

**NOTE:** This Summary Matrix of Cost Allocation is a general guide provided for convenience that summarizes some of the costs associated with various DBR cost categories. In addition to filling out the Fee/Price Proposal form, the **Proposer shall provide a detailed manpower loading document outlining proposed staffing including hourly rates for staffing for Phase 1- Pre-construction Services staffing. ( Include with Fee / Price Proposal form as an attachment) Phases 2,3,4 GMP amendment, Direct Cost of the work and General Conditions will be negotiated in good faith with the successful proposer after contract award during Phase 2 Preconstruction.**

| Description of Section  | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|---|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|   | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| <b>Phase 1 :Pre-construction Services - thru Conceptualization and Criteria Design: including but not limited to:</b>   |                   |                               |                           |                              |                         |               |                 |                    |
| "SOW" Services outlined in the RFP and supporting documents from Conceptualization and program validation thru Criteria Design phase                                      |                   | X                             |                           |                              |                         |               |                 |                    |
| Value Engineering, Cost Estimating & Target Value Design  |                   | X                             |                           |                              |                         |               |                 |                    |
| Program Validation of Basis of Design - scope of work and target cost   |                   |                               |                           |                              |                         |               |                 |                    |
| Schedule and logistics and relocation services planning   |                   | X                             |                           |                              |                         |               |                 |                    |
| Constructability reviews  |                   | X                             |                           |                              |                         |               |                 |                    |
| BIM management plan support and coordination w / A/E  |                   | X                             |                           |                              |                         |               |                 |                    |
| Subcontractor planning and procurement development  |                   | X                             |                           |                              |                         |               |                 |                    |
| All Precon Services leading up to contract amendment at the end of Criteria Design phase to establish "TVD" Target Value Design budget "The Target Budget"                |                   | X                             |                           |                              |                         |               |                 |                    |
| Co-location of DBR team (Co - location space to be provided by Owner)   |                   | X                             |                           |                              |                         |               |                 |                    |
| Destructive and Non - Destructive Testing (Allowance - Refer to Fee / Price Proposal form)  |                   |                               |                           |                              | X                       |               |                 |                    |
| Tenant Improvement design and construction oversight for Co - location space  |                   | X                             |                           |                              |                         |               |                 |                    |
| Tenant Improvement direct construction costs for Co - location space (Allowance - Refer to Fee / Price Proposal form)   |                   |                               |                           |                              | X                       |               |                 |                    |
| Meetings during planning and design phase through Criteria Design phase   |                   | X                             |                           |                              |                         |               |                 |                    |
| Professional Services by A/E thru Conceptualization and Criteria Design   |                   | X                             |                           |                              |                         |               |                 |                    |
| Historic Preservation services  |                   | X                             |                           |                              |                         |               |                 |                    |
| Relocation and Real Estate Brokerage consultation services  |                   | X                             |                           |                              |                         |               |                 |                    |
|   |                   |                               |                           |                              |                         |               |                 |                    |
| <b>Phases 2,3,4: Construction Management, Design, Construction and Relocation services: (Beginning at Detailed Design phase through Construction and Closeout phases)</b> |                   |                               |                           |                              |                         |               |                 |                    |

