Project Scope

This Phase of Downtown Pompano Beach entails providing all labor, equipment, tools, and materials necessary to construct a new City Hall & Parking Deck. The scope of work includes, but is not limited to, sitework, landscaping & irrigation, hardscape, utilities, building foundations, concrete, masonry, structural steel, mechanical, plumbing, electrical, interior build-out, shade structure and site lighting.

Pricing should be formatted using the Construction Specifications Institute (CSI) Codes with quantities and unit pricing provided as applicable. Pricing should be broken out for the City Hall, Parking Deck and Sitework/Landscape/Hardscape, refer to attached spreadsheets. CSI Codes should be expanded as appropriate. Indirect costs may be allocated on a percentage basis across all three.

Direct Costs

01 **General Requirements** – Contractor shall be responsible for providing all on-site temporary facilities and services for their personnel and equipment.

02 **Existing Conditions** – Contractor to provide selective demolition as shown on Keith Engineering Civil Drawings.

03 **Concrete** – Contractor scope to include all concrete per Civil, Architectural, Structural, and Hardscape Drawings (RFP) Drawings.

04 **Masonry** – Contractor scope to include all masonry shown on RFP Drawings.

05 **Metals** – Contractor to provide all scope in Division 05 as shown on RFP Drawings.

06 **Wood, Plastics & Composites** – Contractor to provide all Architectural built-in casework, cabinets on plans including but not limited to security desk, one-stop shop lobby, breakroom cabinets, and Commission Dais.

07 **Thermal & Moisture Protection** – Contractor to provide scope as shown per RFP Drawings and Specifications.

08 **Openings** – Contractor to provide scope as shown on RFP Drawings and Specifications.

09 **Finishes** - Contractor to provide scope as shown on RFP Drawings and Specifications.

10 **Specialties** - Contractor to provide line-item pricing for all specified specialty items.

11 **Equipment** – Specification Section 111300 Loading Dock Equipment Not Required. Section 113013 – Residential Appliances furnished by Owner installed by Contractor. Contractor to provide Fall Arrest Safety Anchors as specified in 118124.

12 **Furnishings** – All furniture shown on plans to be provided by Owner including workstations, office desks, meeting room tables, chairs, Commission Chamber Chairs. Section 124813 Entrance Floor Mats NOT USED. Roll-Up mats furnished by Owner.

13 **Special Construction** – Section 131213 – Exterior Fountains Not Required. Section 133100 – Tensile Membrane Structures to be priced as option for canopy between City Hall & Parking Deck

14 **Conveying Equipment** – Contractor to Provide Scope as shown in Section 142123 – MRL Traction Elevators

21 **Fire Suppression** – Contractor to provide Scope as shown in RFP Drawings and Specifications

22 **Plumbing** - Contractor to provide Scope as shown in RFP Drawings and Specifications

23 **HVAC** - Contractor to provide Scope as shown in RFP Drawings and Specifications

26 **Electrical** - Contractor to provide Scope as shown in RFP Drawings and Specifications

27 **Communications (AV/TC)** – Contractor to provide Grounding and Bonding, Pathways, Hangers and Supports, Cable Trays, Underground Pathways and Structures, Sleeves and Sleeve Seals, Identification Systems, Equipment Room Fittings, Racks Frames and Enclosures, Backbone Cabling, Horizontal Cabling as outlined in Project Specifications. All Video Monitors & Telecommunications equipment and servers to be provided by Owner.

28 **Electronic Security & Safety** – Contractor to provide Scope as shown in RFP Drawings and Specifications.

31 **Earthwork** – Contractor to provide all scope as shown on Keith Engineering Drawings dated February 2026. Quantity and unit pricing should be provided.

32 **Exterior Improvements** – Contractor to provide all scope as shown in RFP Drawings and Specifications.

33 **Utilities** – Contractor to provide all scope as shown in RFP Drawings and Specifications.

Indirect Costs
Construction Contingency – Contractor to include percent contingency of estimated hard costs.
Permits – Building Permit by Owner. All trade permits by Contractor.

Builders Risk Insurance – Contractor to provide quote for Builders Risk Insurance.

CM Preconstruction Services – Provide monthly allowance for four months of Preconstruction Services.

CM General Conditions
Subcontractor Default Insurance
Payment & Performance Bond
CM Fee
CM Insurance

Voluntary Alternates – Contractor may provide voluntary alternates based on costs savings, schedule constraints as appropriate.

