

**Cost Responsibility Matrix– Edmonds School District**  
 Educational Services Center (ESC) Upgrades Project  
**6-10-21**

*(To be attached to Agreement upon execution)*

This Cost Responsibility Matrix ("Matrix") defines the specific allocation of costs expected for this Project. The checked boxes indicate the component of the fee to which GC/CM proposers should apply the identified cost. "**Cost of Work**," as used in the Matrix, is the Cost of the Work to be awarded via subcontracts, "**NSS**" is Negotiated Support Services (see general definition in A133, Section 1.0.27), "**SGC**" is Specified General Conditions (see general definition in A133, Section 1.0.39), and "**Precon Services**" is Preconstruction Services. Proposers should refer to the RFP, the GC/CM AIA A133 Agreement and the General Conditions AIA A201 documents, including all addenda, to ascertain all the Project's scope requirements. The references to the Contract Documents in the Matrix are intended to be general and are not comprehensive; some items are referenced in other portions of the Contract Documents as well. In the event there are items omitted from this Matrix, the Contract Documents shall govern. In the event of a conflict between the allocations in this Matrix and the Contract Documents, the allocations in this Matrix shall govern.

Item	Reference in Contract Documents <i>(Reference to A133 Agreement except as stated)</i>	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Conceptual Design participation - including Conceptual Design Services during Preconstruction Phase	<b>3.0.1-3.2.10;</b> <b>Div.1: 01 31 19</b>						X		
Supporting BIM models as assigned	<b>Attachment 3</b>						X		
Design Participation through GMP	<b>1.0.32, 3.1</b>							X	
Estimating - through permit set CD	<b>3.1.6;</b> <b>Attachment 3</b>							X	

Cost Responsibility Matrix for GC/CM Services-ESC Upgrades Project

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Project meetings, through Preconstruction Phase Services	<b>3.1.3.1; Div. 1: 01 31 19</b>							X	
Pre-construction scheduling	<b>3.1.4; Attachment 3</b>							X	
Analysis of Subcontractor and supplier market conditions prior to bidding	<b>3.1.11</b>							X	
Review, participation and implementation of possible product substitutions – through Preconstruction Phase Services	<b>3.1.3.2</b>							X	
Other technical, administrative tasks, or review as assigned - through Preconstruction Phase Services	<b>3.1.2</b>							X	
Supporting BIM models as assigned during design	<b>3.1.3.3</b>							X	
Participation in constructability reviews	<b>3.1.3.5</b>							X	
Participation in value engineering studies	<b>3.1.3.6 Attachment 3</b>							X	
Subcontractor bid planning and development of Subcontracting Plan (Does	<b>1.0.40, 3.1.11</b>							X	

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
not include development of the actual bid packages)									
Final coordination using BIM model for clash detection.	<b>Div. 1: 01 31 13</b>				X				
Conceptual Design Phase and Preconstruction Services after execution of GMP Amendment	<b>1.0.39</b>				X				
Subcontractor bid package development and bidding process, excluding advertisement and reproduction	<b>3.1.11; Div. 1: 01 31 13</b>				X				
Advertisement and reproduction of Subcontractor bid packages	<b>1.0.27</b>			X					
As-built Drawings, updated during construction	<b>3.3.2.7, 3.3.2.8; Div. 1: 01 78 39</b>				X				
Pre-bid conferences and marketing	<b>1.1.14.3</b>				X				
Subcontractor and supplier bid analysis and award recommendation, including possible MC/CM and EC/CM	<b>1.1.14.1, 3.1.3.7, 3.1.11, 9.1.4</b>				X				
Review and analysis of Subcontractor qualifications per RCW 39.10	<b>9.1</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Coordination and finalization of subcontracting for labor, material and equipment, including reviews/finalization of scopes of Work and buy-outs	<b>1.0.40, 3.3.2.6; A201: 5.3</b>				X				
Project Manager and assistants during construction	<b>3.3.2.8; Div. 1: 01 31 13</b>				X				
Superintendent and assistants during construction	<b>3.3.2.8, 7.2.2</b>				X				
Project Engineer(s) during construction, including senior Project Engineer and field engineering	<b>3.3.2.8; Div. 1: 01 31 19, 01 71 23</b>				X				
Project Administrator during construction	<b>3.3.2.8, 7.2.2</b>				X				
Quality Control Manager and quality control during construction	<b>3.3.2.8; Div. 1: 01 43 00</b>				X				
Clerical support	<b>3.3.2.8, 7.2.3</b>				X				
Start Up and adjusting coordinator	<b>A201: 9.8.1.1; Div. 1: 01 75 00</b>				X				
Estimating during construction	<b>3.3.2.5</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Contingency	Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC						
			Cost of Work	NSS	SGC				
Communication during construction	<b>7.5.6; A201:4.2.4</b>				X				
Project meetings, including minutes and administration during construction	<b>3.3.2.1</b>				X				
Reporting of Work progress	<b>3.3.2.3, 3.3.2.4, 3.3.2.5, 3.3.2.9.5, 11.1.3.1, 11.1.4</b>				X				
Schedule development, updating and analysis during construction	<b>3.3.2.2, 3.3.2.3; Div. 1: 01 32 16</b>				X				
Management of Negotiated Support Services	<b>1.0.27</b>				X				
Subcontract administration and coordination	<b>1.0.39, 1.0.40, 3.3.2.6; Div. 1: 01 31 13</b>				X				
Accounting, including cost accounting and cash-flow analysis	<b>3.3.2.8, 10</b>				X				
Reproduction (other than Subcontractor bid packages)	<b>1.0.39, 7.6.7</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Construction office, sheds and other facilities, including Owner's on-site office	<b>1.0.27; Div. 1: 01 52 13</b>			X					
Storage and handling of material on site	<b>7.4.1; Div. 1: 01 66 00</b>				X				
Administration of Project and personnel performing safety program, including GC's safety and enforcement	<b>3.3.2, 3.3.2.8</b>				X				
Temporary environmental, health and safety controls, (not including administration)	<b>7.5.6; Div. 1: 01 57 00</b>				X				
Project Review Board reporting	<b>3.1.3.5, 3.1.13 14.5.1</b>				X				
Environmental Best Management Practices, such as erosion control	<b>1.0.27, 7.5.6; Div. 1: 01 57 00</b>			X					
Premiums for all insurance contractually required of GC/CM; contractually required payment and performance bond premiums and escrow fees	<b>7.6.1</b>	X							
Premiums for Contractor's Builders Risk insurance as stated in Agreement included in Fee	<b>7.6.1; A201:11.2.2</b>	X							

