

A. Scope of Work

B. Scope of Services / Preconstruction Services Tasks



A. Scope of Work

Design Review, Constructability, Phasing, and Value Engineering

Constructability and design reviews at 60%-draft, 60%-final, 90%, and RFC plan deliverables.	Review and provide feedback of the design plans for constructability, efficiency, phasing, and value engineering at 60%-draft, 60%-final, 90%, and RFC plan deliverables.
Value engineering analysis and costing.	Value engineering input, development, and cost analysis.
Rio crossing structure cost analysis.	Costing analysis of various structure types for the Rio de Flag floodplain crossing.
Embankment versus MSE cost analysis.	Costing analysis of MSE walls versus embankment.
Miscellaneous design review.	Miscellaneous design review of any other plans, shop drawing, or engineering associated with the Project.
Phasing development and analysis.	Develop comprehensive construction phasing to ensure Project is delivered with minimal impacts on existing traffic flows. Evaluate phasing options and determine most optimal strategy.
Geotechnical and specification review.	Review and analyze Project specifications and geotechnical report to facilitate rapid construction.

Preconstruction and Design Meetings

Weekly design and preconstruction meetings.	Weekly preconstruction meetings with Peak and the City.
60%-draft, 60%-final, 90%, and RFC design review meetings.	Design review meetings at 60%-draft, 60%-final, 90%, and RFC plan deliverables.
GMP review meetings.	GMP review meeting to discuss GMP and needed modifications.
Stakeholder meetings.	Stakeholder outreach meetings as needed.
Public meetings.	Public outreach meetings as needed.

Utility Management

Utility management at 60%-draft, 60%-final, 90%, and RFC plan deliverables.	Review and lead all aspects of third-party utility integration into the Project at the 60%-draft, 60%-final, 90%, and RFC plan deliverables.
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Cost Estimates

Cost estimate for entire scope of work at 60%-final plan deliverable.	Development of conceptual cost estimate based on 60%-final plans and any anticipated items not yet included in the plans. Quantity takeoff will be performed and cost determined using historic bid data updated with current costs.
Cost estimate for entire scope of work at 90% plan deliverable.	Development of conceptual cost estimate based on 90% plans and any anticipated items not yet included in the plans. Quantity takeoff will be performed and cost determined using historic bid data updated with current costs.
Miscellaneous cost estimates.	Miscellaneous cost estimates as requested by the Project Team to include quantity takeoff, quote procurement, and cost analysis as needed.

GMP Proposal

Final GMP cost estimate.	Development of a Guaranteed Maximum Price (GMP) estimate based on the 90% plan set, as determined in the 01/26/2026 kickoff meeting. Quantity takeoff will be performed and cost determined using historic bid data updated with current costs.
Cost estimate setup and pricing.	Perform detailed quantity takeoffs on all items, set up GMP structure and files, price out self-performed work, subcontracted work, and compile vendor pricing in estimate.
Scope narrative.	Develop narratives defining scope, clarifications, and assumptions for each bid item in the 60%-final and 90% GMP packages.
Quote summary including detailed analysis.	Compile all quotes and detailed analysis showing bid comparisons along with explanations and summary of quotes with correlation to bid items to enable the City to review all costs.

Subcontractors and Suppliers

Prequalification process - outreach and review of vendor qualifications.	Development of a list of potential vendors by trade. Development and distribution of prequalification packages, acceptance and review of vendor qualifications, and submit the list of prequalified vendors to the City for approval. Obtain the City's input on their preferred vendors for inclusion on the list.
Outreach documentation and results communication.	Communicate bid results to vendors and document efforts.
Development of scope narrative and schedule of values per trade.	Develop detailed bid schedules and scope narratives per trade to ensure fair, complete bidding process.
Vendor solicitation and quote analysis for selection.	Develop vendor bid packages with clear and concise instructions to bidders and any / all required forms, establish process for questions and responses, set bid dues dates and receive bids, analyze quotes, and provide detailed report of price adds / deducts to effectively compare bids. All results will be submitted to the City for concurrence.

Construction Management

Site evaluation and logistics planning.	Perform necessary site investigation plans, including laydown yards, haul routs, pedestrian and traffic flow patterns, etc.
Anticipated trades.	Analyze plans and specs to determine different trades necessary to complete the Project.
Safety, training, and risk management programs.	Determine safety, training, and risk management programs to construct the Project as safely as possible.
Quality control plan.	Development of quality control plan specific to the plans and specifications.
SWPPP and dust control plans.	Development and submittal of SWPPP and NOI.

Project Schedule

Design and preconstruction schedule.	Development and management of the preconstruction and design schedule.
Preliminary construction schedule.	Development of preliminary construction schedule.
Schedule updates.	Updating of schedules for the preconstruction phase and the preliminary construction schedule.

