

Summary Matrix of Cost Allocation

	Could be bid out as a part of the SGCs in the Price Proposal	Preconstruction Services	GC/CM Fee	Specified General Conditions	MACC	GC/CM Negotiated Support Services	By Owner
Pre-Construction Phase							
All Required Project Staff		x					
Development of the MACC		x					
Existing conditions survey/BIM/Laser Scanning							
Development of Logistics, Staging and Laydown Area Planning		x					
Participation in Partnering		x					
Development of Subcontract Plan and procurement of Alternative Subcontractor Selection for preconstruction services		x					
Preconstruction Office Space at STOC, Including Limited Furniture (Desks, Chairs, Conference Tables, Filing Cabinets)							x
Local Office Cleaning and Janitorial, Electricity, Water, Sewer, Garbage, and Recycling							x
Preconstruction Parking							x
Subcontract Advertising, Bidding, and Awarding	x	x		x			
Project Schedule and Phasing Development		x					
Development of Contractor's Access Plan		x					
Development of Construction Waste Management Plan		x					
Site Investigation		x					X

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Conflict and Risk Analysis, Constructability Review, and Coordination of Drawings/Specifications		x					
Temporary Power Plan Development		x					
Identification of Delivery, Storage and Permitting Requirements		x					
Crane and Hoisting Plan Development		x					
Commissioning Plan Development		x					
Construction Cost Estimates		x					
Value Engineering and Construction Alternatives		x					
Small Business MWBE and DBE Planning and Priority Hire Plans		x					
Monthly Billing and Cost Accounting (Included in Hourly Rate)		x					
Monitors, Smart Boards, and Other Presentation Equipment		x					
Printers, Copiers, Plotters, Including Associated Consumables and Binding Needs		x					
Software (Included in Hourly Rate)		x					
Other GC/CM Owned Equipment Utilized During Preconstruction (Included in Hourly Rate)		x					
Office Supplies (Included in Hourly Rate)		x					
Computer and Other Technical Support (Included in Hourly Rate)		x					
Data/Internet Access and Setup		x					
Phones (Mobile and Desk/Landlines), Including All Usage Charges, Fax Machines (Included in Hourly Rate)		x					
Cameras, Video Recorders and Associated Supplies		x					
Office Furniture		x					
Personal Safety Equipment, Supplies and Training (Included in Hourly Rate)		x					
Licenses and Other Required Training (Included in Hourly Rate)		x					
Vehicles/Pickups/Transportation/Parking/Travel/Lodging/Per Diem (Included in Hourly Rate)		x					
Relocation Costs Required for Project Staff		x					
Mail and Delivery Services (Included in Hourly Rate)		x					
Meals, Snacks or Coffee Service (Included in Hourly Rate)		x					
Badging Requirements (Included in Hourly Rate)		x					
Insurance associated with Preconstruction Services (Included in Hourly Rate)		x					

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Home Office overhead and Profit associated with Preconstruction Services (Included in Hourly Rate)		x					
Business, Corporate, Promotional, Staff and any Other GC/CM Company Meetings not Related to the Contract Work (Included in Hourly Rate)		x					
PTO (Included in Hourly Rate)		x					
Reproduction of Drawings and Specifications for Advertising and Bidding Effort				x			
4 Sets of 30%, 60%, 90% and 100% Design Level Contract Documents for GC/CM Use							x
Sales Tax							x
Construction Phase							
Reproduction of Drawings and Specifications				x			
Reproduction and Print costs other than Drawings and Specifications				x			
Subcontractor Work					x		
GC/CM - Coordination/Supervision of All Work During Construction Phase (Included in hourly rate)				x			
GC/CM - Management of Negotiated Support Services (Included in hourly rate)				x			
GC/CM - Vehicles, Computers, Software, Printers, Radio, Cell Phones, and Internet (Included in hourly rate)				x			
BIM Management, staffing, equipment license, program costs (Included in hourly rate)				x			
Home Office Overhead - Including Administrative, Accounting, Procurement, and Executive Staff			x				
Construction Field Office - GC/CM						x	
Construction Field Office - Port of Seattle						x	
Construction Field Office - Subcontractors					x		
Subcontract Advertising, Bidding, and Awarding		x		x			
Escrow Bid Documents				x			

