


**PLANNING & DEVELOPMENT MEMORANDUM**  
**#27-2023**

**DATE:** May 22, 2023

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager   
Jason Loveland, Interim Deputy City Manager 

**FROM:** Brook Svoboda, Director of Planning & Development   
Eric Ensey, Senior Planner

**SUBJECT:** CR-76 – Contract Amendment No. 3 with FCI Constructors Inc. for City Hall Partial Guaranteed Maximum Price 2

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**PURPOSE**

To consider CR-76, a resolution approving Amendment No. 3 to the contract with FCI Constructors, Inc. (FCI), accepting the Partial Guaranteed Maximum Price (PGMP) No. 2 for construction of the new City Hall.

**BACKGROUND**

Resolution No. 23-50 was approved by City Council on March 20, 2023 and established the Initial Guaranteed Maximum Price (IGMP) for construction of the new City Hall at \$26,494,561. Following establishment of the IGMP, the Construction Manager and General Contractor (CM/GC) contract with FCI requires subsequent contract amendments to release funds for certain work under a PGMP. All PGMPs must come in under the IGMP cost.

For purposes of the construction of the new City Hall, staff is anticipating three different PGMPs being presented to City Council:

1. PGMP 1 – To order items that require long lead times to acquire
2. PGMP 2 – To cover grading, site work, and new building utilities
3. PGMP 3 – To release all funding for construction of the building

Breaking up the guaranteed maximum prices in this manner is an attempt to ensure that the new building will be constructed according to the contract schedule and within the budget established.

City Council approved PGMP 1 on March 20, 2023, with the approval of Resolution No. 23-51. PGMP 1 authorized the expenditure of \$12,040,618 for the procurement of certain items that require significant lead time to be fabricated and delivered to the site, including HVAC equipment, structural timbers, elevator, fire suppression design-build, plumbing equipment, electrical gear, and relocation of existing site utilities.

Staff is presenting PGMP 2 in the amount of \$3,313,109, which would authorize FCI to begin grading, site work and new building utilities.

**BUDGET/TIME IMPLICATIONS**

The total budget for the new City Hall facility is \$33,780,000. The breakdown is as follows:

|  |                     |
|--|---------------------|
| Construction costs   | \$26,600,000        |
| Soft costs (including all design costs and furniture, fixtures, and equipment (FFE)) | \$4,690,000         |
| Contingencies  | \$2,490,000         |
| <b>Total Budget</b>  | <b>\$33,780,000</b> |

The following table outlines all construction costs allocated for the project:

| Construction Tasks       | Contract Value     | Allocated             |
|--------------------------|--------------------|-----------------------|
| Preconstruction services |                    | (\$92,947)            |
| IGMP                     | \$26,494,561       |                       |
| PGMP 1                   |                    | (\$12,040,618)        |
| PGMP 2                   |                    | (\$3,313,109)         |
| PGMP 3                   | (To be determined) |                       |
| <b>Total</b>             |                    | <b>(\$15,446,674)</b> |

The project schedule is as follows for construction of the new City Hall facility:

- IGMP Contract Amendment No. 1 March 20, 2023 (Completed)
- PGMP 1 – Amendment No. 2 March 20, 2023 (Completed)  
(Long Lead Items)
- Construction Documents Complete
  - Bid Pack 01 – Site, Foundation, Utilities April 5, 2023 (Completed)
  - Bid Pack 02 – Building Vertical Construction May 5, 2023 (Completed)
- PGMP 2 – Amendment No. 3 May 22, 2023  
(Including Bid Pack 01: Site, Foundation and Utilities)
- PGMP 3 – Amendment No. 4 July 10, 2023  
(Including Bid Pack 02: Building Vertical Construction)

**STAFF RECOMMENDATION**

Staff recommends approval of CR-76.

**STAFF REFERENCE**

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-76  
Series of 2023

\_\_\_\_\_  
Series of 2023

A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE CONSTRUCTION MANAGER CONTRACT BETWEEN THE CITY OF NORTHGLENN AND FCI CONSTRUCTORS, INC. FOR PHASE 2 OF THE NORTHGLENN CIVIC CENTER PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Amendment No. 3 to the Construction Manager Contract between the City of Northglenn and FCI Constructors, Inc., attached hereto, establishing a Partial Guaranteed Maximum Price 2 of \$3,313,109.00 for grading, site work, and new building utilities for the construction of the new City Hall as part of Phase 2 of the Northglenn Civic Center Master Plan Project is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MEREDITH LEIGHTY  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

**AIA A133-2019 Partial Guaranteed Maximum Price Amendment**

**Amendment No. 3 dated April 4, 2023, to the AIA A133-2019 Standard Form of Agreement  
Between Owner and Construction Manager as Constructor, made as of February 25, 2022**

**BETWEEN** the Owner:

*(Name, legal status, address and other information)*

City of Northglenn, State of Colorado  
11701 Community Center Drive  
Northglenn, Colorado 80233

and the Construction Manager:

*(Name, legal status, address and other information)*

FCI Constructors, Inc.  
4015 Coriolis Way  
Fredrick, CO 80504

for the following Project:

*(Name, location and detailed description)*

Civic Center Master Plan Phase II  
Northglenn, Colorado

The Architect:

*(Name, legal status, address and other information)*

Anderson Mason Dale Architects, P.C  
3198 Speer Boulevard  
Denver, CO 80211

The Owner and Construction Manager agree that the Agreement is modified to include sitework and foundation items as follows:

**Contract Time**

The Contract Time shall be adjusted to Zero (0) days.

**Contract Sum**

The Partial Guaranteed Maximum Price (PGMP) is established by this Amendment No.3 as follows:

The PGMP is guaranteed by the Construction Manager not-to-exceed **Fifteen Million, Three Hundred Fifty-Three Thousand, Seven Hundred and Twenty-Seven Dollars and Zero Cents (\$15,353,727)**.

|                             |                            |
|-----------------------------|----------------------------|
| Amendment No. 1             | \$incl. in Preconstruction |
| Amendment No. 2             | \$12,040,618               |
| <u>This Amendment No. 3</u> | <u>\$3,313,109</u>         |
| <b>PGMP</b>                 | <b>\$15,353,727</b>        |

The following Attachments are attached hereto to reflect the assumptions of the PGMP.

- Attachment A – (Revised) Budget Summary, a detailed estimate stating the Fee (converted to a lump sum), General Conditions costs (as a not-to-exceed), insurances and bond costs, as required,
- Attachment B – Detailed General Conditions costs, (as a not-to-exceed amount),
- Attachment C – Approved Labor Burden Rates,

- Attachment D – Staff Assignment Matrix,
- Attachment E – A list of allowances and unit prices,
- Attachment F – Responsibility Matrix,
- Attachment G – A list of the clarifications and qualifications,
- Attachment I – Insurance Certificates *(To be provided at FGMP)*,
- Attachment J – Approved Lien Waivers Forms (Conditional and Unconditional, Partial and Final) *(To be provided at FGMP)*,
- Attachment K – A list of the Drawings and Specifications, including all addenda;
- Attachment M – Owner Accepted Alternates *(To be provided at FGMP)*.