| Description of Section   | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|--|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|  | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| <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                            |                         |               |                 |                    |
| LEED Coordinator   |                   |                               |                           | X                            |                         |               |                 |                    |
| BIM Director (for project specific time only)                                    |                   |                               |                           | X                            |                         |               |                 |                    |
| BIM Coordinator  |                   |                               |                           | X                            |                         |               |                 |                    |
| Project Administrative support and project assistance                            |                   |                               |                           | X                            |                         |               |                 |                    |
| Intern(s)  |                   |                               |                           | X                            |                         |               |                 |                    |
| Scheduler (for project specific time only)                                       |                   |                               |                           | X                            |                         |               |                 |                    |
| EHS Director (for project specific time only)                                    |                   |                               |                           | X                            |                         |               |                 |                    |
| Project EHS Manager (for project specific time only)                             |                   |                               |                           | X                            |                         |               |                 |                    |
| General Superintendent Labor (job allocable)                                     |                   |                               |                           | 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 DBR Contract |                   |                               |                           | X                            |                         |               |                 |                    |
| Meetings and Tours   |                   |                               |                           | X                            |                         |               |                 |                    |
| Planning and Layout coordination   |                   |                               |                           | X                            |                         |               |                 |                    |
| Contractor personnel Computers / software  |                   |                               |                           | X                            |                         |               |                 |                    |
| BIM/CAD Operator Computers/ software licensing                                   |                   |                               |                           | X                            |                         |               |                 |                    |
| Costs associated with managing & coordinating MWESB programs                     |                   |                               |                           | X                            |                         |               |                 |                    |
| Coordination for obtaining AHJ, and Owner approvals                              |                   |                               |                           | X                            |                         |               |                 |                    |
| Partnering Sessions during design and Construction as part o IPD delivery        |                   |                               |                           | X                            |                         |               |                 |                    |
| Schedule and PMIS software   |                   |                               |                           | X                            |                         |               |                 |                    |
| Information technology "IT" and Electronic documentation                         |                   |                               |                           | X                            |                         |               |                 |                    |
| Development and implementation of BIM management plan "BMP"                      |                   |                               |                           | X                            |                         |               |                 |                    |
| Development of Operation and Maintenance Manuals and BIM turn over package       |                   |                               |                           | X                            |                         |               |                 |                    |
| Development of Warranties and Bonds 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                            |                         |               |                 |                    |
| Coordinate obtaining the permits   |                   |                               |                           | X                            |                         |               |                 |                    |

| Description of Section   | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|--|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|  | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| Commissioning Coordination for MEP and Building Envelope   |                   |                               |                           | X                            |                         |               |                 |                    |
| Traffic control plan and site logistics planning   |                   |                               |                           | X                            |                         |               |                 |                    |
| Vehicle Costs for General Conditions Related Staff   |                   |                               |                           | X                            |                         |               |                 |                    |
| Cell Phone/ Phone Costs (for GC's staff and foreman)   |                   |                               |                           | X                            |                         |               |                 |                    |
| BIM/CAD/ Detailer Training   |                   |                               |                           | X                            |                         |               |                 |                    |
| Equipment Leases for GC's Related Equipment  |                   |                               |                           | X                            |                         |               |                 |                    |
| Construction Contingency (Coordination of Construction Documents and Work)   |                   |                               |                           |                              |                         |               | X               |                    |
| <b>Items covered by Percent Fee Percentage: Bonds and Insurance ( Refer to Fee/Price Proposal Exhibit 1-A)</b>                                     |                   |                               |                           |                              |                         |               |                 |                    |
| Performance & Payment Bond, Insurance, and Builder Risk  | X                 |                               |                           |                              |                         |               |                 |                    |
| "CCIP" Insurance program: excluding workman's compensation   | X                 |                               |                           |                              |                         |               |                 |                    |
| Delivery of Bonds & evidence of Insurance  | X                 |                               |                           |                              |                         |               |                 |                    |
| Payment and Performance Bond (premium cost above initial amount)   | X                 |                               |                           |                              |                         |               |                 |                    |
| Acceptance of Bonds & Insurance  | X                 |                               |                           |                              |                         |               |                 |                    |
| Premium adjustment for bonds   | X                 |                               |                           |                              |                         |               |                 |                    |
|  |                   |                               |                           |                              |                         |               |                 |                    |
| <b>Items covered by Percent Fee Percentage: DBR Fee: Contractor's home office Overhead and Profit ( Refer to Fee / Price Proposal Exhibit 1-A)</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 IT support   | X                 |                               |                           |                              |                         |               |                 |                    |
| Legal  | X                 |                               |                           |                              |                         |               |                 |                    |
| Main Office Payroll processing costs   | X                 |                               |                           |                              |                         |               |                 |                    |
| Main Office Fringe/ Bonus Costs  | X                 |                               |                           |                              |                         |               |                 |                    |
| Corporate Overhead and profit: (Refer to Fee / Price Proposal Form)  | X                 |                               |                           |                              |                         |               |                 |                    |
| Percent fee on changes   | X                 |                               |                           |                              |                         |               |                 |                    |
| Contractor Markup - Percentage Fee on Design and Relocation Services   | X                 |                               |                           |                              |                         |               |                 |                    |
|  |                   |                               |                           |                              |                         |               |                 |                    |
| <b>Phase 2,3: Relocation Brokerage Consultation Services for Temporary offsite facilities for City Staff</b>                                       |                   |                               |                           |                              |                         |               |                 |                    |