Allowances

Potholing	Equipment, supervision, and materials to vacuum excavate, survey, and as-build existing utilities on an as needed basis.
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B. Scope of Services / Preconstruction Services Tasks



Firm	Labor					Total Labor	Equipment	
	Pre-Construction Manager	Banicki Project Manager	Banicki Senior Estimator	Banicki Super	Banicki Support Estimator		Banicki	Total Equip.
							*Pickup Trucks	
Position / Description Name Hourly Rate	George \$105.00	Lonnie \$105.00	Michael \$105.00	Matt \$82.00	Lauren \$70.00		\$19.00	

Design Review, Constructability, Phasing, and Value Engineering	115	105	170	45	105	\$51,990.00	20	\$380.00
Constructability and design reviews.	40	40	40	20	30	\$16,340.00	0	\$0.00
Value engineering analysis and costing.	30	30	40	0	30	\$12,600.00	0	\$0.00
Rio crossing structure cost analysis.	10	0	40	0	20	\$6,650.00	0	\$0.00
Embankment versus MSE cost analysis.	10	10	20	0	10	\$4,900.00	0	\$0.00
Miscellaneous design review.	10	10	10	10	10	\$4,670.00	0	\$0.00
Phasing development and analysis.	10	10	10	10	0	\$3,970.00	20	\$380.00
Geotechnical and specification review.	5	5	10	5	5	\$2,860.00	0	\$0.00
Preconstruction and Design Meetings	190	150	130	50	0	\$53,450.00	200	\$3,800.00
Weekly design and preconstruction meetings.	120	80	80	20	0	\$31,040.00	100	\$1,900.00
60%-draft, 60%-final, 90%, and RFC design review meetings.	40	40	40	10	0	\$13,420.00	50	\$950.00
GMP review meetings.	10	10	10	0	0	\$3,150.00	10	\$190.00
Stakeholder meetings.	10	10	0	10	0	\$2,920.00	20	\$380.00
Public meetings.	10	10	0	10	0	\$2,920.00	20	\$380.00
Utility Management	50	10	0	10	0	\$7,120.00	20	\$380.00
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Cost Estimates	40	30	120	0	55	\$23,800.00	30	\$570.00
Cost estimate for entire scope of work at 60%-final plan deliverable.	20	20	60	0	25	\$12,250.00	20	\$380.00
Cost estimate for entire scope of work at 90% plan deliverable.	10	10	50	0	25	\$9,100.00	10	\$190.00
Miscellaneous cost estimates.	10	0	10	0	5	\$2,450.00	0	\$0.00
GMP Proposal	15	20	65	0	35	\$12,950.00	0	\$0.00
Final GMP cost estimate.	10	10	40	0	20	\$7,700.00	0	\$0.00
Cost estimate setup and pricing.	0	0	5	0	5	\$875.00	0	\$0.00
Scope narrative.	5	5	10	0	5	\$2,450.00	0	\$0.00
Quote summary including detailed analysis.	0	5	10	0	5	\$1,925.00	0	\$0.00
Subcontractors and Suppliers	5	10	60	5	55	\$12,135.00	15	\$285.00
Prequalification process - outreach and review of vendor qualifications.	5	10	20	5	15	\$5,135.00	15	\$285.00
Outreach documentation and results communication.	0	0	10	0	15	\$2,100.00	0	\$0.00
Development of scope narrative and schedule of values per trade.	0	0	10	0	15	\$2,100.00	0	\$0.00
Vendor solicitation and quote analysis for selection.	0	0	20	0	10	\$2,800.00	0	\$0.00
Construction Management	5	45	30	20	25	\$11,790.00	65	\$1,235.00
Site evaluation and logistics planning.	5	10	10	10	0	\$3,445.00	20	\$380.00
Anticipated trades.	0	10	20	0	20	\$4,550.00	10	\$190.00
Safety, training, and risk management programs.	0	10	0	10	0	\$1,870.00	20	\$380.00
Quality control plan.	0	10	0	0	0	\$1,050.00	10	\$190.00
SWPPP and dust control plans.	0	5	0	0	5	\$875.00	5	\$95.00
Project Schedule	40	20	10	15	0	\$8,580.00	35	\$665.00
Design and preconstruction schedule.	20	5	5	5	0	\$3,560.00	10	\$190.00
Preliminary construction schedule.	10	10	5	10	0	\$3,445.00	20	\$380.00
Schedule updates.	10	5	0	0	0	\$1,575.00	5	\$95.00
Allowances	0	5	0	10	0	\$1,345.00	15	\$285.00
Potholing - Supervision	0	5	0	10	0	\$1,345.00	15	\$285.00
Subtotal	460	395	585	155	275	\$183,160.00	400	\$7,600.00

*Pickup trucks only to include select line items for the PM & Super.

Summary

Labor

\$183,160.00

Equipment

\$7,600.00

Total, Labor and Equipment

\$190,760.00

Allowances

Quantity

Unit

Rate

Total

Utility potholing and as-building (vacuum excavation firm)

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AL

\$8,000.00

\$8,000.00

Total (Allowances)

\$8,000.00

Total - Preconstruction GMP with Allowances

\$198,760.00