



1368 SPALDING RD., STE. C, DUNEDIN, FL 34698-5039 | P: (727) 733-5558 | F: (727) 738-8225 | LICENSE: # CG-CO18550

Monday, December 8, 2025

To:

City of Pinellas Park
8000 60th Street
Pinellas Park, FL 33781

Kyle Arrison, Transportation, Stormwater and Construction Service Director, Public Works Department
karrison@pinellaspark.com / 727.369.5621 / 727.369.5621

Rosanna Hany, Procurement Director
purchasing@pinellas-park.com / 727.369.5713

RE: Preconstruction Services for Davis Commons Park

Mr. Arrison,

We are pleased to submit our proposal for preconstruction work at Davis Commons Park, allowing us to work with both your team and Transystems Gannett Fleming in the beginning stages of this endeavor. The following is information pertaining to our preconstruction services associated with this project. A separate proposal will be necessary to undertake Construction Services.

Overview

City Project Team

- Kyle Arrison, Director of Construction Services
- Dylan Luke, Construction Services Supervisor
- Ken Rush, Facilities Project Manager

Design Professionals

- Marc Tolliver, Project Architect / Transystems Gannett Fleming

General

- The plans are at the 60% phase; design development drawings is available, however final details such as site lighting, and architectural design for building components are still in development. Both Civil and Architectural are driving forces for the GMP. Design team will provide.



- General Scope of Work consists of ingress / egress improvements, earthwork, stormwater sewer infrastructure, demolition of existing improvements, utility extensions, paving improvements, a splash pad, playground, pavilions, "Festival Street," a band shell, storage structures, landscaping and irrigation improvements.

At the time of execution of this contract, all the above features have not been fully decided upon. To accomplish the project goals, the following deliverables will be executed by Bandes:

Methodology

1. Provide an extra layer of oversight on the design process. We will monitor the architect's progress and provide weekly follow-ups. We will make sure the timeframes for their deliverables are met. We will provide oversight to make sure the architect, engineers, and other vendors such as interior designers or furniture suppliers are all being coordinated with each other.
2. Provide oversight, coordination, and on-site information-gathering for the civil engineer. We will ensure proper surveying, geotechnical testing, and special civil conditions are being satisfied.
3. We will generate a budget based on the existing 60% plans and communicate our review of the drawings as quickly as possible. After that, we will generate a budget at the 90% mark.
4. Analyze big-picture constructability, such as the overall site design and structure of the vertical improvements. We will provide input on the cost-effective way to design different elements of the project and keep costs in check as design is developed.
5. We will submit for City and permits, or work with the architects and engineers who submit for permit, as early as possible to avoid permitting delays.
6. Produce schedules for both the preconstruction and construction portion of the work periodically – either every two weeks or every month – to keep all parties informed and on-task.

Pre-Construction Services

- Construction and/or Development Budget Creation and Tracking
 - Design Development Design Budget (60%)
 - Summary level in-house budget
 - Follows design, development drawings and outline Specifications



- Construction Drawing Estimate (90%)
 - Fully detailed estimate compiled from competitive bids from pre-qualified subcontractors and suppliers
 - Allows for creation of contract prices and exhibits such as alternates and allowances
- Scheduling and Planning
 - Schematic / Design Development
 - Provide summary level construction schedule with input from Bandes Constructions Scheduling team, General Superintendent and other operations staff as needed
 - Construction Drawings
 - Provide complete fully detailed construction schedule and contract exhibit
 - Phasing and Logistics Plan
 - Provide a phased plan for construction of the project. Plans are to include limits of construction, temporary fencing, staging areas, laydown areas, logistics, and proposed trailer locations.
- Design Document/Constructability Review
 - Provide active feedback to design team and client relating to constructability and impacts to project budget and schedule
 - Provide recommendations relating to code compliance, utility coordination, permitting and other external stakeholders.
 - Provide Constructability Review Report to include pre-construction RFI's to be incorporated into the documents by the design team prior to completion of construction plans.
- Value Engineering
 - Provided throughout design development (Reports to be provided at 60%, & 90%)
 - Additional VE recommendations provided once discussed with vendor base once sufficient detail is available
- Bidder Pre-qualification

Anticipated Preconstruction Schedule

The anticipated duration for preconstruction services is one hundred and twenty days (4 months). It is possible, due to preconstruction coordinating, budget requirements, or permitting hurdles, that the preconstruction period would last longer than 4 months.

Cost

Our cost for the above services is \$0.



Excluded Items

Bandes shall not undertake the awarding of subcontracts, the commencement of active construction work, or the procurement of materials or services not covered in this agreement. Bandes is not responsible for engaging or paying architects or engineers or procuring bonds and insurance until active construction begins.

Additional exclusions to include:

- Permit fees (to be paid by owner)
- Any other governmental fees
- All costs related to construction

If investigative demolition, testing, or other physical hands-on work is required, they will be an additional cost. It is likely that Pinellas Park will need to engage other vendors to complete the preconstruction phase, such as surveying, geotechnical testing, or asbestos testing. Bandes can either engage these vendors under their own umbrella and bill Pinellas Park with a **14%** fee, or the City can engage them directly. There are some advantages and disadvantages to either approach.

When it comes times for active construction work, a separate agreement must be reached between Bandes and the City. At 90% documents, we will work with you to finalize that contract.

Thank you for considering our firm for the preconstruction phase on this project. The nature of this work is that there are many unknowns, in terms of scope, timeline, and cost. We believe we can help guide you towards the right course that serves the City for years to come.

Sincerely,

Jillian Bandes

President

Bandes Construction Company, Inc.

1368 Spalding Road, Dunedin. FL 34698

(727) 733-5558 | jillian.Bandes@bandesconstruction.com