| Description of Section  | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|---|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|   | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| Brokerage Consultation Services (Note: Fee negotiation for these services will be determined and mutually agreed upon by the Owner and DBR firm at the end of the Ph. 1 Preconstruction services Criteria Design Phase.)  |                   |                               |                           | X                            |                         |               |                 |                    |
| Mover relocation services - Mover coordination and Mgt.   |                   |                               |                           |                              | X                       |               |                 |                    |
| Commercial Brokerage Fees (paid thru Tenant / Landlord negotiations by Landlord to Brokerage firm(s) for offsite temporary facilities)  |                   |                               |                           |                              |                         |               |                 | X                  |
| Lease Costs for offsite facilities paid by City direct to Landlord of offsite facility  |                   |                               |                           |                              |                         |               |                 | X                  |
| <b>Other Costs</b>  |                   |                               |                           |                              |                         |               |                 |                    |
| Changes in Laws   |                   |                               |                           |                              |                         | X             |                 |                    |
| Underground Facilities 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                  |
| <b>Phases 2,3: Historic Preservation Resource:</b> Design A/E services: Refer to Design Responsibilities Matrix V-2: (Note: Fee negotiation for these services will be determined and mutually agreed upon by the Owner and DBR firm at the end of the Criteria Design Phase)   |                   |                               | X                         |                              |                         |               |                 |                    |
| Owner's Responsibilities  |                   |                               |                           |                              |                         |               |                 | X                  |
| <b>Phases 2,3: Architect's Responsibilities:</b> DBR - Phase 2,3 Design A/E services: Refer to Design Fee Calculation - Cost Allocation Matrix Form, Exhibit 1-A-2: (Note: Fee negotiations for these services will be determined and mutually agreed upon by the Owner and DBR firm at the end of the Criteria Design Phase) |                   |                               | X                         |                              |                         |               |                 |                    |
| Independent testing laboratory & Special Inspections  |                   |                               |                           |                              |                         |               |                 | X                  |
| 3rd party Building Envelope Commissioning Agent   |                   |                               |                           |                              |                         |               |                 | X                  |
| 3rd party Commissioning Agent: ( Mechanical, Electrical, Plumbing, Low Voltage /security)   |                   |                               |                           |                              |                         |               |                 | X                  |
| Actual costs of other permits   |                   |                               |                           |                              | X                       |               |                 |                    |
| Negotiated Support Services DBR "incidental pick up work"   |                   |                               |                           |                              | X                       |               |                 |                    |
| Subcontractor work & Trade partners   |                   |                               |                           |                              | X                       |               |                 |                    |
| Self-Performance by DBR   |                   |                               |                           |                              | X                       |               |                 |                    |
| Bid Package Allowances  |                   |                               |                           |                              | X                       |               |                 |                    |
| Bid Document Reproduction Costs   |                   |                               |                           |                              | X                       |               |                 |                    |
| Advertising for Subcontract Bid Packages  |                   |                               |                           |                              | X                       |               |                 |                    |
| Subcontractor Bonding / SubGuard  |                   |                               |                           |                              | X                       |               |                 |                    |