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**OWNER** *(Signature)*

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*(Printed name and title)*



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**CONSTRUCTION MANAGER** *(Signature)*

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*BRYAN HEMEYER - VP*

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*(Printed name and title)*

ATTACHMENT A  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION

COST SUMMARY

Issued Date: 8/31/2022  
Submitted Date: 5/03/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

| CSI CODE | DESCRIPTION  |       | TOTAL PROJECT COST  | BUILDING            | SITE                |
|----------|--|-------|---------------------|---------------------|---------------------|
|          | <b>DIRECT COST TOTAL</b>   |       | <b>\$ 2,755,612</b> | <b>\$ 1,535,264</b> | <b>\$ 1,220,348</b> |
| 01       | General Requirements <i>(within General Conditions)</i>  |       |                     |                     |                     |
| 02       | Existing Conditions  |       | \$ -                | \$ -                | \$ -                |
| 03       | Concrete   |       | \$ 1,325,434        | \$ 1,325,434        | \$ -                |
| 04       | Masonry  |       | \$ -                | \$ -                | \$ -                |
| 05       | Metals   |       | \$ -                | \$ -                | \$ -                |
| 06       | Wood Plastics, and Composites  |       | \$ -                | \$ -                | \$ -                |
| 07       | Thermal and Moisture Protection  |       | \$ -                | \$ -                | \$ -                |
| 08       | Openings   |       | \$ -                | \$ -                | \$ -                |
| 09       | Finishes   |       | \$ -                | \$ -                | \$ -                |
| 10       | Specialties  |       | \$ -                | \$ -                | \$ -                |
| 11       | Equipment  |       | \$ -                | \$ -                | \$ -                |
| 12       | Furnishings  |       | \$ -                | \$ -                | \$ -                |
| 13       | Special Construction   |       | \$ -                | \$ -                | \$ -                |
| 14       | Conveying Equipment  |       | \$ -                | \$ -                | \$ -                |
| 21       | Fire Suppression   |       | \$ -                | \$ -                | \$ -                |
| 22       | Plumbing   |       | \$ -                | \$ -                | \$ -                |
| 23       | Heating, Ventilating, and Air Conditioning   |       | \$ -                | \$ -                | \$ -                |
| 25       | Integrated Automation  |       | \$ -                | \$ -                | \$ -                |
| 26       | Electrical   |       | \$ -                | \$ -                | \$ -                |
| 27       | Communications   |       | \$ -                | \$ -                | \$ -                |
| 28       | Electronic Safety and Security   |       | \$ -                | \$ -                | \$ -                |
| 31       | Earthwork  |       | \$ 209,830          | \$ 209,830          | \$ -                |
| 32       | Exterior Improvements  |       | \$ 1,220,348        | \$ -                | \$ 1,220,348        |
| 33       | Utilities  |       | \$ -                | \$ -                | \$ -                |
|          | <b>GENERAL CONDITIONS TOTAL</b>  |       | <b>\$ 276,401</b>   | <b>\$ 165,841</b>   | <b>\$ 110,560</b>   |
|          | General Conditions (Not-to-Exceed from Attachment B) <i>(Provide breakout split between Site and Building)</i> | Bldg  | \$ 276,401          | \$ 165,841          | \$ 110,560          |
|          | <b>FEE TOTAL (Based on Direct Cost and General Conditions)</b>   |       | <b>\$ 87,928</b>    | <b>\$ 48,985</b>    | <b>\$ 38,943</b>    |
|          | Fee (Overhead & Profit) <i>[2.90%]</i>   | 2.90% | \$ 87,928           | \$ 48,985           | \$ 38,943           |
|          | <b>SUBTOTAL CONSTRUCTION COSTS</b>   |       | <b>\$ 3,119,941</b> | <b>\$ 1,750,090</b> | <b>\$ 1,369,851</b> |
|          | <b>OTHER INDIRECTS TOTAL (No fees on these costs)</b>  |       | <b>\$ 193,168</b>   | <b>\$ 107,614</b>   | <b>\$ 85,554</b>    |
|          | Construction Contingency on Direct Work <i>[3.00%]</i>   | 3.00% | \$ 82,668           | \$ 46,054           | \$ 36,614           |
|          | Bid/Design Contingency <i>[0.00%]</i>  | 0.00% | \$ -                | \$ -                | \$ -                |
|          | Anticipated Escalation <i>[0.00%]</i>  | 0.00% | \$ -                | \$ -                | \$ -                |
|          | Commercial General Liability Insurance <i>[1.14%]</i>  | 1.14% | \$ 31,414           | \$ 17,501           | \$ 13,913           |
|          | Other Insurances (pollution liability, etc.) <i>[n/a]</i>  | 0.00% | \$ -                | \$ -                | \$ -                |
|          | Contractor Payment & Performance Bonds <i> [.75%]</i>  | 0.75% | \$ 20,667           | \$ 11,514           | \$ 9,153            |
|          | Builder's Risk Insurance   | 0.62% | \$ 17,085           | \$ 9,518            | \$ 7,567            |
|          | Subguard Rate if appropriate <i>[1.50%]</i>  | 1.50% | \$ 41,334           | \$ 23,027           | \$ 18,307           |
|          | Preconstruction - in FGMP1 (Not to Exceed from Attachment B)   |       | \$ -                | \$ -                | \$ -                |
|          | <b>TOTAL CONSTRUCTION COSTS</b>  |       | <b>\$ 3,313,109</b> | <b>\$ 1,857,704</b> | <b>\$ 1,455,405</b> |

NOTES:

- 1 INCLUDE A DETAILED BUDGET THAT SUPPORTS THE COSTS IN THIS SUMMARY (YOUR FORMAT)
- 2 Provide a cost for Builder's Risk in the event the Owner requests it be carried by Contractor.
- 3 Provide the actual % Rate for Insurance/Builders Risk/Bond/Fee above directly in the description.
- 4 General Requirements are included with General Conditions.
- 5 Provide a cost for Performance and Payment Bonds in the event the Owner requests it be carried by Contractor.
- 6 Return Attachment A in electronic format. Do not convert to PDF.
- 7 Pricing above (including any estimated escalation) must reflect the proposed schedule presented with the response to this proposal.
- 8 Do not deviate from this format.

Please treat this proprietary information as confidential and privileged material which is intended for the sole viewing of the recipient. Any other distribution is strictly prohibited.

ATTACHMENT B  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION

DETAILED GENERAL CONDITIONS

Issued Date: 11/24/2021

FIRM NAME: FCI CONSTRUCTORS, INC.

