

**NOTE:** This Summary Matrix of Cost Allocation is a general guide provided for convenience that summarizes some of the costs associated with various CMGC cost categories. In addition to filling out the Proposal Offer and Signature Form, the **Proposer shall provide a detailed manpower loading document outlining proposed staffing including hourly rates for staffing for Phase 1- Pre-construction Services. Phase 2 GMP amendment, Direct Cost of the work and General Conditions will be negotiated in good faith with the successful proposer after Phase 1 Pre-construction and Design are complete.**

Description of Services Cost Responsibility Matrix	CMGC - Percent Fee	Phase 1 Costs	General Conditions	Direct Cost of Work	Change Orders	GMP Contingency	Owner / Other Cost
"SOW" Services outlined in the RFP and supporting documents from conceptualization and programming through 100% Design phase		X					
Value Engineering, Cost Estimating & Target Value Design		X					
Programming and Validation of Basis of Design - scope of work and target cost		X					
Schedule and logistics and planning		X					
Constructability reviews		X					
BIM management plan support and coordination with A/E		X					
Subcontractor planning and procurement development		X					
All Precon Services leading up to contract amendment at the end of Phase I.		X					
Meetings during planning and design phases		X					
Professional Services by A/E thru 100% Design		X					
<b>Contractor - Key Personnel including but not limited to:</b>							
Senior Project Manager / Project Director			X				
Project Executive (for project specific time only)			X				
Project Manager			X				
Superintendence/Coordination			X				
Project Engineer(s)			X				
Field Engineer(s)			X				
MEP & CxA Coordinator(s)			X				
Project Coordinator(s)			X				
BIM Coordinator			X				
Project Administrative support and project assistance			X				
Intern(s)			X				
Scheduler during construction			X				
Labor burden and Payroll taxes and fringes			X				
Cost Engineer / Jobsite Accounting			X				
Project Document control coordinator			X				
Other costs for the Contractor's key personnel as identified in the CMGC Contract			X				
Meetings and Tours			X				
Planning and Layout coordination			X				
Contractor personnel Computers / software			X				
Coordination for obtaining AHJ, and Owner approvals and permits			X				
Partnering Sessions during Construction as part a Collaborative Project Delivery			X				
Schedule Development and coordination			X				
Electronic documentation			X				
Development and implementation of BIM			X				

management plan "BMP"							
Development of Operation and Maintenance Manuals and BIM turn over package			X				
Development of Warranty Manuals			X				
Operating Instructions and Facilities Training			X				
Subcontracting process costs			X				
Coordinate and obtain permits			X				
Trade permit application forms and arranging for inspections			X				
Commissioning Coordination for MEP and Building Envelope			X				
Traffic control plan and site logistics planning			X				
Construction Contingency (Coordination of Construction Documents and Work)						X	
<b>Items covered by Fee Percentage: Bonds and Insurance (Refer to Part III of EXHIBIT B, Proposal Offer and Signature)</b>							
Performance & Payment Bond, Insurance			X				
Acceptance of Bonds & Insurance			X				
Premium adjustment for bonds			X				
Builders Risk Insurance			X				
<b>Items covered by Fee Percentage: CMGC Fee: Contractor's Home Office Overhead and Profit (Refer to Part II of EXHIBIT B, Proposal Offer and Signature)</b>							
Principal in Charge	X						
Corporate Accounting	X						
Corporate Software	X						
Corporate Safety office and safety program	X						
Main Office Administration	X						
Corporate IT Director and Corporate IT support & Enterprise PMIS, Scheduling and Accounting Software	X						
Legal	X						
Main Office Payroll processing costs	X						
Main Office Fringe/ Bonus Costs	X						
Corporate Overhead and profit	X						
Percent fee on changes	X						
Contractor Markup - Home office Overhead and Profit	X						
Other costs as outlined in the Contact	X						
<b>Miscellaneous Costs and Items covered by Phase II Costs</b>							
<b>Other Costs</b>							
Changes in Laws					X		
Underground Facilities / Differing Site Conditions not shown or indicated					X		
Authorized changes in the Work					X	X	
Allowance reduction					X		
Changes to subcontractor costs					X	X	
Actual cost of building permit							X
Coordination of Owner contracts							X
Owner Consultants							X
Soils Report, Geotechnical Engineering		X					
Owner's Responsibilities							X
<b>Phase II: Architect's Responsibilities: CMGC - Phase II - A/E services</b>							
Independent testing laboratory & Special							X

Inspections							
3rd party Building Envelope Commissioning Agent							X
3rd party Commissioning Agent: ( Mechanical, Electrical, Plumbing, Low Voltage							X
Construction Administration				X			
Negotiated Support Services CMGC "incidental pick up work"				X			
Subcontractor work & Trade partners				X			
Self-Performance by CMGC				X			
Bid Package Allowances				X			
Bid Document Reproduction Costs				X			
Advertising for Subcontract Bid Packages				X			
Subcontractor Bonding				X			
<b>Description of Services Cost Responsibility Matrix</b>	<b>CMGC - Percent Fee</b>	<b>Phase 1 Costs</b>	<b>General Conditions</b>	<b>Direct Cost of the Work</b>	<b>Change Orders</b>	<b>GMP Contingency</b>	<b>Owner/ Other Cost</b>
Copies of documents & blueprints				X			
Reference Points				X			
Builders Risk Insurance Deductible			X				
Survey and layout labor				X			
Licensed Survey				X			
Services, Materials, and Equipment				X			
Patent fees and royalties				X			
Actual cost of trade permits				X			
Charges and inspection fees related to the permits necessary for the execution of the Work				X			
Removal of debris during performance of work				X			
Site Safety and protection				X			
Safety equipment, first aid supplies				X			
Temporary provisions				X			
Safety representative and site safety staff				X			
Extended equipment warranties				X			
Delegation of professional design services to CMGC Trade Partners				X			
Cutting, fitting, and patching				X			
Actual rental costs				X			
Transportation, loading, unloading, assembly, dismantling, and removal				X			
Allowances				X			
Tests and inspection by contractor				X			
Uncovering work				X			
Correction or removal of defective work due to Contractor Negligence	X						
Additional copies of the Contract Documents, blueprints, shop drawings, etc.				X			
Project Photographs				X			
Additional staging space				X			
Insurance and bond for stored materials			X				
General cleaning / housekeeping				X			
Cleaning required for specific trades				X			
Final cleaning				X			
Street sweeping				X			
Protect building products				X			
Security barriers				X			
Construction waste / recycling program				X			
Restoration of Project site related to removal of temporary facilities				X			
Pickup truck rental, fuel and maintenance				X			

Construction wages and benefits for trade labor				X			
Material & Equipment Related to Craft Labor & Site Logistics				X			
Rental-Contractor Owned equip				X			
Small Tools and equipment rental				X			
Flatbed Truck Rental/operations				X			
Flatbed Truck Fuel/maintenance				X			
Generator fuel				X			
Provide and maintain construction lighting				X			
Temporary heat (equipment and materials)				X			
Temporary heat (fuel)				X			
Water temporary piping				X			
Drinking water				X			
Weather Protection				X			
Parking and Shuttles				X			
Toilet and handwashing facilities				X			
Mobile communications / Cell Phones				X			
Cranes and Hoisting equipment and material handling				X			
CMGC field office during construction				X			
Field office supplies and consumables				X			
Postage and Handling / shipping				X			
Project Signage				X			
Field office furniture & equipment				X			
Temporary facilities & enclosures				X			
Temporary site fences and barricades				X			
Dewatering				X			