| Description of Section   | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|--|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|  | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| 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 prosecution 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 Design Build Trade Partners                    |                   |                               |                           |                              | X                       |               |                 |                    |
| Cutting, fitting, and patching   |                   |                               |                           |                              | X                       |               |                 |                    |
| Actual rental costs  |                   |                               |                           |                              | X                       |               |                 |                    |
| Transportation, loading, unloading, assembly, dismantling, and removal                       |                   |                               |                           |                              | X                       |               |                 |                    |
| Royalty payments and fees  |                   |                               |                           |                              | X                       |               |                 |                    |
| Allowances   |                   |                               |                           |                              | X                       |               |                 |                    |
| Tests and inspection by contractor   |                   |                               |                           |                              | X                       |               |                 |                    |
| Uncovering work  |                   |                               |                           |                              | X                       |               |                 |                    |
| Correction or removal of defective work  |                   |                               |                           |                              | X                       |               |                 |                    |
| Additional copies of the Contract Documents, blue printing and reprographics                 |                   |                               |                           |                              | 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                       |               |                 |                    |
| Pick up 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 (less than \$2000 will be purchased)                           |                   |                               |                           |                              | X                       |               |                 |                    |

| Description of Section  | DBR - GMP         |                               |                           |                              |                         |               |                 | Owner / Other Cost |
|---|-------------------|-------------------------------|---------------------------|------------------------------|-------------------------|---------------|-----------------|--------------------|
|   | DBR - Percent Fee | Precon Services Phase 1 - Fee | Phase 2-4 Design Services | General Conditions Work Cost | Direct Cost of the Work | Change Orders | GMP Contingency |                    |
| Shop Related Project Costs including Shop Manager Labor and related Operational Costs (job allocable) |                   |                               |                           |                              | X                       |               |                 |                    |
| Shop Related Equipment Leases (job allocable)   |                   |                               |                           |                              | X                       |               |                 |                    |
| Shop Related Depreciation (job allocable)   |                   |                               |                           |                              | X                       |               |                 |                    |
| Shop Related Utility & Maintenance (job allocable)  |                   |                               |                           |                              | X                       |               |                 |                    |
| Shop Related Consumables (job allocable)  |                   |                               |                           |                              | 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                       |               |                 |                    |
| Use of Owner's HVAC system for construction   |                   |                               |                           |                              | X                       |               |                 |                    |
| Water temporary piping  |                   |                               |                           |                              | X                       |               |                 |                    |
| Drinking water  |                   |                               |                           |                              | X                       |               |                 |                    |
| Weather Protection  |                   |                               |                           |                              | X                       |               |                 |                    |
| Parking and Shuttles  |                   |                               |                           |                              | X                       |               |                 |                    |
| Toilet and handwashing facilities   |                   |                               |                           |                              | X                       |               |                 |                    |
| Mobile communications   |                   |                               |                           |                              | X                       |               |                 |                    |
| Cranes and Hoisting and material handling   |                   |                               |                           |                              | X                       |               |                 |                    |
| DBR's field office and Co-Location office during construction   |                   |                               |                           |                              | X                       |               |                 |                    |
| Field office supplies and consumables   |                   |                               |                           |                              | X                       |               |                 |                    |
| Postage and Handling / FedEx  |                   |                               |                           |                              | X                       |               |                 |                    |
| Project Signage   |                   |                               |                           |                              | X                       |               |                 |                    |
| Field office furniture & equipment  |                   |                               |                           |                              | X                       |               |                 |                    |
| Temporary facilities & enclosures   |                   |                               |                           |                              | X                       |               |                 |                    |
| Temporary site fences and barricades  |                   |                               |                           |                              | X                       |               |                 |                    |
| Dewatering  |                   |                               |                           |                              | X                       |               |                 |                    |
| Noise Barriers  |                   |                               |                           |                              | X                       |               |                 |                    |