Downtown Pompano Beach
Constrution Cost Estimate - City Hall
Date

CSI #	Division	Quantity	Unit	Unit Cost	Total Cost
01	General Requirements				$ -
02	Existing Conditions				$ -
03	Concrete				$ -
04	Masonry				$ -
05	Metals				$ -
06	Wood, Plastics & Composites				$ -
07	Thermal & Moisture Protection				$ -
08	Openings				$ -
09	Finishes				$ -
10	Specialties				$ -
11	Equipment				$ -
12	Furnishings				$ -
13	Special Construction				$ -
14	Conveying Equipment				$ -
21	Fire Suppression				$ -
22	Plumbing				$ -
23	HVAC				$ -
26	Electrical				$ -
28	Electronic Security & Safety				$ -
31	Earthwork				$ -
32	Exterior Improvements				$ -
33	Utilities				$ -
Subtotal Direct Costs					**$ -**

Indirect Costs		**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
	Construction Contingency				$ -
	Permits				$ -
	Builders Risk Insurance				$ -
	CM Preconstruction Services				$ -
	CM General Conditions				$ -
	Subcontractor Default Insurance				$ -
	Payment & Performance Bond				$ -
	CM Fee				$ -
	CM Insurance				$ -
Subtotal Indirect Costs					**$ -**
Total Construction Cost					**$ -**

Voluntary Alternates	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**

Downtown Pompano Beach
Constrution Cost Estimate - Parking Deck
Date

CSI #	Division	Quantity	Unit	Unit Cost	Total Cost
01	General Requirements				$ -
02	Existing Conditions				$ -
03	Concrete				$ -
04	Masonry				$ -
05	Metals				$ -
06	Wood, Plastics & Composites				$ -
07	Thermal & Moisture Protection				$ -
08	Openings				$ -
09	Finishes				$ -
10	Specialties				$ -
11	Equipment				$ -
12	Furnishings				$ -
13	Special Construction				$ -
14	Conveying Equipment				$ -
21	Fire Suppression				$ -
22	Plumbing				$ -
23	HVAC				$ -
26	Electrical				$ -
28	Electronic Security & Safety				$ -
31	Earthwork				$ -
32	Exterior Improvements				$ -
33	Utilities				$ -
Subtotal Direct Costs					**$ -**

Indirect Costs	Quantity	Unit	Unit Cost	Total Cost
Construction Contingency				$ -
Permits				$ -
Builders Risk Insurance				$ -
CM Preconstruction Services				$ -
CM General Conditions				$ -
Subcontractor Default Insurance				$ -
Payment & Performance Bond				$ -
CM Fee				$ -
CM Insurance				$ -
Subtotal Indirect Costs				**$ -**
Total Construction Cost				**$ -**

Voluntary Alternates	Quantity	Unit	Unit Cost	Total Cost

Downtown Pompano Beach
Constrution Cost Estimate - Sitework
Date

CSI #	Division	Quantity	Unit	Unit Cost	Total Cost
01	General Requirements				$ -
02	Existing Conditions				$ -
03	Concrete				$ -
04	Masonry				$ -
05	Metals				$ -
06	Wood, Plastics & Composites				$ -
07	Thermal & Moisture Protection				$ -
08	Openings				$ -
09	Finishes				$ -
10	Specialties				$ -
11	Equipment				$ -
12	Furnishings				$ -
13	Special Construction				$ -
14	Conveying Equipment				$ -
21	Fire Suppression				$ -
22	Plumbing				$ -
23	HVAC				$ -
26	Electrical				$ -
28	Electronic Security & Safety				$ -
31	Earthwork				$ -
32	Exterior Improvements/Landscaping				$ -
33	Utilities				$ -
Subtotal Direct Costs					**$ -**

Indirect Costs	Quantity	Unit	Unit Cost	Total Cost
Construction Contingency				$ -
Permits				$ -
Builders Risk Insurance				$ -
CM Preconstruction Services				$ -
CM General Conditions				$ -
Subcontractor Default Insurance				$ -
Payment & Performance Bond				$ -
CM Fee				$ -
CM Insurance				$ -
Subtotal Indirect Costs				**$ -**
Total Construction Cost				**$ -**

Voluntary Alternates	Quantity	Unit	Unit Cost	Total Cost