| ITEM NO. | DESCRIPTION   | QUANTITY | UNIT | UNIT COST | TOTAL COST      | COMMENTS / CLARIFICATIONS                              |
|----------|---|----------|------|-----------|-----------------|--|
| 1        | <b>PRECONSTRUCTION:</b>   |          |      |           |                 |  |
| 2        | <b>PROJECT PRECONSTRUCTION TOTAL</b>                            |          |      |           | \$ -            |  |
| 3        | Officers of the Company (included in fee)                       | ---      | ---  | ---       | Included in Fee |  |
| 4        | Project Executive (included in fee)                             | ---      | ---  | ---       | Included in Fee |  |
| 5        | Sr. Preconstruction Manager                                     |          | HR   |           | \$ -            |  |
| 6        | Preconstruction Manager   | 0        | HR   | \$ 117.25 | \$ -            | Covered in FGMP 01                                     |
| 7        | Sr. Estimator   |          | HR   |           | \$ -            |  |
| 8        | Estimator   | 0        | HR   | \$ 107.45 | \$ -            | Covered in FGMP 01                                     |
| 9        | Sr. Project Manager   | 0        | HR   | \$ 137.77 | \$ -            | Covered in FGMP 01                                     |
| 10       | Project Manager   |          | HR   |           | \$ -            |  |
| 11       | Sr. Project Engineer  |          | HR   |           | \$ -            |  |
| 12       | Project Engineer  |          | HR   |           | \$ -            |  |
| 13       | Assistant Engineer  |          | HR   |           | \$ -            |  |
| 14       | Senior Project Superintendent                                   | 0        | HR   | \$ 126.62 | \$ -            | Covered in FGMP 01                                     |
| 15       | Project Superintendent  |          | HR   |           | \$ -            |  |
| 16       | Assistant Superintendent  |          | HR   |           | \$ -            |  |
| 17       | Field Engineer  |          | HR   |           | \$ -            |  |
| 18       | MEP Coordinator   | 0        | HR   | \$ 149.00 | \$ -            | Covered in FGMP 01                                     |
| 19       | Administrative Support  |          | HR   |           | \$ -            |  |
| 20       | Project Specific Accounting                                     |          | HR   |           | \$ -            |  |
| 21       | Scheduling  |          | HR   |           | \$ -            |  |
| 22       | 3D Modeling/BIM   |          | HR   |           | \$ -            |  |
| 23       | Plans and Travel Expenses for Precon                            |          | LSUM |           | \$ -            |  |
| 24       | [enter other staff positions]                                   |          | HR   |           | \$ -            |  |
| 25       |   |          |      |           | \$ -            |  |
| 26       | <b>TOTAL PRECONSTRUCTION (NOT TO EXCEED)</b>                    |          |      |           | \$ -            |  |
| 27       |   |          |      |           |                 |  |
| 28       |   |          |      |           |                 |  |
| 29       | <b>GENERAL CONDITIONS:</b>                                      |          |      |           |                 |  |
| 30       | <b>PROJECT SUPERVISION TOTAL (On-Site Personnel Only)</b>       |          |      |           | \$ 222,228.53   |  |
| 31       | Officers of the Company (included in fee)                       | ---      | ---  | ---       | Included in Fee |  |
| 32       | Project Executive (included in fee)                             | ---      | ---  | ---       | Included in Fee |  |
| 33       | Sr. Project Manager   | 171      | HR   | \$ 148.29 | \$ 25,426.25    | 3 months in '23  |
| 34       | Project Manager   |          | HR   |           | \$ -            |  |
| 35       | Assistant Project Manager                                       |          | HR   |           | \$ -            |  |
| 36       | Sr. Project Engineer  |          | HR   |           | \$ -            |  |
| 37       | Project Engineer  | 520      | HR   | \$ 90.22  | \$ 46,879.47    | 3 months in '23  |
| 38       | Intern  | 0        | HR   | \$ 46.33  | \$ -            | 3 months in '23  |
| 39       | Senior/General Superintendent                                   |          | HR   |           | \$ -            |  |
| 39       | Project Superintendent 1  | 520      | HR   | \$ 112.67 | \$ 58,541.60    | 3 months in '23  |
| 40       | Project Superintendent 2  | 346      | HR   | \$ 112.77 | \$ 39,063.26    | 2 months in '23  |
| 41       | Assistant Superintendent  |          | HR   |           | \$ -            |  |
| 42       | Field Engineer  | 520      | HR   | \$ 80.00  | \$ 41,568.00    | 3 months in '23  |
| 43       | MEP Coordinator   |          | HR   |           | \$ -            |  |
| 44       | Administrative Support  | 104      | HR   | \$ 72.78  | \$ 7,563.07     | 3 months in '23  |
| 45       | Project Specific Accounting                                     |          | HR   |           | \$ -            |  |
| 46       | Scheduling  |          | HR   |           | \$ -            |  |
| 47       | Safety Director (not full time on site)                         | 26       | HR   | \$ 122.67 | \$ 3,186.88     | 3 months in '23  |
| 48       | Safety Personnel  |          | HR   |           | \$ -            |  |
| 49       | Quality Control Personnel                                       |          | HR   |           | \$ -            |  |
| 50       | Project Estimator   |          | HR   |           | \$ -            |  |
| 51       | Carpenter Foreman   |          | HR   |           | \$ -            |  |
| 52       | Carpenter   | ---      | ---  | ---       | ---             | Distribute in tasks below                              |
| 53       | Labor Foreman   |          | HR   |           | \$ -            |  |
| 54       | 3D Modeling/BIM   | 0        | HR   |           | \$ -            | Subcontracted scope to be included in the cost of work |
| 55       | [enter other staff positions]                                   |          | HR   |           | \$ -            |  |
| 56       | [enter other staff positions]                                   |          | HR   |           | \$ -            |  |
| 57       | <b>PROJECT ON-SITE OFFICE TOTAL</b>                             |          |      |           | \$ 10,322.50    |  |
| 58       | Office Facilities / Rent (Construction)                         |          | MOS  |           | \$ -            | Will use existing Town Hall building for offices       |
| 59       | Office Facilities / Rent (Owner & A/E Staff)                    |          | MOS  |           | \$ -            |  |
| 60       | Street/Sidewalk Closure Permits for temporary office facilities |          | MOS  |           | \$ -            |  |
| 61       | Office Equipment  | 5        | MOS  | \$ 400.00 | \$ 2,000.00     | Rental Rate for Printer \$360/Month                    |
| 62       | Office Furniture  |          | LS   |           | \$ -            |  |
| 63       | Office Mobilization and Demobilization                          |          | EA   |           | \$ -            |  |
| 64       | Janitorial  | 3        | MOS  | \$ 50.00  | \$ 150.00       |  |
| 65       | Radios, Communication and Cell Phones                           | 5        | MOS  | \$ 399.50 | \$ 1,997.50     |  |
| 66       | Company Vehicle   | ---      | ---  | ---       | ---             | See Travel Expenses                                    |
| 67       | Company Vehicle fuel  | ---      | ---  | ---       | ---             | See Travel Expenses                                    |
| 68       | Field Office Staff Parking                                      |          | MOS  |           | \$ -            |  |
| 69       | Courier service   |          | LS   |           | \$ -            |  |
| 70       | Phone/Internet (T1/DSL) service                                 |          | MOS  |           | \$ -            | Provided by Owner                                      |
| 71       | On-site Data Processing (Computers, software, IT)               | 5        | MOS  | \$ 735.00 | \$ 3,675.00     |  |
| 72       | Project photos/Webcam, etc.                                     | 5        | MOS  | \$ 250.00 | \$ 1,250.00     |  |
| 73       | Office Supplies   | 5        | MOS  | \$ 150.00 | \$ 750.00       |  |
| 74       | Postage/Fed ex  |          | LS   |           | \$ -            |  |
| 75       | Printing and reproduction                                       |          | LS   |           | \$ -            |  |
| 76       | Drinking Water  | 5        | MOS  | \$ 100.00 | \$ 500.00       |  |
| 77       |   |          |      |           | \$ -            |  |
| 78       |   |          |      |           | \$ -            |  |

ATTACHMENT B  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION

DETAILED GENERAL CONDITIONS

Issued Date: 11/24/2021

FIRM NAME: FCI CONSTRUCTORS, INC.

