

CMAR PRECONSTRUCTION SERVICES

SCOPE OF WORK

CITY OF SAN LUIS – WEST WWTP IMPROVEMENTS

BAN-2024-11

The following is PCL's scope of services as the Construction Manager at Risk (CMAR) relative to the preconstruction services phase for the San Luis West WWTP Improvements CMAR:

Meetings & Workshops

Project Kick-off Meeting

Attend and participate in Project Kick-off meeting.

Project/Design Meetings

Attend regularly scheduled meetings with the City and engineer to provide input on site use, site improvements, selection of materials, means and methods, construction details, building systems, equipment selection, phasing, and sequencing.

Value Engineering Review Meetings

Actively participate in Value Engineering Review meetings as deemed necessary by the City.

Risk Review Coordination Meetings & Workshops

Actively participate and facilitate Risk Review(s) at each price model and GMP. PCL will develop risks identified on the project and develop contingencies and allowances associated with those risks.

Utility Coordination Meetings

Actively participate in utility coordination meetings after pothole and other site investigations.

Comment Resolution Meetings

Actively participate in meetings with the engineer and City to review constructability/bid-ability comments after design submission for the 60% Price Model and the 90% Price Model.

GMP Review/Negotiation Meetings

Participate in meetings with the engineer and City to review the GMP's after submission.

PROJECT SCHEDULE

Schedule Development

Prepare and present to City a preliminary design phase project schedule, along with updates/adjustments as needed between Price Models, with input from City and Project Designer which utilizes the Critical Path method (CPM) technique.

Develop Preliminary Construction Schedule & Phasing Plans

Transition design phase schedule to overall project schedule in association with the baseline price model and proposed phasing plans for early equipment procurement and/or construction activities and the remainder of the construction phase.

Long Lead Analysis and Recommendations

Identify long lead time materials, fabrications, equipment, submittals, or other items which may impact the Project Schedule and may require early action on the part of the Project Team including dates required for selecting and procuring such items.

DESIGN DOCUMENT REVIEWS

Value Analysis/Efficiency Analysis

Develop and submit value engineering/cost savings ideas at the 90% design milestones. Develop alternative analysis evaluations to facilitate design decisions during the preconstruction phase.

Constructability and Bid-ability Reviews

Conduct constructability and bid-ability reviews of the Construction Documents and submit comments to the City at 90% design phases.

Maintenance of Plant Operations (MOPOs)

Evaluate scope and design for tasks that have the potential to effect plant operations; lead development of planning to minimize or eliminate disruption to Owner's facilities at the 90% design phases.

Utility/Site Investigations

Develop and implement potholing activities and provide to the city and engineer. Support the engineer in clash detection and resolutions with support from PCL BIM modeler.

PRICE MODELS AND SCHEDULE OF VALUES

90% Price Model

Develop price models at the 90% design phases. The price model deliverables to include:

- Detailed Price Estimate
- Schedule
- Construction Management Plan
- Risk Matrix
- Assumptions and Clarifications
- Value Engineering Ideas
- Constructability Comments
- Site Logistics Plan
- Subcontractor/Supplier Quotes
- Power BI Price Model Presentation

Schedule of Values

PCL will prepare a Schedule of Values for review by the Project Team and approval by City.

Cash Flow Projections

PCL will prepare and submit cash flow projections upon request by City (construction phase).

SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS

Procurement Prequalification & Subcontractor Prequalification

Evaluate potential suppliers and subcontractors with respect to safety, financial capacity, ability to meet/exceed schedule, and quality to obtain adequate pool of acceptable bidders.

Subcontractor Selection Plan

Develop and submit written subcontractor selection plan (procurement plan) to outline the subcontractor selection plan prior to the beginning of the bid process. PCL will identify proposed self-perform scopes as well as time frames for solicitations and GMP submissions.

Subcontractor Bid Evaluation/Reports

Prepare and submit detailed list of recommended subcontractors and summary report of the entire selection process.

