



October 15, 2024

City of Mountain Home  
160 South 3<sup>rd</sup> East  
Mountain Home, (D 83647

**RE: Proposal for Pre-Construction Services  
MOUNTAIN HOME RAILROAD PARK PLAZA**

Dear Mayor:

Guho Corp ("Guho") respectfully submits this proposal to the City of Mountain Home ("City") for the Pre-Construction Services related to the **Railroad Park Plaza** ("Project"). Guho proposes providing these services to CITY as part of the broader Construction Manager/ General Contractor ("CM/GC") scope of services Guho intends to perform for CITY to construct the project.

**Description of Services**

The Pre-Construction Services for the Project will generally consist of the following:

- Work with CITY staff, the Owners, and the design team to review the project and visit the work areas to become familiar with the project
- Review multiple draft design drawings and specifications to identify clarity and constructability issues; provide cost estimates as needed
- Work with staff to develop a project schedule and refine the logistics plans.
- Develop Phasing Options based Funding and Fiscal Year Budgets
- Develop and obtain trade contract scopes and other contract documents
- Obtain competitive bids for all the work, materials, and equipment; conduct pre-bid meetings and site tours
- Work with CITY staff, the Owners, and the design team to address questions, issue addendums, and publicly open bids
- Procure long-lead material items such as specialty site furnishings, light poles, and permeable pavers
- Work with CITY staff and design team to value engineer the design and reconcile budget overruns as needed
- Research and coordinate with specialty contractors and vendors on specialized items such as suspended pavement systems and permeable paver systems
- Work with CITY staff to derive and negotiate project Guaranteed Maximum Price



It is anticipated that the Pre-Construction Services will be fully completed by June 1, 2025. In the event unanticipated design changes are made or other conditions arise which extend the completion date of the Pre-Construction Services, CITY may direct Guho to continue the performance of these services beyond that date. Guho will provide a written proposal to CITY to perform any extended Pre-Construction Services, but will not perform the services until written authorization to proceed from CITY has been made.

Proposed Labor Rates, and Estimated Hours, Enclosed with this proposal and marked as Attachment 1 is a schedule describing the Guho employees who will be performing the Pre-Construction Services, along with the estimated hours for each employee and billing rate.

These are only estimates for the labor costs and reimbursable expenses associated with the Pre-Construction Services. Guho will only be compensated for the actual hours worked.

Based on the estimates provided in Attachment 1, the Total Fee for the Pre-Construction Services shall not exceed \$ 49,390.00

Guho Corp looks forward to working with CITY for the successful performance and timely completion of the Railroad Park Plaza.

Anthony Guho  
Vice President  
Guho Corp



**Proposed Labor Rates and Estimate Preconstruction Hours**

Position	Design Development		Construction Documents		Approvals /GMP			Rate	Est. Hours	Total	
	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY				
Construciton Manager	20	10	10	10	10	10	20	\$ 147.00	90	\$ 13,230.00	
Project Manger	30	10	30	10	10	40	40	\$ 128.00	170	\$ 21,760.00	
Project Engineer	20	10	20	20	20	40	20	\$ 96.00	150	\$ 14,400.00	
									<b>\$</b>	<b>49,390.00</b>	