| ITEM NO.   | DESCRIPTION  | QUANTITY | UNIT | UNIT COST   | TOTAL COST           | COMMENTS / CLARIFICATIONS                        |
|------------|--|----------|------|-------------|----------------------|--|
| <b>79</b>  | <b>TEMPORARY FACILITIES &amp; EQUIPMENT TOTAL</b>  |          |      |             | <b>\$ 21,481.89</b>  |  |
| 80         | Electrical distribution  |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 81         | Electrical Utility Connection (Temp offices & jobsite)   |          | EA   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 82         | Electrical consumption costs (Temp offices)  |          | MOS  | \$ -        | \$ -                 | By owner   |
| 83         | Temporary/Jobsite Lighting   |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 84         | Electrical Generator   | 2        | MOS  | \$ 1,400.00 | \$ 2,800.00          |  |
| 85         | Fuel for Generator   | 2        | MOS  | \$ 450.00   | \$ 900.00            |  |
| 86         | Water - Construction and Hydrant Use   | 8        | MOS  | \$ 250.00   | \$ 2,000.00          |  |
| 87         | Temporary Heating and Cooling  |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 88         | Gas/Propane consumption costs  |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 89         | Fire protection (temp. stand pipe, FDC, etc.)  |          | LS   | \$ -        | \$ -                 | Not applicable                                   |
| 90         | Sanitation facilities  | 3        | MOS  | \$ 810.00   | \$ 2,430.00          | 6 ea Portable Toilets and Maintenance            |
| 91         | Crane Rental   |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 92         | Crane set-up, tear-down, foundations, pads, rails, etc.  |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 93         | Crane Operator   |          | HRS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 94         | Man & Material Hoist - Equipment Rental  |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 95         | Man & Material Hoist - Set-up & Tear-down  |          | EA   | \$ -        | \$ -                 | Not applicable                                   |
| 96         | Man & Material Hoist - Operator  |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 97         | Temporary use of elevator (protection, extended maint, )   |          | MOS  | \$ -        | \$ -                 |  |
| 98         | Temporary use of elevator - Operator   |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 99         | Forklift (not associated with direct cost of work activities)  | 1        | MOS  | \$ 2,700.00 | \$ 2,700.00          | Includes equipment rental, delivery, and pick-up |
| 100        | Skidsteer (not associated with direct cost of work activities)   | 3        | MOS  | \$ 2,300.00 | \$ 6,900.00          | Includes equipment rental, delivery, and pick-up |
| 101        | Contractor misc. site equipment  |          | MOS  | \$ -        | \$ -                 |  |
| 102        | Equipment Operating Expenses   | 3        | MOS  | \$ 350.00   | \$ 1,050.00          | Fuel, oil, service, maintenance, etc.            |
| 103        | Temporary stairs, scaffold, landing platforms, ladders, etc.   |          | MOS  | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 104        | Temporary Site Fencing (GC Compound)   | 9        | MOS  | \$ 175.21   | \$ 1,576.89          | Installation, maintenance, rental, and removal   |
| 105        | Access to the site (including maintenance)   |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 106        | Staging and/or storage areas (on and off site)   |          | LS   | \$ -        | \$ -                 | Included on Direct Cost of Work                  |
| 107        | Storage Containers   |          | LS   | \$ -        | \$ -                 |  |
| 108        | Construction Signage   |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 109        | Rodent and Pest Control  |          | LS   | \$ -        | \$ -                 | Not applicable, Excluded                         |
| 110        | SWWMP/Erosion Control/Dust Control/Street Cleaning   | 5        | MOS  | \$ 225.00   | \$ 1,125.00          | Silt fence, tracking pads, BMPs, etc.            |
| 111        | Trade Parking, Temporary Parking Lot, Bus, etc.  |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 112        |  |          |      | \$ -        | \$ -                 |  |
| 113        |  |          |      | \$ -        | \$ -                 |  |
| <b>114</b> | <b>ENGINEERING TOTAL</b>   |          |      |             | <b>\$ -</b>          |  |
| 115        | Initial Building and Periodic Confirmation Layout  |          | HRS  | \$ -        | \$ -                 |  |
| 116        | Horizontal and Vertical Building controls  |          | HRS  | \$ -        | \$ -                 |  |
| 117        | Surveying (initial survey, benchmarks, etc.)   |          | LS   | \$ -        | \$ -                 | Typically independent/3rd party                  |
| 118        | Existing conditions survey, seismic sensors, etc.  |          | LS   | \$ -        | \$ -                 |  |
| 119        | Contractor Required 3rd Party Reviews/Consultants  |          | LS   | \$ -        | \$ -                 | Enclosure, MEP, etc.                             |
| 120        | Subsurface Utility Exploration (locates, pot-holing, exploratory excavation, etc.)   |          | LS   | \$ -        | \$ -                 |  |
| 121        |  |          |      | \$ -        | \$ -                 |  |
| <b>122</b> | <b>SAFETY &amp; SECURITY TOTAL</b>   |          |      |             | <b>\$ 4,950.00</b>   |  |
| 123        | Safety inspections (3rd party)   |          | LS   | \$ -        | \$ -                 | Not applicable                                   |
| 124        | Jobsite safety (PPE, first aid, eye wash, etc.)  | 5        | MOS  | \$ 150.00   | \$ 750.00            |  |
| 125        | Perimeter guardrails, safety nets, barricades, etc.  |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 126        | Covered sidewalk enclosures  |          | LS   | \$ -        | \$ -                 | Not applicable                                   |
| 127        | Fire safety (Fire extinguishers, etc.)   |          | LS   | \$ -        | \$ -                 | Included in item 124                             |
| 128        | Fire watch   |          | HR   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 129        | Site Protection / Security   | 5        | MOS  | \$ 840.00   | \$ 4,200.00          | Access control, cameras, etc.                    |
| 130        | Security Guard   |          | MOS  | \$ -        | \$ -                 | Not applicable, Excluded                         |
| 131        | Badging, background checks, etc.   |          | LS   | \$ -        | \$ -                 | Not applicable, Excluded                         |
| 132        |  |          |      | \$ -        | \$ -                 |  |
| 133        |  |          |      | \$ -        | \$ -                 |  |
| <b>134</b> | <b>SITE CONDITIONS TOTALS</b>  |          |      |             | <b>\$ 8,314.83</b>   |  |
| 135        | Project interim clean-up   | 129.9    | HR   | \$ 44.57    | \$ 5,789.83          | Included 10 hrs/week for 78 weeks                |
| 136        | Project final clean-up   |          | SF   | \$ -        | \$ -                 |  |
| 137        | Small Tools and Consumables  | 5        | MOS  | \$ 250.00   | \$ 1,250.00          |  |
| 138        | Dumpsters / LEED Dumpsters   | 3        | MOS  | \$ 425.00   | \$ 1,275.00          | For GC Compound Only                             |
| 139        | Trash Chute  |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 140        | Weather protection/Temporary Enclosure   |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 141        | Finishes Material/Product Protection   |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 142        | Traffic Control, Traffic Signage, and Flagging   |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work                  |
| 143        | Temporary dewatering system/equipment  |          | LS   | \$ -        | \$ -                 | Included in Direct Cost of Work - If required    |
| 144        |  |          |      | \$ -        | \$ -                 |  |
| 145        |  |          |      | \$ -        | \$ -                 |  |
| <b>146</b> | <b>TRAVEL TOTALS (Provide Detailed Assumptions with Cost Breakdown and provide a detailed explanation of the cost in separate attachment).</b> |          |      |             | <b>\$ 9,103.75</b>   |  |
| 147        | Travel Expenses (including Airfare, Car Rentals, Staff Vehicles, Fuel, Parking, etc.)  | 5        | MOS  | \$ 1,820.75 | \$ 9,103.75          | Superintendent, PM trucks and fuel               |
| 148        | Housing (including temporary housing, relocation, hotel, etc.)   |          | LS   | \$ -        | \$ -                 | Not applicable                                   |
| 149        | Subsistence/Per Diem (including meals)   |          | MOS  | \$ -        | \$ -                 | Not applicable                                   |
| 150        |  |          |      | \$ -        | \$ -                 |  |
| 151        |  |          |      | \$ -        | \$ -                 |  |
| <b>152</b> | <b>TOTAL GENERAL CONDITIONS (NOT TO EXCEED)</b>  |          |      |             | <b>\$ 276,401.50</b> |  |

NOTES:

- It is the Owner's intent that the General Contractor work under a complete "open book" approach.
- It is the Owner's intent that all General Conditions' costs will be identified and included in this Attachment.
- Do not modify the order of these items. If additional space is required to capture further detail, rows may be added at the bottom of the list under the appropriate headings within the spreadsheet. Please **bold** all added items.
- General Conditions will become a separate not-to-exceed guarantee within the total GMP.
- All pertinent travel and temporary lodging expenses for the project must be included within the General Conditions and this spreadsheet.
- Leave rows blank that do not apply.
- Return Attachment B in electronic format. **Do not convert to PDF.**

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ATTACHMENT C  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION

