

ATTACHMENT 5 COST RESPONSIBILITY MATRIX

Cost Responsibility Matrix - Rev 7/7/2022 20-403 WSH-New Forensic Hospital
(To be attached to Agreement at contract execution)
<p>In order to assist the GC/CM finalist in developing its cost associated with the different segments of the fee proposal process, DES is providing the following Cost Responsibility Matrix ("Matrix"). The checked box indicates in what section of the fee proposal DES expects GC/CM proposers to apply the identified cost.</p> <ul style="list-style-type: none"> • COW refers to Cost of the Work to be awarded via subcontracts • NSS refers to Negotiated Support Services • SGC refers to Specified General Conditions • PCS refers to Preconstruction Services <p>Proposers should refer to the RFFP, Instruction to Bidders, GC/CM Agreement and General Conditions documents including all addenda, to ascertain all the project scope requirements. In the event there is a conflict or omitted items contained in the Matrix, the GC/CM Agreement and the General Conditions Document shall govern.</p> <p><i>This Matrix establishes the basis for the estimated MACC used in the RFP.</i></p>

Item	COW	NSS	SGC	Fee	PCS	Owner
Sub-contractor and material costs	X					
Equipment and supplies related to the work	X					
Meet regulatory requirements	X					
Permits other than building permit	X					
Warranties	X					
Refuse collection, clean-up, removal and disposal from the site—unless included in sub bids		X				
Dust control—unless included in sub bids		X				
Primary surveying and control		X				
Temporary signs fences and barricades		X				
Site security including lighting		X				
Flaggers and traffic control		X				
Erosion control		X				
Cranes and hoisting		X				

Item	COW	NSS	SGC	Fee	PCS	Owner
Scaffolds and shoring		X				
Elevator operations		X				
Weather protection		X				
Temporary site conditions and modifications		X				
Selective demolition		X				
Mock-ups		X				
Temporary project fire protection		X				
Temporary heat, power, and water (consumption)		X				
Final cleaning		X				
Project signs		X				
Project manager(s) during construction			X			
Superintendent(s) during construction			X			
Project engineers during construction			X			
Administrative staffing on site during construction			X			
Funding support documentation			X			
Estimating during construction			X			
Meeting minutes and administration during construction			X			
Schedule development and updating during construction			X			
Sub-contract administration and coordination			X			
Contractor accounting and cost accounting			X			
Project cash flow analysis			X			
Administration of the project safety program			X			

Item	COW	NSS	SGC	Fee	PCS	Owner
Administration of the environmental program, including waste management program			X			
Applications for payments			X			
Change order preparation and procedures			X			
Communications and coordination			X			
Managing regulatory requirements			X			
Review and processing of submittals, shop drawings and samples			X			
Maintaining and updating BIM models during construction			X			
Contractor quality control			X			
Coordination of testing laboratory			X			
Administration and coordination of the commissioning program			X			
Equipment, phones, and supplies related to management			X			
Company-owned vehicles assigned to field staff (company trucks)			X			
Travel, gas, oil, maintenance for company-owned vehicles assigned to field staff			X			
Coordination of other Owner contractors			X			
Contract close-out			X			
Punch-list preparation and administration			X			
All site safety work			X			
All GC/CM insurance, payment and performance bonds (not including Builders Risk)				X		
Builders Risk insurance as stated in the agreement		X				
GC/CM profit (or loss)				X		
GC/CM taxes except sales taxes				X		
Liquidated damages				X		
Legal expenses				X		

Item	COW	NSS	SGC	Fee	PCS	Owner
Wages & salaries of Office personnel				X		
Fee proposal preparation, site walk, interview process, invitation to bid, GC/CM Agreement and General Conditions				X		
GC/CM corporate overhead, office expenses				X		
Travel expenses				X		
Design participation through GMACC					X	
Estimating through GMACC					X	
Meeting minutes-through GMACC					X	
Pre-construction schedules					X	
Sub-contractor and supplier analysis of market conditions prior to bidding					X	
Review and implementation of possible product substitutions					X	
Participation in Value Engineering studies					X	
Participation in pre-bid Constructability Reviews					X	
Assembling and updating BIM models as assigned					X	
Other technical or administrative tasks as assigned during the design phase.					X	
Development of GMACC or interim Contract Amendments					X	
Sub-contractor bid packaging and development					X	
Diverse Business Outreach					X	
Advertise project for bids					X	
Pre-bid conferences and marketing					X	
Sub-contractor and supplier bid analysis and award recommendation including possible alternative subcontracting opportunities					X	
Review and analysis of subcontractor qualifications per RCW 39.10					X	

Item	COW	NSS	SGC	Fee	PCS	Owner
Coordination and finalization of subcontracting for labor, material and equipment, including reviews/finalization of scopes of work and buyouts					X	
Construction office and facilities		X				
Temporary sanitation		X				
Permanent Utility hook-up,						X
Architectural and engineering services						X
Sub-contractor bid document reproduction						X
WSST on GC/CM billings						X
General Building permit						X
Testing laboratory and testing services per the Contract Documents (Code related)						X
Project management consultant						X
Commissioning agent						X

Negotiated Support Services

Items a general contractor would normally manage or perform on a construction project including, but not limited to,

- surveying,
- hoisting,
- safety enforcement,
- provision for toilet facilities,
- temporary heat,
- cleanup, and
- trash removal.

Items provided by the GC/CM as reimbursable cost within the MACC on a direct cost basis **without markup**; these items are not a biddable part of the work.

Cost of the Work

Sub-contractor costs which includes change orders. Includes all GCCM self performed work.

Specified General Conditions

Temporary work, staff, and/or fees performed by or paid by the GC/CM to accomplish the project scope of work as detailed in the Request for Proposal.

Pre-construction Services

Throughout the design period the GC/CM will provide services to include, but not limited to, the following:

- Attend and participate in design meetings;
- Value Engineering;
- Scheduling;
- Design Cost Estimating;
- Constructability Review and Analysis;
- Interdisciplinary Coordination,
- Project Management Services;
- Alternative Construction Options for Cost Savings; and
- Planning for Sequencing of the work.

Pre-construction Services Fee

The Lump Sum fee amount **allowance** to the GC/CM **bidder** to provide the Pre-Construction Services for the Project.

Percent Fee

The percentage amount to be earned by the GC/CM as overhead and profit.