



SCEC
State Contracting & Engineering Corporation

EARLY RELEASE PACKAGE

Construction Management (CM) at Risk Services

City of Hollywood

Hollywood Beach Golf Course

DCM-19-001194

Issue: 06/14/24

5391 N. Nob Hill Rd.

Sunrise, FL 33351

P: 954.923.4747

Contact: Adrian Viera

aviera@statecontracting.com



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06/14/2024

Ms. Elisa Iglesia
City of Hollywood
Design & Construction Management
PO Box 229405
Hollywood, FL 33022

**RE: Construction Management (CM) at Risk Services on Continuing Contract
City of Hollywood –Hollywood Beach Golf Course
Preconstruction Budget
Project #DCM 19-001194**

Dear Ms. Iglesias:

As requested, SCEC has analyzed the project and the key components that have an impact on the golf course construction, along with all long lead items that could impact the Clubhouse and Maintenance building components.

Attached is a detailed summary of all items of work that will impact the overall duration of the project and prevent delays. SCEC understands that no work under this proposal will be spent without the written consent of the City and with appropriate backup for costs.

Our final GMP proposal will include all costs identified in this initial package, and all accounting will be provided to the satisfaction of the City.

We look forward to working with the City of Hollywood on this project and completing this project successfully.

Thank you for the opportunity.

Sincerely,

State Contracting & Engineering Corp.



Paul A. Carty, LEED AP BD+C
President



City of Hollywood: Hollywood Beach Gold Course

ESTIMATE NO./REF. EARLY RELEASE
 PROJECT NUMBER: DCM-19-001194
 LOCATION/OWNER: Hollywood, FL / City Of Hollywood
 GMP DATE: TBD

1	2	3	4	5	6
Div. No.	CSI Cost Code	Bid Package	Description of Work	Bid Amount	Name of Bidder
Division 01 - General Requirements					
01	01 00 00	01100	✓ General Conditions	75,305	SCEC
01	-	-	✓ General Requirements	15,000	SCEC
01	-	00360	✓ City Permits	-	by Owner
01	-	02210	✓ BIM	35,000	Allowance
Division 02 - Existing Conditions					
02	02 40 00	02220	✓ Site Demolition	-	w/ Site Earthwork
Division 11 - Equipment					
11	11 12 00	11140	✓ Fuel Tanks	10,000	Allowance
Division 13 - Special Construction					
13	13 00 00	-	✓ Metal Building	50,000	Allowance
Division 26 - Electrical					
26	26 00 00	16050	✓ Electrical	45,000	Allowance
Division 31 - Earthwork					
31	31 00 00	02300	✓ Earthwork	600,000	Allowance
31	31 10 00	02370	✓ Erosion & Sedimentation Controls	15,000	Allowance
Division 33 - Utilities					
33	33 00 00	02500	✓ Site Utilities (Drainage, Sewer, Water Domestic/Fire)	-	w/ Site Earthwork
Sub Total Direct Cost =				845,305	
OWNER'S CONTINGENCY				0.000%	0
GENERAL LIABILITY INSURANCE				1.350%	11,412
BUILDERS RISK INSURANCE				-	0 Not Included
SUB TOTAL WITH INSURANCE					856,717
BOND				1.088%	9,317
SUB TOTAL WITH BOND					866,034
CM FEE				6.000%	51,962
SUB TOTAL WITH FEE					917,996
GMP Total =					917,996