LABOR BURDEN RATES

Issued Date: 02/27/2023  
Submitted Date: 5/01/2023

| FIRM NAME: FCI CONSTRUCTORS, INC. |   |                        |               | 2022                 |                           |                         | 2023                 |                           |                         | 2024                 |                           |                         |
|-----------------------------------|---|------------------------|---------------|----------------------|---------------------------|-------------------------|----------------------|---------------------------|-------------------------|----------------------|---------------------------|-------------------------|
| ITEM NO.                          | SALARIED STAFF POSITION (PRECON)          | BASE HOURLY LABOR RATE | BURDEN RATE % | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE |
| 1                                 | Officers of the Company (included in fee) | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 2                                 | Project Executive (included in fee)       | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 3                                 | Sr. Preconstruction Manager (MEP)         | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 4                                 | Preconstruction Manager                   | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 5                                 | Sr. Estimator                             | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 6                                 | Estimator                                 | 63.10                  | 68%           | 106.00               | ---                       | ---                     | 110.00               | ---                       | ---                     | 116.00               | ---                       | ---                     |
| 7                                 | Sr. Project Manager                       | 81.55                  | 68%           | 137.00               | ---                       | ---                     | 142.00               | ---                       | ---                     | 150.00               | ---                       | ---                     |
| 8                                 | Project Manager                           | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 9                                 | Sr. Project Engineer                      | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 10                                | Project Engineer                          | 50.60                  | 68%           | 85.00                | ---                       | ---                     | 88.00                | ---                       | ---                     | 93.00                | ---                       | ---                     |
| 11                                | Assistant Engineer/Intern                 | 25.60                  | 68%           | 43.00                | ---                       | ---                     | 45.00                | ---                       | ---                     | 48.00                | ---                       | ---                     |
| 12                                | Senior Project Superintendent             | 75.00                  | 68%           | 126.00               | ---                       | ---                     | 130.00               | ---                       | ---                     | 137.00               | ---                       | ---                     |
| 13                                | Project Superintendent                    | 63.10                  | 68%           | 106.00               | ---                       | ---                     | 110.00               | ---                       | ---                     | 116.00               | ---                       | ---                     |
| 14                                | Assistant Superintendent                  | 56.55                  | 68%           | 95.00                | ---                       | ---                     | 98.00                | ---                       | ---                     | 103.00               | ---                       | ---                     |
| 15                                | Field Engineer                            | 44.64                  | 68%           | 75.00                | ---                       | ---                     | 78.00                | ---                       | ---                     | 82.00                | ---                       | ---                     |
| 16                                | MEP Coordinator                           | 88.10                  | 68%           | 148.00               | ---                       | ---                     | 153.00               | ---                       | ---                     | 161.00               | ---                       | ---                     |
| 17                                | Administrative Support                    | 40.48                  | 68%           | 68.00                | ---                       | ---                     | 71.00                | ---                       | ---                     | 75.00                | ---                       | ---                     |
| 18                                | Project Specific Accounting               | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 19                                | Scheduling                                | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 20                                | 3D Modeling/BIM                           | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 21                                | [enter other staff positions]             | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 22                                | [enter other staff positions]             | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
|                                   | SALARIED STAFF POSITION (ON-SITE)         | BASE HOURLY LABOR RATE | BURDEN RATE % | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | BILLABLE HOURLY RATE | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE |
| 23                                | Officers of the Company (included in fee) | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 24                                | Project Executive (included in fee)       | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 25                                | Sr. Project Manager                       | 81.55                  | 68%           | 137.00               | ---                       | ---                     | 142.00               | ---                       | ---                     | 150.00               | ---                       | ---                     |
| 26                                | Project Manager                           | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 27                                | Assistant Project Manager                 | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 28                                | Sr. Project Engineer                      | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 29                                | Project Engineer                          | 50.60                  | 68%           | 85.00                | ---                       | ---                     | 88.00                | ---                       | ---                     | 93.00                | ---                       | ---                     |
| 30                                | Assistant Engineer                        | 25.60                  | 68%           | 43.00                | ---                       | ---                     | 45.00                | ---                       | ---                     | 48.00                | ---                       | ---                     |
| 31                                | Senior/General Superintendent             | 75.00                  | 68%           | 126.00               | ---                       | ---                     | 130.00               | ---                       | ---                     | 137.00               | ---                       | ---                     |
| 32                                | Project Superintendent                    | 63.10                  | 68%           | 106.00               | ---                       | ---                     | 110.00               | ---                       | ---                     | 116.00               | ---                       | ---                     |
| 33                                | Assistant Superintendent                  | 56.55                  | 68%           | 95.00                | ---                       | ---                     | 98.00                | ---                       | ---                     | 103.00               | ---                       | ---                     |
| 34                                | Field Engineer                            | 44.64                  | 68%           | 75.00                | ---                       | ---                     | 78.00                | ---                       | ---                     | 82.00                | ---                       | ---                     |
| 35                                | MEP Coordinator                           | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 36                                | Administrative Support                    | 40.48                  | 68%           | 68.00                | ---                       | ---                     | 71.00                | ---                       | ---                     | 75.00                | ---                       | ---                     |
| 37                                | Project Specific Accounting               | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 38                                | Scheduling                                | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 39                                | Safety Director                           | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 40                                | Safety Personnel                          | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 41                                | Quality Control Personnel                 | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 42                                | Project Estimator (on site)               | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 43                                | 3D Modeling/BIM                           | 69.05                  | 68%           | 116.00               | ---                       | ---                     | 120.00               | ---                       | ---                     | 126.00               | ---                       | ---                     |
| 44                                | [enter other staff positions]             | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |
| 45                                | [enter other staff positions]             | ---                    | ---           | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     | ---                  | ---                       | ---                     |

ATTACHMENT C  
 NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION

LABOR BURDEN RATES

Issued Date: 02/27/2023  
 Submitted Date: 5/01/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

|    | CRAFT PERSONNEL POSITION  | HOURLY LABOR RATE | BURDEN RATE % | 2022                       |                           |                         | 2023                       |                           |                         | 2024                       |                           |                         |
|----|---------------------------|-------------------|---------------|----------------------------|---------------------------|-------------------------|----------------------------|---------------------------|-------------------------|----------------------------|---------------------------|-------------------------|
|    |                           |                   |               | TOTAL HOURLY RATE W/BURDEN | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | TOTAL HOURLY RATE W/BURDEN | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE | TOTAL HOURLY RATE W/BURDEN | TIME AND HALF HOURLY RATE | DOUBLE TIME HOURLY RATE |
| 46 | Carpenter Foreman         | 40.48             | 68%           | 68.00                      |                           |                         | 71.00                      |                           |                         | 75.00                      |                           |                         |
| 47 | Carpenter                 | 37.50             | 68%           | 63.00                      |                           |                         | 65.00                      |                           |                         | 69.00                      |                           |                         |
| 48 | Labor Foreman             | 31.55             | 68%           | 53.00                      |                           |                         | 55.00                      |                           |                         | 58.00                      |                           |                         |
| 49 | Laborer                   | 25.60             | 68%           | 43.00                      |                           |                         | 45.00                      |                           |                         | 48.00                      |                           |                         |
| 50 | Hoist / Elevator Operator |                   |               |                            |                           |                         |                            |                           |                         |                            |                           |                         |
| 51 | Crane Operator            |                   |               |                            |                           |                         |                            |                           |                         |                            |                           |                         |
| 52 | [enter other positions]   |                   |               |                            |                           |                         |                            |                           |                         |                            |                           |                         |
| 53 | [enter other positions]   |                   |               |                            |                           |                         |                            |                           |                         |                            |                           |                         |

NOTES:

- 1 Provide the applicable rates and labor burden as a percentage for the staff positions listed above. Do not use a blended rate, use actual burden rates per title.
- 2 The General Conditions estimate for Staff should take into consideration the duration of the Project. Therefore, the staff costs carried forward in Attachment B should represent a blended rate for the duration of the Project.
- 3 Add any staff positions and applicable rates for individuals not included here that are proposed on the project.
- 4 No fee markups (overhead or profit, bonuses, phones, computers or vehicle allowances, etc.) are allowed within these rates.
- 5 Rates above are subject to pre-audit.
- 6 For Salaried Individuals, Premium Time is not allowed.
- 7 Return Attachment C in electronic format. **Do not convert to PDF.**

