Exhibit C -
Preconstruction Scope of Services
City of Lincolnton
Lincolnton Public Service Center
May 20th, 2024

PRECONSTRUCTION SERVICES (From June 2024 to May 2025):
Scope of services will include but not be limited to the following activities:

General Preconstruction Services at Each Phase of Design

Programming and Conceptual Pricing

- Coordination meetings with the City and Design Team
- High level conceptual pricing exercises and planning

Schematic Design

- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Programming review and verification
- Develop a project schedule with design milestones, budget milestones, authorities having jurisdiction review and approvals, owner activities, and high-level construction activities and milestones
- Quantity take off and unit cost pricing analysis
- Schematic design estimate
- Clarifications to estimate
- Value engineering review and workshop with owner and designer
- Reconcile estimate with independent professional construction cost estimator hired by others
- High level constructability review
- Facilitate estimate review meeting and refine the estimate based on team comments
- Establish Project Collaborative website for the Project Team to utilize and share information

Design Development

- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
  - Discuss initial topics, open and action items, new items, design related items, Owner related items, preconstruction and construction related items. Schedule updates and constant budget impact discussions
- Schedule updates and coordination of Long Lead materials and components
- Product and system analysis with recommendations
- Design development budget update and estimate
  - Quantity take-off and unit cost pricing analysis
  - Solicit key trades for current market pricing as needed
  - Clarifications to estimate
  - Reconcile estimate with independent professional construction cost estimator if hired by others

        - Reconcile estimate with the Project Team
        - Facilitate estimate review meeting and refine the estimate based on team comments
        - Value engineering review and workshop with owner and designer
            - Analyze products and building systems and make recommendations
    - Identify and create bidding Trade Packages
    - Develop initial Site Logistics and Phasing Plans
    - Constructability Review
        - Verify items from Schematic Design
        - Create and coordinate new items with the project team
    - Edifice will identify and track preferred alternates the owner and project have deemed necessary. Edifice will assist with preparation of the project documents in conjunction preferred alternates that require board of commissioner's approval.

Construction Documents

- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
    - Discuss initial topics, open and action items, new items, design related items, Owner related items, preconstruction and construction related items. Schedule updates and constant budget impact discussions
- Start prequalifying trade contractor
- Schedule the Project Outreach and Information meeting
- Schedule updates and coordination of Long Lead materials and components
- Construction document budget update and estimate
    - Quantity take-off and unit cost pricing analysis
    - Verify value engineering from design development and create, analyze, and agree on new ideas
        - Design quality control and/or VE workshop with owner and designer
    - Clarifications to estimate
    - Perform quality control review of construction documents
    - Conduct estimate review meeting and refine cost estimate based on feedback
- Constructability review and verification of Design Development Constructability review items
- Start creating the detailed construction schedule milestones
- Finalize the Site Logistics and Phasing Plans
- Coordinate a Site-Specific Safety Plan with Chris Gates – Edifice Corporate Safety Director
- Edifice will identify and track preferred alternates the owner and project have deemed necessary. Edifice will assist with preparation of the project documents in conjunction preferred alternates that require board of commissioner's approval.

- **Prequalification of Trade Contractors**
    - Establish a prequalification process to ensure that all City prequalification policies are adhered to, and project-specific criteria is included.
    - Tailor bid packages for the benefit of the project in terms of available resources and funding
    - Advertise trade package opportunities for those interested in prequalifying to bid the project
        - Occurs at end of Design Development and/or beginning of Construction Documents
    - Edifice will work with the City & Becker Morgan Group on the Prequalification process making sure all policies are followed and project specific criteria is included
        - Outreach Sessions will be held to help advertise and promote interest in the project

- Describe prequalification process at Outreach Sessions
- Target local qualified subcontractor participation

- The City and Edifice will work together to develop the list of Prequalified Trade Contractors in concert with the G.S. 143-135.8 Prequalification and 143-128.1 Construction Management at Risk Contracts
- All City requirements for MWBE or HUB participation will be followed
- Get approval from the City and the Prequalification Committee (if applicable) for recommended prequalified bidders
  - The Prequalification Committee can be members of the Project Team
- Only prequalified trade contractors will be allowed to bid the project
- Create and establish the formal and informal trade packages for bidding

Public Bid Process

- Advertise the project for bid to all prequalified trade contractors
- Create a Bid Package Manual outlining scopes of work for each trade package and instructions to bidders applicable to the project
- Conduct an open, competitive public bid process for all trade packages
- Offer and provide Minority, MWBE, and/or HUB firms assistance during the bidding phase
- Notify Prequalified Bidders of pre-bid meeting and bid date
- Conduct Pre-Bid meeting
- Hold the bid opening in a public location at a City facility or on a Project Team location.
- Provide feedback to any unsuccessful bidders
- Edifice will work in concert with the City and the Designers on all the necessary requirements related to the bid opening
- G.S. 143-129 Procedure for Letting of Public Contracts will be followed
- All requirements for Minority, MWBE and/or HUB participation will be followed
- Post Bid meetings with all apparent low, responsive, responsible trade contractors will be held to determine the authenticity and accuracy of bids
- Award 1st Tier Contracts and engage in the contract process
- Report actual Minority, MWBE and/or HUB participation vs. Goals
- Report actual Local participation numbers internally to the City as requested
- Manage bid tab to include all necessary project preferred alternates.

- **Guaranteed Maximum Price Amendment(s)**
  - Once Post Bid Meetings are finalized and apparent low bidders are determined, a Guaranteed Maximum Price (GMP) Proposal will be put together
  - The GMP Proposal will then become part of the Guaranteed Maximum Price Amendment to the original contract

- **Contract**
  - The AIA A133 – 2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor along with the AIA A201 – 2017 General Conditions of the Contract for Construction are being utilized
  - The value of Preconstruction Services will be the initial contract value. Construction services will be added when the Guaranteed Maximum Price is determined through an Amendment to the contract