 50% DD Budget	0 hrs	\$0
1.3 100% DD Budget	56 hrs	\$4,657
1.4 50% CD Budget	0 hrs	\$0
1.5 75% CD Budget Update	0 hrs	\$0
1.6 100% CD GMP	56 hrs	\$4,657
1.7 Master Budget updates	0 hrs	\$0

**SCHEDULES**

2.1 Preliminary Construction Schedule - Schematic	12 hrs	\$1,272
2.3 Update/Expand Schedule - 50%DD	0 hrs	\$0
2.3 Update/Expand Schedule 100% DD	8 hrs	\$966
2.4 Prepare Final Construction Schedule - GMP	16 hrs	\$1,931

**PROCUREMENT STRATEGY**

3.1 Develop Procurement Strategy	0 hrs	\$0
3.2 Update Procurement Strategy	0 hrs	\$0

**VD&C**

4.1 Preliminary Modeling	0 hrs	\$0	Structural Coordination of Haunches
4.2 MEP Coordination	0 hrs	\$0	
4.3 Skin Modeling	0 hrs	\$0	
4.4 Interior Modeling	0 hrs	\$0	
4.5 Time Sequencing / Phasing	0 hrs	\$0	

**CASH FLOW PROJECTIONS**

5.1 Initial Cash Flow Report - SD	0 hrs	\$0
5.2 Update Cash Flow Projection - DD	0 hrs	\$0
5.3 Update Cash Flow Projection - CD	0 hrs	\$0
5.4 Update Cash Flow Projection - Final	0 hrs	\$0

**MANPOWER PROJECTIONS**

6.1 Design Development Manpower Projection	0 hrs	\$0	By Owner or CM
6.2 Construction Document Manpower Projection	0 hrs	\$0	

**VALUE ENGINEERING - Qty of reports: 3 ea**

7.1 Value Management Report #1	10 hrs	\$1,281
7.2 Value Management Report #2	10 hrs	\$1,281
7.3 Value Management Report #3	10 hrs	\$1,281

**CONSTRUCTABILITY REVIEWS**

8.1 Constructability Report #1	12 hrs	\$1,679
8.2 Constructability Report #2	12 hrs	\$1,679

**GREEN CONSTRUCTION &/OR LEED CERTIFICATION**



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Preliminary Analysis for Green / Sustainable

9.1 Characteristics	0 hrs	\$0
9.2 LEED Certification (Precon Only)	0 hrs	\$0

**STAGING/PHASING & SITE LOGISTIC PLANS**

10.1 Site Phasing & Logistic Plan	6 hrs	\$840
10.2 Update Site Phasing & Logistic Plans	6 hrs	\$840
10.3 Update Site Phasing & Logistic Plans	0 hrs	\$0
10.4 Update Site Phasing & Logistic Plans	0 hrs	\$0
10.5 Site Analysis Report	0 hrs	\$0

**SUBCONTRACT STRATEGY & BID PACKAGES**

11.1 Prepare & Prequalify sub list	0 hrs	\$0
11.2 Bid Package Preparation	0 hrs	\$0
11.3 Bid Early MEP & FP Package	0 hrs	\$0
11.4 Bid Early Skin, Conc., Rebar, Elevator, Pool, Packages	0 hrs	\$0
11.5 Bid Balance of Trades	0 hrs	\$0

**REIMBURSABLES /CONSULTANTS**

12.1 Preconstruction Reimbursable Expenses		Actuals
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**MEETINGS & REPORTS**

13.1 Schematic Design Phase	4 hrs	\$643
13.2 Design Development Phase	7 hrs	\$1,125
13.3 Construction Document Phase	7 hrs	\$1,125

<b>TOTALS</b>	<b>276 hrs</b>	<b>\$28,935</b>
<b>Percentage of Construction Budget</b>		<b>0.36%</b>
<b>Cost per month</b>		<b>\$6,961</b>

Plus actual reimbursable expenses

<b>Alternate 1:</b>	<b>Modeling Services for MEP Risers and Haunch Typical Conditions based on As-built drawings (does not include laser scanning)</b>	
<b>VD&amp;C</b>		
4.1 Preliminary Modeling	0 hrs	\$0
4.2 MEP Coordination	40 hrs	\$3,414
4.3 Skin Modeling	80 hrs	\$8,013
4.4 Interior Modeling	40 hrs	\$4,006
4.5 Time Sequencing / Phasing	0 hrs	\$0
<b>VD&amp;C Total</b>	<b>160 hrs</b>	<b>\$15,433</b>

**Attachment B**  
**Park Plaza Retrofit**

**SCHEDULE OF PRECONSTRUCTION  
BILLABLE RATES**

<b>Job Title</b>	<b>All Inclusive Hourly Rate</b>
Operations Manager	\$188.04
Field Operations Manager	\$188.04
Chief Estimator	\$151.38
Project Executive	\$160.73
Director of Support	\$159.22
Preconstruction Manager	\$164.50
Senior Project Manager	\$131.80
Project Manager / Skin Super.	\$116.47
MEP Coordinator	\$113.20
MEP Superintendent	\$113.20
Assistant Project Manager	\$91.28
Senior Project Engineer	\$82.39
Entry Project Engineer	\$71.11
Intern Project Engineer	\$42.37
Project Engineer	\$71.11
Project Field Administrator	\$58.24
Sr. Project Assistant	\$56.94
Project Assistant	\$49.48
JR. Project Assistant	\$46.76
Senior Project Superintendent	\$144.02
Project Superintendent	\$123.07
Sr. Super (union)	\$145.69
Super (union)	\$115.08
Assistant Superintendent	\$101.98
Assistant Superintendent (union)	\$96.76
Quality Control Manager	\$114.91
Sr. Safety Manager	\$115.65

Safety Manager	\$108.02
Sr. Scheduler	\$112.02
Scheduler	\$97.41
Senior Estimator	\$116.49
Estimator	\$81.59
Jr. Estimator	\$65.27
Estimating Coordinator	\$41.62
Accountant	\$83.92
Jr. Accountant	\$46.76
Secretary/Clerical	\$56.94
Administrative Manager	\$81.71
Office Manager	\$81.71
MEP Estimator Consultant	\$112.02
BIM Manager	\$100.16
VDC Manager	\$100.16
VDC Engineer	\$73.48
Architect	\$160.00