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STAFF TIME ALLOCATION

Issued Date: 02/27/2023  
Submitted Date: 5/01/2023

| FIRM NAME: FCI CONSTRUCTORS, INC.  |   |                  |               | 2022        |          |          |          |          |          |          |          |          |          |          |          | 2023     |          |          |          |          |          |          |          |          |          |          |          | 2024     |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
|------------------------------------|---|------------------|---------------|-------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| ITEM NO.                           | STAFF POSITION                            | INDIVIDUAL       | TOTAL MONTHS  | TOTAL HOURS | JAN HRS  | FEB HRS  | MAR HRS  | APR HRS  | MAY HRS  | JUN HRS  | JUL HRS  | AUG HRS  | SEP HRS  | OCT HRS  | NOV HRS  | DEC HRS  | JAN HRS  | FEB HRS  | MAR HRS  | APR HRS  | MAY HRS  | JUN HRS  | JUL HRS  | AUG HRS  | SEP HRS  | OCT HRS  | NOV HRS  | DEC HRS  | JAN HRS  | FEB HRS  | MAR HRS  | APR HRS  | MAY HRS  | JUN HRS  | JUL HRS  | AUG HRS  | SEP HRS  | OCT HRS  | NOV HRS  | DEC HRS  |          |  |
| <b>PRECONSTRUCTION</b>             |   |                  |               |             |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 1                                  | Officers of the Company (included in fee) |                  | Incl. In Fee  | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 2                                  | Project Executive (included in fee)       |                  | Incl. In Fee  | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 3                                  | Sr. Preconstruction Manager               |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 4                                  | Preconstruction Manager                   | Steve Rademacher | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 5                                  | Sr. Estimator                             |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 6                                  | Estimator                                 | Albert Nieto     | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 7                                  | Sr. Project Manager                       | Nathaniel Sperry | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 8                                  | Project Manager                           |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 9                                  | Sr. Project Engineer                      |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 10                                 | Project Engineer                          |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 11                                 | Assistant Engineer                        |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 12                                 | Senior Project Superintendent             | Luke Godwin      | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 13                                 | Project Superintendent                    |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 14                                 | Assistant Superintendent                  |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 15                                 | Field Engineer                            |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 16                                 | MEP Coordinator                           | Dan Proud        | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 17                                 | Administrative Support                    |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 18                                 | Project Specific Accounting               |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 19                                 | Scheduling                                |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 20                                 | 3D Modeling/BIM                           | Parker Stokke    | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 21                                 | [enter other staff positions]             |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 22                                 | [enter other staff positions]             |                  | 0             | 0           |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| <b>CONSTRUCTION - SALARY</b>       |   |                  |               |             |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 23                                 | Officers of the Company (included in fee) |                  | Incl. In Fee  | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 24                                 | Project Executive (included in fee)       |                  | Incl. In Fee  | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 25                                 | Sr. Project Manager                       | Nathaniel Sperry | 3             | 171         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 26                                 | Project Manager                           |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 27                                 | Assistant Project Manager                 |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 28                                 | Sr. Project Engineer                      |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 29                                 | Project Engineer                          | Jordan Luthi     | 3             | 520         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 30                                 | Assistant Engineer                        | Intern           | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 31                                 | Senior/General Superintendent             |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 32                                 | Project Superintendent                    | Dan Proud        | 3             | 520         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 33                                 | Project Superintendent                    | Bryce Zachman    | 2             | 346         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 33                                 | Assistant Superintendent                  |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 34                                 | Field Engineer                            | Brandon Martinez | 3             | 520         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 35                                 | MEP Coordinator                           |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 36                                 | Administrative Support                    | Angela Spaulding | 3             | 104         | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 37                                 | Project Specific Accounting               |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 38                                 | Scheduling                                |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 39                                 | Safety Director                           | John Luthi       | 3             | 26          | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 40                                 | Safety Personnel                          |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 41                                 | Quality Control Personnel                 |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 42                                 | Project Estimator (on site)               |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 43                                 | 3D Modeling/BIM                           | Parker Stokke    | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 44                                 | [enter other staff positions]             |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 45                                 | [enter other staff positions]             |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| <b>CONSTRUCTION - CRAFT/HOURLY</b> |   |                  |               |             |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 46                                 | Carpenter Foreman                         |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 47                                 | Labor Foreman                             |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 48                                 | Hoist / Elevator Operator                 |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 49                                 | Crane Operator                            |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 50                                 | [enter other positions]                   |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| 51                                 | [enter other positions]                   |                  | 0             | 0           | 0        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
|                                    |   |                  | <b>TOTAL:</b> | <b>2207</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |  |

NOTES:  
 1 Include the individual per title and breakdown of committed hours per month of each member of staff that shall be on the project  
 2 Include the total months duration that each staff member will be working on the project.  
 3 Add any columns for additional months you feel is appropriate.  
 4 Assume 173 working hours per month as standard.

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**ATTACHMENT E  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION**

**ALLOWANCE LIST, ALTERNATES & UNIT PRICES**

Issued Date: 02/27/2023  
Submitted Date: 5/01/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

**ALLOWANCE LIST (INCLUDED IN THE COST SUMMARY)**

| ITEM NO. | DESCRIPTION                       | AMOUNT    |
|----------|-----------------------------------|-----------|
| 1        | Caisson Dewatering                | \$ 7,500  |
| 2        | Monument Signs                    | \$ 60,000 |
| 3        | Landscaping and Irrigation Repair | \$ 30,000 |
| 4        |                                   |           |
| 5        |                                   |           |
| 6        |                                   |           |
| 7        |                                   |           |
| 8        |                                   |           |
| 9        |                                   |           |
| 10       |                                   |           |

**ALTERNATES (NOT INCLUDED IN THE COST SUMMARY)**

| ITEM NO. | DESCRIPTION  | AMOUNT    |
|----------|--|-----------|
| 1        | Landscape Shrubs, Perennials and Grasses                                   | \$ 65,571 |
| 2        | Site Amenities   | \$ 70,260 |
| 3        | Not in this Bid Package  |           |
| 4        | Not in this Bid Package  |           |
| 5        | Not in this Bid Package  |           |
| 6        | Not in this Bid Package  |           |
| 7        | Colored Concrete   | \$ 6,814  |
| 8        | Not in this Bid Package  |           |
| 9        | Not in this Bid Package  |           |
| 10       | Seeding and Soil Prep at Existing City Hall Lot (Post Building Demolition) | \$ 34,583 |

**UNIT PRICE LIST - TBD**

| ITEM NO. | DESCRIPTION | AMOUNT |
|----------|-------------|--------|
| 1        |             |        |
| 2        |             |        |
| 3        |             |        |
| 4        |             |        |
| 5        |             |        |
| 6        |             |        |
| 7        |             |        |
| 8        |             |        |
| 9        |             |        |
| 10       |             |        |

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**ATTACHMENT F**  
**NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION**

**RESPONSIBILITY & BUDGET MATRIX**

Issued Date: 02/27/2023

Submitted Date: 5/01/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

| ITEM NO. | DESCRIPTION  | OWNER | GENERAL CONTRACTOR | ARCHITECT |
|----------|--|-------|--------------------|-----------|
| 1        | <b>PREDEVELOPMENT</b>  |       |                    |           |
| 2        | Phase I Environmental Report   | X     |                    |           |
| 3        | Phase II Environmental Report  | X     |                    |           |
| 4        | Material Management Plan (N/A)   | X     |                    |           |
| 5        | Environmental Abatement (N/A)  | X     |                    |           |
| 6        | Geotechnical Reports   | X     |                    |           |
| 7        | <b>PLAN REVIEW / BUILDING PERMITS</b>  |       |                    |           |
| 8        | Submit for Permits   |       | X                  |           |
| 9        | General Building Plan Review & Permit Fees   |       | X                  |           |
| 10       | Fire Department Plan Review & Permit Fees  |       | X                  |           |
| 11       | Sign Plan Review & Permit Fees   |       | X                  |           |
| 12       | Fence/Screen Wall Plan Review & Permit Fees  |       | X                  |           |
| 13       | Fire Protection Plan Review & Permit Fees  |       | X                  |           |
| 14       | Fire Alarm Plan Review & Permit Fees   |       | X                  |           |
| 15       | Plumbing Plan Review & Permit Fees   |       | X                  |           |
| 16       | Mechanical Plan Review & Permit Fees   |       | X                  |           |
| 17       | Electrical Plan Review & Permit Fees   |       | X                  |           |
| 18       | State and Federal Stormwater Permit Fees   |       | X                  |           |
| 19       | FAA Permits for Cranes   |       | X                  |           |
| 20       | Street and Sidewalk Occupancy Permit Fees  |       | X                  |           |
| 21       | All other permits not described above but required by AIA 201 or governing AHJ(s)                  |       | X                  |           |
| 22       | Dewatering Permits (if Applicable)   |       | X                  |           |
| 23       | Subcontractor Permits (any/all)  |       | X                  |           |
| 24       | Health Department Permit Fees (if Applicable)  |       | X                  |           |
| 25       | <b>UTILITIES</b>   |       |                    |           |
| 26       | Subsurface Utility Exploration to include locates, pot-holing and exploratory excavation as needed |       | X                  |           |
| 27       | Permanent Water Permit & Meter Fees  | X     |                    |           |
| 28       | Permanent Water Meter  |       | X                  |           |
| 29       | Permanent Sanitary Permit Fees   | X     |                    |           |
| 30       | Permanent Storm Water Permit Fee   | X     |                    |           |
| 31       | Electrical Service Agreements  | X     |                    |           |
| 32       | Electrical Service Coordination  |       | X                  |           |
| 33       | Gas Service Fee for New Meter  | X     |                    |           |
| 34       | Gas Service Coordination, Meter and Distribution   |       | X                  |           |
| 35       | Telephone/Fiber Service Agreements   | X     |                    |           |
| 36       | Telephone/Fiber Conduit from Pedestal to DMARK Room  |       | X                  |           |
| 37       | Telephone/Fiber Main Wire/Service from Pedestal to DMARK Room                                      |       | X                  |           |
| 38       | Telephone/Fiber Wire/Conduit distribution from DMARK Rooms throughout Building(s)                  |       | X                  |           |
| 39       | Cable TV Service Agreement   | X     |                    |           |
| 40       | Cable TV Raceway from Pedestal to DMARK Closets  |       | X                  |           |
| 41       | Cable TV Main Wire/Service from Pedestal to DMARK Closets  |       | X                  |           |
| 42       | Cable TV Wire/Conduit distribution from Telephone Rooms throughout Bld.                            |       | X                  |           |
| 43       | Satellite Service Agreement  | X     |                    |           |
| 44       | Satellite Raceway from Dish to Telephone Closets   |       | X                  |           |
| 45       | Satellite Main Wire/Service from Dish to Telephone Closets   |       | X                  |           |
| 46       | Satellite Wire/Conduit distribution from Telephone Rooms throughout Building                       |       | X                  |           |
| 47       | Temporary Gas Hook-up and Monthly Usage Fees   |       | X                  |           |
| 48       | Temporary Electric Hook-up and Monthly Usage Fees  |       | X                  |           |