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Deductibles for insurance contractually required of GC/CM, including liability and builders risk	<b>14.3.2, A201: 11.1.1.1, 11.1.1.2</b>				25%				
Payment process, including Applications for Payment drafts, meetings, preparation and negotiation	<b>11; Div. 1: 01 29 76</b>				X				
Review, participation and implementation of possible product substitutions during construction	<b>A201: 3.4.2, 3.5.1; Div. 1: 01 25 00</b>				X				
Contract modification process, including preparation and negotiation of Change Orders, Construction Change Directives, Minor Changes in the Work, and proposals	<b>1.0.5, 1.0.10; A201: 7; Div. 1: 01 26 00</b>				X				
Communications and coordination	<b>3.3.2.1, 7.5.6; Div. 1: 01 31 13, 01 31 19</b>				X				
Managing regulatory requirements	<b>3.1.13, A201: 3.2.3, 3.7.2, 3.7.3, 3.13.1, 10.2.2, 13.4.1, 14.2.1.3; Div. 1: 01 41 00, 01 43 00</b>				X				

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Review and processing of submittals, shop drawings and samples	<b>3.3.2.7; A201:3.12; Div. 1: 01 33 00</b>				X			
Maintaining and updating BIM models during construction	<b>3.3.2.8 7.7.6</b>				X			
Coordination of testing laboratory	<b>A201:13.4.1; Div. 1: 01 43 00, 01 45 23</b>				X			
Construction photography	<b>7.6.6, 7.7.6; Div. 1: 01 32 33</b>				X			
Project identification and temporary signage	<b>7.5.1</b>			X				
Equipment, phones, services and supplies, including fax machines, computers, printers, walkie-talkies, etc.	<b>7.5.4, 7.5.6</b>				X			
Travel and subsistence	<b>7.6.11</b>				X			
Company-owned vehicles assigned to staff (company trucks)	<b>7.5.6</b>				X			



Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Gas, oil, and maintenance for staff vehicles, including company-owned vehicles assigned to staff	<b>7.5.6</b>				X				
Signs identifying Project during construction	<b>7.5.6; Div. 1: 01 58 00</b>			X					
Coordination of separate contractors	<b>A201:6</b>				X				
Contract closeout	<b>A201:9.10; Div. 1: 01 77 00</b>				X				
Project closeout, including punchlist preparation, deliverables, filings and administration	<b>A201:9.8, 9.10</b>				X				
Participation in Commissioning	<b>A201:9.8, 9.10 Div 1: 01 91 00</b>				X				
Preparation, assembly and submittal of operations, maintenance and warranty deliverables, including training	<b>3.3.2.7; Div. 1: 01 78 23</b>				X				
Preparation and submittal of as-built Drawings	<b>3.3.2., 3.3.2.8; A201:3.3.5, 3.11</b>				X				
Creating as-built record Drawings from the updated BIM Model	<b>3.3.2.8</b>							X	

Cost Responsibility Matrix for GC/CM Services-ESC Upgrades Project  
Page 9 of 15

