



PRE-CON FEE PROPOSAL

City of Oakland Park - Glenwood Garden

ESTIMATE NO./REF. 022426-PreCon
 LOCATION/OWNER: City of Oakland Park
 DATE: February 24, 2026

Project Description:

Scope assumed to include, but not limited to, civil infrastructure and public amenities such as a elevated boardwalks/walkways, gathering areas, garden paths, water feature, vinyl fencing, decorative block wall and other landscape enhancements designed to improve community use and connectivity.

Task 1 Pre-Construction Services		
1	Review Owner's goals and priorities.	Included
2	Review Owner's overall Project Budget.	Included
3	Review Owner's time schedule.	Included
4	Develop an overall management plan and CPM Management Schedule of critical design and construction dates in order to accomplish the stated objective.	Included
Task 2 Schematic Design Review Services (30%)		
1	Monitor evolving design and make suggestions with regard to equipment, material and systems selections.	Included
2	Consult with the Owner and Architect on means and methods of construction.	Included
3	Review 30% design documents.	Included
4	Prepare line item estimate to verify budget.	Included
5	Prepare a preliminary design and schedule.	Included
Task 3. Design Development Review Services (60%)		
1	Review the design development documents.	Included
2	Prepare a detailed estimate based on available design drawing in a subcontractor bid format to insure that the project is within budget.	Included
3	Analyze the project for potential alternative equipment, material, and systems selections for cost savings.	Included
4	Review project Constructability.	Included
5	Review and update the CPM schedule.	Included
6	Discuss project with subcontractors and material suppliers to determine workloads, bonding capacity, availability, worker/mechanic availability, etc. and to develop interest in project, intent in bidding the work, and fine tuning the time schedule to provide best possible time to receive bids and construct the project.	Included
Task 4. Construction Documents Review Services (90%)		
1	Start GMP based on 90% drawings. Recommend any changes to stay within the Owner's budget and schedule.	Included
2	Review the drawings and specifications and make comments and suggestions.	Included
3	Review and update CPM construction schedule.	Included
Task 5 GMP (100%)		
1	Finalize GMP and preparation of all documents needed to execute a formal construction agreement.	Included
2	Develop a detailed CPM construction schedule.	Included
Sub-Total (Task 1 - 5)		\$30,000.00
Misc. Costs & Other Services (based on actual expenses - No Mark-ups)		
1	Misc. Office Supplies	\$200.00
2	Travel Expenses	\$800.00
3	Reproduction & Photos	\$1,000.00
4	Misc. Contingency (Utilities Locates, GPR, Potholing, etc.)	\$15,000.00
Sub Total (Misc.)		\$17,000.00
PROPOSED FEE LUMP SUM TOTAL		\$47,000.00

State Contracting & Engineering Corp., Adrian Viera

CM/GC Firm

Reviewed by:

City of Oakland Park

2/24/2026

Date

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