**ATTACHMENT F  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION**

**RESPONSIBILITY & BUDGET MATRIX**

Issued Date: 02/27/2023

Submitted Date: 5/01/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

| ITEM NO. | DESCRIPTION  | OWNER | GENERAL CONTRACTOR | ARCHITECT |
|----------|--|-------|--------------------|-----------|
| 49       | Temporary Phone Hook-up and Monthly Usage Fees   |       | X                  |           |
| 50       | Temporary Water & Sewer Hook-up and Monthly Usage Fees   |       | X                  |           |
| 51       | All Temporary Heating & Cooling During Construction (including propane bottles, temporary heaters, etc...) |       | X                  |           |
| 52       |  |       |                    |           |
| 53       | <b>TAXES AND DEVELOPMENT FEES</b>  |       |                    |           |
| 54       | Property Taxes   | X     |                    |           |
| 55       | Use Tax (as applicable)  |       | X                  |           |
| 56       | All Local, State and Federal Taxes for construction (as applicable)  |       | X                  |           |
| 57       |  |       |                    |           |
| 58       | <b>INSURANCE, BUILDERS RISK, BONDS</b>   |       |                    |           |
| 59       | Owner Controlled Insurance Policy  | N/A   |                    |           |
| 60       | Contractor Controlled Insurance Policy   |       | N/A                |           |
| 61       | Offsite Commercial General Liability Insurance   |       | X                  |           |
| 62       | Builders Risk  |       | X                  |           |
| 63       | General Contractor Payment & Performance Bond  |       | X                  |           |
| 64       | Subcontractor Payment & Performance Bonds  |       | X                  |           |
| 65       | <b>TESTING AND INSPECTION / QUALITY CONTROL</b>  |       |                    |           |
| 66       | Coordinate and schedule all testing and inspections  |       | X                  |           |
| 67       | Soils Testing & Inspection (cost)  | X     |                    |           |
| 68       | Asphalt Testing & Inspection   | X     |                    |           |
| 69       | Concrete Testing & Inspection  | X     |                    |           |
| 70       | Masonry Testing & Inspection   | X     |                    |           |
| 71       | Reinforcing Steel Testing & Inspection   | X     |                    |           |
| 72       | Structural Steel Testing & Inspection  | X     |                    |           |
| 73       | Exterior Framing Weld/Fasteners Testing & Inspection   | X     |                    |           |
| 74       | Fire Resistive Paint Testing & Inspection  | X     |                    |           |
| 75       | Fire Rated Joint Testing & Inspection  | X     |                    |           |
| 76       | Fire Proofing Testing & Inspection   | X     |                    |           |
| 77       | 3rd Party Independent Inspections  | X     |                    |           |
| 78       | Building Envelope (water intrusion) Testing & Inspection   | X     |                    |           |
| 79       | Re-testing & and Re-inspection Due to Failed Work  |       | X                  |           |
| 80       |  |       |                    |           |
| 81       | <b>PRECONSTRUCTION</b>   |       |                    |           |
| 82       | Schematic Design RFP Pricing (Initial GMP)   |       | X                  |           |
| 83       | Design Development Pricing Budget Update   |       | X                  |           |
| 84       | 50% Construction Document Budget Update  |       | X                  |           |
| 85       | 100% Construction Document Pricing (Partial/Final GMP)   |       | X                  |           |
| 86       | Regular Coordination Meetings  | X     | X                  |           |
| 87       | Construction Feasibility Review / Studies  |       | X                  |           |
| 88       | Value Engineering / Alternates   |       | X                  |           |
| 89       | Construction Schedule  |       | X                  |           |
| 90       | Long Lead Items List   |       | X                  |           |
| 91       | Bid Document Reproductions (beyond Arch Provided)  |       | X                  |           |
| 92       |  |       |                    |           |
| 93       | <b>CONSTRUCTION</b>  |       |                    |           |
| 94       | All work per the documents and reasonably inferable for complete project                                   |       | X                  |           |
| 95       | All worker onsite & offsite parking, transportation, and housing in performance with the construction      |       | X                  |           |
| 96       | Temporary protection   |       | X                  |           |
| 97       | Printing or Reproduction During Construction   |       | X                  |           |
| 98       | City Required Sustainability Requirement Coordination  |       | X                  |           |
| 99       | Construction Surveying   |       | X                  |           |
| 100      | As-Builts  |       | X                  |           |
| 101      | Warranty   |       | X                  |           |

**ATTACHMENT F  
NORTHGLENN CIVIC CENTER MASTER PLAN - PHASE II IMPLEMENTATION**

**RESPONSIBILITY & BUDGET MATRIX**

Issued Date: 02/27/2023

Submitted Date: 5/01/2023

FIRM NAME: FCI CONSTRUCTORS, INC.

| ITEM NO. | DESCRIPTION   | OWNER | GENERAL CONTRACTOR | ARCHITECT |
|----------|---|-------|--------------------|-----------|
| 102      | Special Extended Warranty (i.e. equipment, flooring, etc...)  |       | X                  |           |
| 103      | Operation and Maintenance Manuals   |       | X                  |           |
| 104      | Prepare Punchlist   |       | X                  | X         |
| 105      | Approve Punchlist   | X     |                    | X         |
| 106      |   |       |                    |           |
| 107      | <b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>  |       |                    |           |
| 108      | Furniture (Architect Specify; Owner Supply)   | X     |                    |           |
| 109      | Site coordination with Owner Supplied Furnishings   |       | X                  |           |
| 110      | Coordinate Data Center Racks & Cabling  |       | X                  |           |
| 111      | Coordinate with Owner's Computer Equipment Installation by others   |       | X                  |           |
| 112      | Security - Conduit/Wire/Equipment   |       | X                  |           |
| 113      | Low Voltage- R/I, Conduits, Power, Sleeves, Backing, etc. Contractor to include all wire/cable pulling and terminations required for low-voltage systems. |       | X                  |           |
| 114      | Coordinate with Owner's Audio Visual - Equipment  |       | X                  |           |
| 115      | Kitchen/Servery & Laundry Equipment (if Applicable)   |       | X                  |           |
| 116      | Pool/Jacuzzi/Applicable Systems   |       | X                  |           |

**NOTES:**

1

The Responsibility and Budget Matrix is intended to aid in defining "Gray Areas" of scope between the Owner and General Contractor. This document is NOT inclusive of all of either parties responsibilities and needs to be used in conjunction with the other contract documents.

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## **NORTHGLENN CITY HALL**

### **FGMP ESTIMATE CLARIFICATIONS AND ASSUMPTIONS**

Our FGMP2 Estimate dated 5/01/2023 is based on Bid Package #1 plans and specifications dated 4/04/2023 provided by AndersonMasonDale Architects.

This document is intended to complement the information provided in the detailed estimate.

- Our estimate is based on a 32,629 sqft 2-story building.
- All costs are based on standard workdays, eight hours per day, five days per week.
- To the extent possible, products by specified basis-of-design manufacturers have been included. Where there were no Basis of Design products, we have included a product description and/or manufacturer in the body of the detailed estimate.
- Our proposal is based on a construction start of May 2023 and construction completion in July 2024.
- All materials are assumed to be selected from manufacturer's standard colors unless otherwise noted.
- Contingencies included in FGMP2
  - Contractor Contingency is to be used for any costs which are properly reimbursable as cost of the work, but not the basis for a change order. These may include but not be limited to: costs attributable to errors and omissions by the Construction Manager; costs to correct non-conforming, damaged or defective work; costs generated from the clarification of the contract documents; costs for code changes or upgrades required by governmental agencies which are not otherwise the basis for a change order; costs for overtime and acceleration required to meet contract schedules; and costs including legal fees for contractual disputes with parties other than the owner.
- The FGMP Proposal is based on the premise and understanding that FCI Constructors will have full control to reallocate any funds and/or budgets within the FGMP (excluding allowances and contingencies unless approved by the owner) as determined necessary in the execution of the CM Contract.