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Audit participation	<b>10, 11.1.12, 11.2.2</b>				X			
Project-specific electronic equipment and software at site	<b>7.5.5, 7.6.6</b>				X			
Other electronic equipment and software not included in the Work	<b>1.0.21</b>	X						
Data processing	<b>1.0.21, 3.3.2.8, 7.9.1.11</b>	X						
Surveying, layout and control	<b>1.0.27; A201:3.3.5</b>			X				
Initial site survey of existing conditions	<b>4.1.4.2</b>							X
Initial and any additional geotech reports	<b>4.1.4.3</b>							X
Equipment and supplies incorporated in the Work	<b>7.4.1</b>		X					
Equipment and supplies not incorporated in the Work	<b>7.4.3</b>			X				
Work to remove unknown hazardous materials	<b>A201:10.3; Div 2</b>							X

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Waste management, refuse collection, clean-up, removal and disposal from the site—unless included in sub bids	<b>1.0.27, 7.5.3; Div. 1: 01 74 19, 01 74 23</b>			X					
Final cleaning	<b>1.0.27; A201: 9.8.1.1, 9.10.1.5.7</b>		X						
Dust control—unless included in sub bids	<b>1.0.27, 7.5.3</b>			X					
Street cleaning	<b>1.0.27, 7.5.3</b>			X					
Power, heat, water and other utility use (but not communication costs) during construction	<b>7.7.1; Div. 1: 01 51 00, 01 51 23</b>			X					
Temporary toilets and sanitation	<b>1.0.27</b>			X					
Hook-up, meters and fees for permanent utilities	<b>7.7.1</b>		X						
Temporary signs, fences, enclosures, barriers and barricades	<b>1.0.27; Div. 1: 01 56 00</b>			X					
Site security, including lighting	<b>1.0.27</b>			X					
Flaggers and traffic control	<b>1.0.27</b>			X					

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Cranes and hoisting	1.0.27, 7.4.3			X				
Scaffolds and shoring	1.0.27, 7.4.3			X				
Elevator operations	1.0.27, 7.4.3			X				
Weather protection	A201:10.2.8, 10.6.1			X				
Temporary site conditions, such as site access conditions	A201:3.2.1			X				
Royalties, patent and copyright costs of the GC/CM as permitted in the Contract Documents	7.6.5		X					
Selective preconstruction demolition	5.1.2						X	
Contractually required mock-ups	Div. 1: 01 43 00		X					
Temporary project fire protection	A201:10.1, 10.2.8, 10.5.1			X				
Subcontractor and material costs	7.3, 7.4		X					
Compliance with regulatory requirements of the Contract Documents during construction	3.2, 3.3.2.8; A201:3.2.3,		X					

Cost Responsibility Matrix for GC/CM Services-ESC Upgrades Project  
Page 12 of 15

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
	<b>3.7.2, 3.7.3, 3.13, 10.3.1</b>								
Project-specific permits other than the building permit and those identified in 7.1.4	<b>7.6.3; A210 3.7.1; Div. 1: 01 41 00</b>		X						
Direct payments by the Owner for the building permit or related permits, reserve capacity fees, and plan-check fees, including SEPA, design review, and land use fees	<b>7.1.4</b>							X	
Warranties	<b>A201:3.5; Div. 1: 01 78 36</b>		X						
GC/CM fee, including profit	<b>1.0.21, 6.1</b>	X							
Fee on Specified General Conditions and Negotiated Support Services	<b>1.0.27, 1.0.39</b>	X							
GC/CM's use, sales, B&O, income, and other taxes, except sales taxes on progress payments	<b>7.6.2</b>	X							
Sales tax on progress payments	<b>7.6.2</b>							X	

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP					Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC			Contingency			
			Cost of Work	NSS	SGC				
Liquidated damages	<b>6.1.6, 7.9.1.14; A201:8.2, 8.3.3.2</b>	X							
Fee proposal preparation, site walk, interview process, and review of invitation to propose, GC/CM Agreement and General Conditions	<b>RFP</b>	X							
Replacement of defective or non-conforming Work including retesting unless the responsibility of a Subcontractor.	<b>A201:5.3.3, 12.2.2.1; Div. 1: 01 45 23, 01 45 24, 01 45 25</b>	X							
GC/CM's corporate overhead	<b>1.0.21</b>	X							
Architectural and engineering services (except where documents specifically designate the responsibility to the contractor)	<b>1.0.30</b>							X	
Subcontractor bid document reproduction	<b>1.0.27</b>			X					
Owner's Project management consultant(s)	<b>A201:13.4.7</b>							X	

Item	Reference in Contract Documents (Reference to A133 Agreement except as stated)	GMP				Conceptual Design Services Cost	Precon Services Cost	Direct by Owner
		Fee	MACC		Contingency			
			Cost of Work	NSS				
Commissioning Agent	<b>A201:9.8.1.2</b> <b>Div 1:01 91 00</b>							X