

October 29th, 2021

Town of Palm Beach
Purchasing Department
Palm Beach, FL 33480

Re: Preconstruction Service Agreement for North Fire Station Renovation

This letter is establishing that the Town of Palm Beach and Hedrick Brothers Construction Co Inc., the CONTRACTOR, will be working together to perform preconstruction work associated with Interior and Exterior Renovation at North Fire Station – 300 N County Rd, Palm Beach.

1. Preconstruction Services time period – 24 Weeks – Service starts on the acceptance of this contract.
2. Hedrick Brothers as the CONTRACTOR, shall provide the following Preconstruction Services on a time and material basis: Attend and participate in site visits, create a detailed cost estimate, define detailed scope sheets, value engineering, as well as creating a construction schedule for the scope provided in the drawings and specifications. Services include a GMP estimate and schedule.
3. Hedrick Brothers as the CONTRACTOR shall assist on a time and material basis with the Temporary Trailers setup where the Trailers will be provided by the Town of Palm Beach.
4. Hedrick Brothers as the CONTRACTOR shall completely gut the interior of the building on a time and material basis to expose all structural elements as required. Prior to demolition, a mold, lead and asbestos survey will be completed and remediation if any will be provided.
5. Preconstruction and Limited Construction Services to be performed on a cost plus fee basis for the actual time & material spent plus any trades required plus a 8% Contractor's Fee and a 1.3% general liability insurance fee.
6. Preconstruction Services/Limited Construction Services will be as per the attached Schedule of Labor Rates and the attached T&M budget.

The Town of Palm Beach agrees to pay, Hedrick Brothers within 15 calendar days of receipt of pay request.

The Town of Palm Beach reserves the right to terminate this agreement at his/her own discretion at any time with a seven (7) day written notice to the CONTRACTOR. The Town of Palm Beach further agrees to pay CONTRACTOR all costs up to the date of termination.

If this proposal meets with your approval, please sign and date below, indicating your acceptance and email to Chai Banthia at cbanthia@hedrickbrothers.com. If I can be of further assistance, please contact me at (561) 718-8320 (Gene) or 561-603-5424 (Chai)

(Signature)

Gene Parker, COO and President
Luxury Residential Division

(Signature)

_____, Owner

(Date)

(Date)

**North Fire Station
24 Weeks
Time and Material Budget**

Pre-construction Progress Meetings - Bi-Weekly	Qty.	U	Unit Cost	Total
Project Executive	24.0	hr	\$155.00	\$3,720
Project Manager	24.0	hr	\$120.00	\$2,880
Estimator	48.0	hr	\$90.00	\$4,320
Estimating Coordinator / Project Administrator	48.0	hr	\$75.00	\$3,600
Project Superintendent	24.0	hr	\$100.00	\$2,400
Reproductions of Drawings	1.0	ea	\$200.00	\$200
Postage - Fed-X	1.0	ea	\$50.00	\$50
Total Pre-construction Progress Meetings				\$17,170
Plan Review/Constructability Review/50%DD Estimate	Qty.	U	Unit Cost	Total
Project Executive	40.0	hr	\$155.00	\$6,200
Project Manager	40.0	hr	\$120.00	\$4,800
Estimator	80.0	hr	\$90.00	\$7,200
Estimating Coordinator / Project Administrator	80.0	hr	\$75.00	\$6,000
Project Superintendent	40.0	hr	\$100.00	\$4,000
Reproductions of Drawings	1.0	ea	\$500.00	\$500
Postage - Fed-X	1.0	ea	\$50.00	\$50
Total Plan Review/Constructability Review/50%DD Estimate				\$28,750
Value Engineering	Qty.	U	Unit Cost	Total
Project Executive	20.0	hr	\$155.00	\$3,100
Project Manager	20.0	hr	\$120.00	\$2,400
Estimator	60.0	hr	\$90.00	\$5,400
Estimating Coordinator / Project Administrator	60.0	hr	\$75.00	\$4,500
Project Superintendent	10.0	hr	\$100.00	\$1,000
Reproductions of Drawings	1.0	ea	\$100.00	\$100
Postage - Fed-X	1.0	ea	\$0.00	\$0
Total Value Engineering				\$16,500
90% Construction Docs / GMP Estimate	Qty.	U	Unit Cost	Total
Project Executive	40.0	hr	\$155.00	\$6,200
Project Manager	80.0	hr	\$120.00	\$9,600
Estimator	120.0	hr	\$90.00	\$10,800
Estimating Coordinator / Project Administrator	120.0	hr	\$60.00	\$7,200
Project Superintendent	40.0	hr	\$100.00	\$4,000
Reproductions of Drawings	1.0	ea	\$500.00	\$500
Postage - Fed-X	1.0	ea	\$100.00	\$100
Total 90% Construction Docs / GMP Estimate				\$38,400
Project Schedule - Preliminary and GMP	Qty.	U	Unit Cost	Total
Project Executive	10.0	hr	\$155.00	\$1,550
Project Manager	40.0	hr	\$120.00	\$4,800
Estimator	10.0	hr	\$90.00	\$900
Estimating Coordinator / Project Administrator	5.0	hr	\$60.00	\$300
Project Superintendent	40.0	hr	\$100.00	\$4,000
Reproductions of Drawings	1.0	ea	\$100.00	\$100
Postage - Fed-X	1.0	ea	\$0.00	\$0
Total Preliminary and GMP Schedule				\$11,650
Interior Demolition & Trailer Set Up Allowance	Qty.	U	Unit Cost	Total
Temporary Trailer Setup - Electrical Utilities Hookups	1.0	ls	\$50,000.00	\$50,000
Temporary Trailer Setup - Plumbing Utilities Hookups, Hose Bibs, Safe Offs, Sanitary Connects	1.0	ls	\$15,000.00	\$15,000
Temporary Trailer Setup - ATT, Comcast Setup	1.0	ls	\$10,000.00	\$10,000
Fencing for Trailer with Sliding Gate	1.0	ls	\$20,000.00	\$20,000
Concrete Barriers (20) - 2'x6'	1.0	ls	\$5,000.00	\$5,000
Fire Station Car Port - 25'x25'x13', steel painted columns, concrete footings	1.0	ls	\$40,000.00	\$40,000
Temporary Ligthing in Trailer Area	1.0	ls	\$2,500.00	\$2,500
Removal of Landscaping, Poles, Other Obstructions for Trailer Install	1.0	ls	\$15,000.00	\$15,000
Concrete trenching as required for utilities	1.0	ls	\$3,500.00	\$3,500
Interior Gut - All surfaces exposed to reveal structure, all interior walls and ceilings removed. Windows, Doors, Roof to stay. Any items to be saved will be removed by the Town.	1.0	ls	\$100,000.00	\$100,000
Building Safeoffs	1.0	ls	\$5,000.00	\$5,000