GMP PROPOSALS

Early Procurement GMP 1

Identify long-lead equipment, volatile materials or critical schedule activities that will improve schedule and develop an early GMP submission.

GMP 2 Preparation and Submission

Prepare and submit a GMP for the balance of construction based on the 100% design documents.

PAYMENT PROCEDURE FOR PRE-CONSTRUCTION SERVICES

Request for Payment

Prepare and submit monthly request for payment accompanied by a progress report and invoices for allowances (if applicable).

OUTSIDE SERVICES, ALLOWANCES, and OPTIONS

Site and Pipeline Utility Investigations (Potholing) Allowance

An allowance to perform potholing and survey services.

Electric Preconstruction Services

Electrical subcontractor support of preconstruction activities including price modeling/budgeting related to the electrical scope of the project, constructability and value engineering input, long lead equipment input, and electrical MOPO development.

PCL CONSTRUCTION, INC.
West WWTP Improvements
City of San Luis
Precon Scope of Services



Role	Rate	Meetings/Site Visits	Design Deliverable Reviews/VE/Constructability/Bid-Ability	MOPO Development	Schedule Development	Risk Matrix Development	Procurement Plan/Bid Package Development	Price Model and GMP Development	Total Hours	Total	
Precon Services											
90% Design											
Construction Manager	\$244.25	8	4		8	4		4	28	\$6,839.00	
Project Manager	\$213.88	20	4	8	4	8		8	52	\$11,121.76	
General Superintendent	\$230.88	8	16	24	16	8		16	88	\$20,317.44	
Pre-Construction Manager	\$200.51	20	16	8	4	16		24	88	\$17,644.88	
Lead Estimator	\$182.27	6	24	8		16		120	174	\$31,714.98	
Estimator(s)	\$139.75	8	16					160	184	\$25,714.00	
BIM Modeler	\$133.44		48						48	\$6,405.12	
Scheduler (by CM)	\$126.20								0	\$0.00	
90% Design Subtotal										\$119,757.18	
Early Procurement GMP 1 Development											
Construction Manager	\$244.25		4		4		4	4	16	\$3,908.00	
Project Manager	\$213.88	8	4		4		8	16	40	\$8,552.20	
General Superintendent	\$230.88	4			8			8	20	\$4,617.60	
Pre-Construction Manager	\$200.51	8	8		6		32	24	78	\$15,639.78	
Lead Estimator	\$182.27	4	8		8		32	80	132	\$24,059.64	
Estimator(s)	\$139.75	4	4					40	48	\$6,708.00	
Scheduler (by CM)	\$126.20								0	\$0.00	
Early Procurement Subtotal										\$63,488.22	
GMP 2 Balance of Construction Development											
Construction Manager	\$244.25	4	4		4	4	4	4	24	\$5,862.00	
Project Manager	\$213.88	8	4	4	4	4	4	4	32	\$6,844.16	
General Superintendent	\$230.88	4	8	8	4	4	4	4	36	\$8,311.68	
Pre-Construction Manager	\$200.51	8	8	8	4	8	24	24	84	\$16,842.84	
Lead Estimator	\$182.27	4	8	8	4	8	80	80	192	\$34,995.84	
Estimator(s)	\$139.75		8				80	80	168	\$23,478.00	
BIM Modeler	\$133.44							16	16	\$2,135.04	
Scheduler (by CM)	\$126.20								0	\$0.00	
GMP 2 Balance of Construction Development Subtotal										\$98,469.56	
Precon Services			126	196	76	82	80	272	716	1548	\$281,714.96
Total Billing											\$281,714.96
Site Potholing Allowance (20 Potholes)											\$20,000.00
Pipeline Potholing Allowance (12 Potholes)											\$30,000.00
Electrical Preconstruction Services											\$7,500.00
Total Proposal Value											\$339,214.96