CM Staffing + General Conditions & Requirements

City of Hollywood: Hollywood Beach Gold Course

ESTIMATE NO./REF. EARLY RELEASE
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1	2	3	4	5	6	7	8	9	10	11
Div. No.	CSI Cost Code	Enter Quantity	Unit	Description of Work	Unit Cost				Total Unit w/Tax & Burden	TOTAL
Construction Phase Fee (CM Staff)										
01	01 30 00	4	Week	Project Executive	5,100.00				5,100.00	\$ 20,400
01	01 30 05	4	Week	Project Manager	3,180.00				3,180.00	\$ 12,720
01	01 30 15	4	Week	APM/Project Engineer	2,650.00				2,650.00	\$ 10,600
01	01 30 20	5	Week	Superintendent	3,375.00				3,375.00	\$ 16,875
01	01 30 25	0	Week	Assistant Superintendent	2,835.00				2,835.00	\$ -
01	01 30 30	2	Week	Project Coordinator	1,890.00				1,890.00	\$ 3,780
01	01 30 35	2	Week	Project Accountant	2,565.00				2,565.00	\$ 5,130
01	01 30 40	2	Week	Safety/Quality Control	2,900.00				2,900.00	\$ 5,800
Subtotal Direct Supervision CM Staff										\$ 75,305

**CITY OF HOLLYWOOD, FLORIDA
RFP-171-24-WV CMAR SERVICES FOR THE HOLLYWOOD BEACH CLUBHOUSE/COMMUNITY
CENTER PROJECT**

**FORM B
Construction Manager Fee Proposal**

Proposers should provide fees as outline below for Preconstruction and Construction Management Services. Use the following assumptions for your proposed fees;

- Project design is complete and permitted.
- See Attachment C for Design drawings and specifications.
- Preconstruction services as per Section III Scope of Services.
- City will be ready to begin construction upon GMP acceptance and City Commission Approval.
- The fees will be based on an estimated construction cost of \$6,000,000.00
- Estimated construction schedule 12 months to substantial completion.
- See CMAR Phase I and Phase II Sample Contracts Attached to RFP.

Phase I Pre-Construction Phase

Lump Sum Fee: \$ 25,000

Builder's Risk Quote \$ 47,000

Phase II Construction Phase

General Construction Manager's Fee: % 6.0

Change Order Fee: % 10

General Conditions % 9.5

General Liability Insurance Rate % 1.35

Payment and Performance Bond % 0.87

*Subcontractor Default Insurance % 0.00

*In the event your firm offers subcontractor default insurance, provide your proposed rate for consideration.


SIGNATURE

Paul Carty, President
PRINTED NAME

State Contracting & Engineering Corp.
COMPANY OF NAME

3/12/2024
DATE

The following outlines the documents and general qualifications of our Budget.

Budget Estimate Documents as follows:

Plans prepared by Bermello Ajamil & Partners, Inc dated 10/13/2023 + R2 02/14/2024 + Civil R4 06/07/2024

Scope of Work:

General Conditions and General Requirements:

SCEC Will coordinate all efforts in this phase of work and will provide detailed backup for all costs incurred including accounting of all hours expended. The attached unit costs will be used for billing purposes. All completed work will be included with approved markup added in accordance with RFP Exhibit B.

Metal Building:

There is a significant time needed from award of a metal building for all engineering, drawings, and permitting to be completed in order to release for fabrication. SCEC will coordinate with the low metal building subcontractor and once approved by the City, will proceed with a contract for the engineering and drawing phase of work.

Civil Utilities:

It is critical to the golf course construction that the new water, fire, and sewer lines between the existing maintenance building and Johnson Street be completed in the September timeframe. To achieve this goal, SCEC will expedite bids for all site work and utilities, and will then contract for the following items to be expedited:

- 1) Complete all submittals and shop drawings.
- 2) Procure the materials for the above-referenced portion of the work.
- 3) Contract for the labor and equipment to install the above-referenced portion of work.

Switchgear and Light Fixtures:

Proceed with contract execution to allow for all submittals on switchgear and light fixtures.

Earthwork:

Authorize the early release of earthwork, including surveying, clearing, and building pads, to prepare the site for construction.

Fuel Tank:

Authorize expediting of fuel tank submittal to release as a long lead item.

BIM and Shop Drawings for MEP on Clubhouse:

Authorize cost for SCEC to proceed with BIM modeling and shop drawing from fire sprinklers, electrical layout, ductwork, and structure ahead of award of all trade contracts. This will reduce the time needed once subcontractors are all contracted.