

NAUTILUS PRE-CONSTRUCTION SCOPE OF WORK

We propose to perform the following services related to the design development, coordination, permitting, bidding and planning of the Parking Structure Project, as follows:

- Review of all Parking Structure Conceptual plans and geotechnical reports.
- Speak and/or meet with each of the aforementioned design professionals or engineers, as needed and appropriate, to solicit their additional thoughts and input.
- Solicit additional professional engineering proposals as necessary or desired by the Association.
- Coordinate and manage the design work of the architects and engineers. Establish milestones dates and track progress.
- Assist the engineering professional as necessary with quantification and constructability input. Provide value-engineering of design alternatives with cost advice on each recommendation.
- During the development phase (45% complete drawings), prepare an initial preliminary construction budget based on the design development plan sets for review and input from the Association.
- Participate in two (2) 2-hour sessions at the site for meetings with the Association for feedback and discussion on the design.
- Once the design has been finalized, coordinate and process permitting of construction drawings with the City Building Department.
- Conduct onsite job walks and competitively bid components of the work to multiple qualified vendors in each major trade (demo, concrete, electrical, roofing, etc.).
- Vet/qualify all bids, share in open-book fashion with the Association and their advisor(s), compare in an apples-to-apples fashion and make recommendations to the Board.
- Prepare a phased construction schedule.