**PRECONSTRUCTION
AGREEMENT PRICING
North Fire Station
24 Weeks
Time and Material Budget**

10/29/2021

Lead, Mold, Asbestos Inspection	1.0	ls	\$3,500.00	\$3,500
Lead, Mold, Asbestos Remediation	1.0	ls	\$25,000.00	\$25,000
Site Fencing	1.0	ls	\$15,000.00	\$15,000
Silt Fence	1.0	ls	\$1,500.00	\$1,500
Roof Lids after Equipment Removal	1.0	ls	\$3,500.00	\$3,500
Estimation	1.0	ls	\$2,500.00	\$2,500
Project Management - PE (5hr/wk), PM (20hr/wk) , PA (40hr/wk)	12.0	wk	\$6,175.00	\$74,100
Working Superintendent + Carpenter + Labor + Tools and Equipment	12.0	wk	\$8,000.00	\$96,000
Jobsite Consumables	12.0	wk	\$500.00	\$6,000
Temporary Toilets	3.0	mo	\$300.00	\$900
Temporary AC, Power, Water for Demolition	1.0	ls	\$2,500.00	\$2,500
Toilet Enclosures	2.0	ls	\$2,500.00	\$5,000
Parking and Van Driver - 10 Offsite spots (\$85/spot) , Van Driver 20hr/wk (\$90/hr including Van)	3.0	mon	\$8,050.00	\$24,150
Dumpsters	10.0	ea	\$550.00	\$5,500
Final Cleanup	1.0	ls	\$7,500.00	\$7,500
Construction Safety	12.0	wk	\$250.00	\$3,000
Total Exploratory Work & Limited Construction Services				\$541,650

Total Pre-construction Progress Meetings				\$17,170
Total Plan Review/Constructability Review/50%DD Estimate				\$28,750
Total Value Engineering				\$16,500
Total 90% Construction Docs / GMP Estimate				\$38,400
Total Preliminary and GMP Schedule				\$11,650
Total Exploratory Work & Limited Construction Services				\$541,650
Total Preconstruction Subtotal				\$654,120
Contractor's Fee			8.00%	\$52,330
Insurance			1.30%	\$9,184
Total Preconstruction				\$715,633

Note: Precon costs will adjust up or down depending on time incurred during development. The Building Information Modeling (BIM) including Laser Scanning Budget will be given in the 90% Construction Documents Pricing. This is a Time and Material Budget. Any major utilities relocates for trailer setup are TBD.

Exhibit B: Schedule of Labor Rates



HEDRICK BROTHERS
C O N S T R U C T I O N

Schedule of Labor Rates

<u>Position</u>	<u>Rate</u>	<u>Unit</u>
Preconstruction Services	\$131.00	Hour
Senior Estimator	\$120.00	Hour
Estimator	\$90.00	Hour
Estimating Coordinator	\$60.00	Hour
Project Executive	\$155.00	Hour
Senior Project Manager	\$125.00	Hour
Project Manager - Level 3	\$120.00	Hour
Project Manager - Level 2	\$116.00	Hour
Project Manager - Level 1	\$100.00	Hour
Assistant Project Manager	\$85.00	Hour
Project Administrator	\$75.00	Hour
Project Coordinator	\$60.00	Hour
Controller	\$84.00	Hour
Accounting	\$45.00	Hour
Superintendent – Level 3	\$100.00	Hour
Superintendent – Level 2	\$82.00	Hour
Superintendent – Level 1	\$76.00	Hour
Assistant Superintendent	\$70.00	Hour
Safety Inspector	\$56.00	Hour
Foreman	\$60.00	Hour
Leadman	\$55.00	Hour
Trim Carpenter	\$55.00	Hour
Carpenter	\$45.00	Hour
Apprentice	\$35.00	Hour
Laborer	\$30.00	Hour
Truck Driver	\$40.00	Hour
Permit Expeditor	\$60.00	Hour
Information Technology (IT)	\$75.00	Hour