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Liquidated Damages				x			
Airport Building Permit							x
All Other Permits and Off Site Testing and Inspection					x		
Sales Tax							x
Taxes - Other than Sales Tax			x				
Profit			x				
Change Order Management, Review, Estimating, and Negotiating (Included in Hourly Rate)				x			
Partnering during Construction						x	
CPARB Reporting (Included in Hourly Rate)				x			
Dispute Resolution - Claims (Included in Hourly Rate)				x			
Dispute Resolution Board - GC/CM's Costs (half of members costs)				x			
Dispute Resolution Board - Owner's Costs (half of members costs)						x	
Contract Compliance and PLA Documentation Management (Included in Hourly Rate)				x			
Conflict Resolution and GC/CM Coordination of Subcontractors (Included in Hourly Rate)				x			
GC/CM - Badging Requirements (Included in Hourly Rate)				x			
Subcontractor - Badging Requirements					x		
Subcontractor Cost Breakdown and Labor Rates					x		
Monthly Application for Payment, Accounting, and Auditing - GC/CM (Included in Hourly Rate)				x			
Monthly Application for Payment, Accounting, and Auditing - Subcontractors					x		
Final Application for Payment - GC/CM (Included in Hourly Rate)				x			
Substitutions					x		
All Required Project Staff - GC/CM (Included in Hourly Rate)				x			
All Required Project Staff - Subcontractors					x		
Project Management and Coordination (Included in Hourly Rate)				x			
Project Meetings (Included in Hourly Rate)				x			
Network Analysis Schedules (Included in Hourly Rate)				x			
Preconstruction Submittals (Included in Hourly Rate)				x			
Submittals - GC/CM (Included in Hourly Rate)				x			
Submittals - Subcontractors					x		
Safety Management - Subcontractor Safety Manager/Training (Included in Hourly Rate)				x			
Safety Management - Subcontractor Safety Manager/Training					x		

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Fire Watch - Hot Work Permit						x	
Environmental Compliance - Management (Included in Hourly Rate)				x			
Environmental Compliance - Subcontractors					x		
Cutting and Patching					x		
QA/QC - Construction QA/QC Manager and Staff (Included in Hourly Rate)				x			
Special and Uniform Building Code Inspection and Testing - Coordination/Access (Included in Hourly Rate)				x			
Special and Uniform Building Code Inspection and Testing - Special Inspection Services							x
Temporary Electricity - Distribution Boards/Panels for connect to Port Power/ Utility Usage Costs						x	
Temporary Electricity - Generators						x	
Temporary Lighting						x	
Temporary Heating, Cooling, Ventilating						x	
Temporary Communications - Internet, Cell Phones, Radios - Subcontractors					x		
Temporary Water - Contaminant/Distribution/ Utility Usage Costs						x	
Temporary Sanitary Facilities						x	
Temporary Barriers and Enclosures						x	
Temporary Barriers and Enclosures - Periodic Relocation/Repainting/Repair						x	
Temporary Fencing						x	
Temporary Exterior Enclosures						x	
Protection of Installed Work						x	
Site Security						x	
Construction Progress Cleaning						x	

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Construction Dumpsters, Waste, Recycling and Debris Removal						x	
Storage of Materials					x		
Noise Controls					x		
Scaffolding					x		
Construction Equipment					x		
Waste Water Controls						x	
Temporary Openings						x	
Temporary Ceiling Removal						x	
Logistics, Staging and Laydown Area Implementation and Security Management (Included in Hourly Rate)				x			
Subcontractor Logistics Site Utility Hookups					x		
Contractor and Subcontractor Logistics Parking							x
Busing of Employees						x	
Cranes, Hoisting, Forklifts, and Rigging					x		
Temporary Elevator(s) Use						x	
Project Labor Agreement Administration (Included in Hourly Rate)				x			
Small Business Outreach and Priority Hire Plan Execution (Included in Hourly Rate)				x			
Temporary Erosion and Sediment Control - Plan and Management (Included in Hourly Rate)				x			
Temporary Erosion and Sediment Control - Execution						x	
Street Sweeping and Disposal						x	

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Pollution Prevention Plan - Management (Included in Hourly Rate)				x			
Pollution Prevention Plan Execution						x	
Construction Waste Management (Included in Hourly Rate)				x			
Surveying/Layout - For GC/CM						x	
Surveying/Layout - Subcontractor					x		
Project Closeout and Punchlist Management (Included in Hourly Rate)				x			
Project Closeout and Punchlist Management - Subcontractor					x		
Contract Compliance and Electronic Payroll Documentation and Management (Included in Hourly Rate)				x			
Contract Compliance and Electronic Payroll Documentation and Management - Subcontractor					x		
Project Cleaning Management (Included in Hourly Rate)				x			
Final Cleaning						x	
O&M Manuals and CMMS Form					x		
As-Built Red Lined Drawings - GCCM (Included in Hourly Rate)				x			
As-Built Red Lined Drawings - Subcontractors					x		
Administration of Warranty - GCCM (Included in Hourly Rate)				x			
Warranty - Subcontractors					x		
Bonds and Insurance - GC/CM	x						
Builders Risk	x						
Bonds and Insurance - Subcontractors					x		
Builders Risk Policy Deductible							x
Builders Risk Policy Deductible - Trade Claim					x		
Contract Document Management - Use During Construction (Included in Hourly Rate)				x			
LEED Administration (Included in Hourly Rate)				x			
LEED Fees & Access							x

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Training						x	
Commissioning - Agent							x
GC/CM's Commissioning Support Staff - Support Port's Commissioning Agent and the Test Engineer with Development of Commissioning Plan and Manage the Commissioning Process. (Included in Hourly Rate)				x			