#### **PART 1: Summary of Allowances Included in the IGMP Estimate:**

***Allowances include costs for materials, tools, equipment, and labor as required for a complete and finished product.***

- Caisson Dewatering - \$7,500
- Monument Signs - \$60,000
- Landscaping and Irrigation Repair - \$30,000

#### **PART 2: Summary of Alternates:**

- See Attachment E



### **PART 3: Scope Inclusions and Clarifications**

- *Items in PART 3 are included in FCI's proposal.*
- *See PART 4 and PART 5 below for Items Not Included in FCI's Proposal.*
- All foundations are on 4" void form.
- The 1st level is slab on 12" void w/double mat rebar per plan, a 4" topping slab over geofoam at ramps and designated areas per sheet S-201. The 2nd level will have a 3.5" topping slab w/#3 rebar at 18" O.C.E.W. over the CLT structural floor.
- We have included the costs for shoring of the structural slab that will span over the crawl space area.
- Structural steel and column detail updates have been captured in FGMP 2
- The updated costs for the Kratos electrical panel system are included in this estimate.
- Drilled piers are estimated depths and will include casing. Over-run and Under-run depths will be charged at a cost/lnft if needed.
- We have included a fire access road with 6" aggregate road base.
- The site paving and site concrete scopes are priced with consideration of the enabling work currently underway.
- Our estimate includes site grading and soil preparation in accordance with the Geotech Discussion meeting minutes provided by AMD dated 4-18-23 and email responses dated 4-25-23.

### **PART 4: Summary of Items Not Included in FCI's Proposal which are Anticipated to be By Others:**

- Utility and tap development fees
- Utility charges during construction
- All Phone systems.As-built survey for use in title work (Alta survey)
- Building testing
- Deductibles for Builder's Risk, if required
- Dry utilities service lines to on-site termination point (gas service, electrical service and phone/data service)
- Electrical service to primary transformer and service design fees
- Third party commissioning agent and fees
- Geotechnical report costs
- Initial site survey
- Materials testing & inspections
- Providing or installing Wireless Access Point (WAP) devices
- Vending machines
- Interior plants
- Artwork
- Ballot Box

**PART 5: Summary of Items Specifically Excluded from FCI's Proposal:**

- Colorado State Tax (including RTD and SCFD taxes)
- City of Northglenn Sales and Use Tax
- Dry pipe fire sprinkler systems
- Davis Bacon or other Prevailing wages do not apply to this project
- Building permit and plan review fees
- Hazardous material abatement

*Bid Pack 1 Construction Documents*  
**Northglenn City Hall**  
**Enumeration of Construction Documents**

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Project Manual as follows:

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# Exhibit A: *Bid Pack 1* Construction Documents

## Northglenn City Hall

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### **Project Drawings: 100% DD**

#### **Northglenn City Hall 100% DD**

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| G-100 | Index & Abbreviation  | 1 |
| G-101 | Code Study            | 1 |
| G-102 | Tested Assemblies     | 1 |
| C-101 | Notes                 | 1 |
| C-102 | Notes                 | 1 |
| C-103 | Existing Conditions   | 1 |
| C-104 | Demolition Plan       | 1 |
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### Northglenn City Hall

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|           | C-211 | E-W Roadway Plan and Profile            |                                    | 1          |
|           | C-212 | N-S Roadway Plan and Profile            |                                    | 1          |
|           | C-213 | Roadway Grading Details                 |                                    | 1          |
|           | C-214 | Roadway Grading Details                 |                                    | 1          |
|           | C-215 | Roadway Grading Details                 |                                    | 1          |
|           | C-216 | Roadway Grading Details                 |                                    | 1          |
|           | C-220 | Initial Erosion Control Plan            |                                    | 1          |
|           | C-221 | Interim Erosion Control Plan            |                                    | 1          |
|           | C-222 | Final Erosion Control Plan              |                                    | 1          |
|           | C-223 | Erosion Control Details                 |                                    | 1          |
|           | C-224 | Erosion Control Details                 |                                    | 1          |
|           | C-225 | Erosion Control Details                 |                                    | 1          |
|           | C-300 | Overall Utility Plan                    |                                    | 1          |
|           | C-400 | Sanitary Plan and Profile               |                                    | 1          |
|           | C-500 | North Storm Plan and Profile            |                                    | 1          |
|           | C-501 | North Storm Plan and Profile            |                                    | 1          |
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|           | C-503 | South Storm Plan and Profile            |                                    | 1          |
|           | C-504 | Cistern Overflow Storm Plan and Profile |                                    | 1          |
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|           | C-702 | Horizontal Control Plan                 |                                    | 1          |
|           | C-703 | Line and Curve Tables                   |                                    | 1          |
|           | C-704 | Paving, Signage, and Striping           |                                    | 1          |
|           | C-800 | Jurisdictional Site Details             |                                    | 1          |
|           | C-801 | Jurisdictional Site Details             |                                    | 1          |
|           | C-802 | Jurisdictional Site Details             |                                    | 1          |
|           | C-803 | Jurisdictional Water Details            |                                    | 1          |
|           | C-804 | Jurisdictional Water Details            |                                    | 1          |
|           | C-805 | Jurisdictional Sanitary Details         |                                    | 1          |
|           | C-806 | Jurisdictional Storm Details            |                                    | 1          |
|           | C-807 | Jurisdictional Storm Details            |                                    | 1          |
|           | C-808 | Details                                 |                                    | 1          |
|           | C-809 | Details                                 |                                    | 1          |
|           | C-810 | Details                                 |                                    | 1          |
|           | C-811 | Details                                 |                                    | 1          |
|           | C-900 | Overall Existing Drainage Plan          |                                    | 1          |

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|           | L-103  | Site Enlargement 3                            |                                    | 1          |
|           | L-200  | Landscaping Boulder, Mulch, Seeding, Sod Plan |                                    | 1          |
|           | L-201  | Planting Plan                                 |                                    | 1          |
|           | L-202  | Landscape/ Planting Details & Plant List      |                                    | 1          |
|           | L-500  | Landscape Site Details                        |                                    | 1          |
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|           | L-502  | Ramp & Railing Details                        |                                    | 1          |
|           | L-503  | South Retaining Wall & Stair C-D Details      |                                    | 1          |
|           | L-504  | Stair Run C Railing & Plan                    |                                    | 1          |
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|           | L-506  | Site Furnishing                               |                                    | 1          |
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|           | IR-201 | Irrigation Detail                             |                                    | 1          |
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|           | S-103  | Typical Details                               |                                    | 1          |
|           | S-200  | Drilled Pier Plans                            |                                    | 1          |
|           | S-201  | Foundation Plan                               |                                    | 1          |
|           | S-202  | Foundation Dimension Plan                     |                                    | 1          |
|           | S-203  | Foundation Bottom Reinforcement Plan          |                                    | 1          |
|           | S-204  | Foundation Top Reinforcement Plan             |                                    | 1          |
|           | S-205  | Grade Beam Plan                               |                                    | 1          |
|           | S-206  | Second Level Framing Plan                     |                                    | 1          |
|           | S-207  | Roof Framing Plan                             |                                    | 1          |
|           | S-208  | Diaphragm Plans                               |                                    | 1          |
|           | S-301  | Brace Frame Elevations                        |                                    | 1          |
|           | S-302  | Brace Frame Elevations                        |                                    | 1          |
|           | S-303  | Brace Frame Details                           |                                    | 1          |
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|           | S-411 | Framing Details                           |                                    | 1          |
|           | S-412 | Framing Details                           |                                    | 1          |
|           | S-413 | Framing Details                           |                                    | 1          |
|           | S-430 | Stair Plans and Details                   |                                    | 1          |
|           | S-501 | Schedules                                 |                                    | 1          |
|           | S-501 | Schedules                                 |                                    | 1          |
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|           | A-002 | Architectural Site Elements               |                                    | 1          |
|           | A-403 | Enlarged Elevator Plan, Section & Details |                                    | 1          |
|           | A-602 | Partition Types                           |                                    | 1          |
|           | M-000 | Mechanical Cover Sheet                    |                                    | 1          |
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**Project Addendums:**

**Dated:**