



August 24, 2015

Krista Trofka
Jones Lang LaSalle
1225 17th Street, Suite 1900
Denver, CO 80202

Dear Krista and Members of the Selection Committee,

On behalf of our design-build team, we are pleased to submit our Cost Proposal per your RFP dated June 25, 2015. We have prepared our response to meet the requirements and evaluation criteria laid out in the RFP, Addendum 1, dated July 1, 2015; Addendum 2, dated July 7, 2015; Addendum 3, dated July 17, 2015; Addendum 4, dated July 21, 2015; Addendum 5, dated July 28, 2015; Addendum 6, dated July 31, 2015; Addendum 7, dated August 10, 2015; Addendum 8, dated August 11, 2015 and Addendum 9, dated August 14, 2015.

Having the opportunity to provide design-build services to you on this project is extremely important to us. We have been waiting eagerly for this opportunity as we hold our relationships and your plans for the future in high regard. You can expect the same high level of collaboration, communication and teamwork that we have demonstrated with our past efforts.

As we presented in our interview, we have developed an integrated project delivery plan delineating our team responsibilities. We are confident in our ability to deliver on these throughout the duration of your project and have based our proposal on meeting these commitments.

In the spirit of collaboration and transparency we have provided the following detailed information to help you fully understand our Cost Proposal:

1. Cost Proposal Form – Design/Build GMP Services
2. Revised Attestation Form in accordance with Addendum 9
3. General Conditions DPE, Other Reimbursable GCs and Non-Reimbursable Expenses Breakdown
4. Preconstruction Staffing Plan for JE Dunn Construction
5. Direct Personnel Rates for JE Dunn Construction
6. Design-Builders Architecture / Engineer's Services Fees by Discipline
7. Design-Builder's Architecture /Engineer's Services Fees by Discipline per Phase

Our team is ready to begin work on the CDOT New Headquarters / Region 1 Office Building immediately.

Best Regards,

JE DUNN CONSTRUCTION

Mike Tilbury, LEED AP
Vice President

RNL

Josh Gould, AIA, LEED AP
Chairman and CEO

JE DUNN_RNL DESIGN BUILD TEAM
COST PROPOSAL FORM
DESIGN/BUILD GUARANTEED MAXIMUM PRICE SERVICES

Date: August 24, 2015
Page 1 of 1

Project Title: New CDOT Headquarters / R1 Office Building

Design Build Entity's Architect/Engineer Basic Services Fee	Full Service Fees	Design-Build Sub Alternate*
.1 Pre-Design Phase (If Applicable)	\$ 107,400	\$ 107,400
.2 Schematic Design Phase	\$ 425,900	\$ 445,010
.3 Design Development Phase	\$ 890,928	\$ 738,538
.4 Construction Document Phase	\$ 979,323	\$ 789,153
.5 Construction Administration Phase	\$ 721,280	\$ 616,840
.6 Post Construction Phase (If Applicable)	\$ 13,160	\$ 11,750
.7 Reimbursable Expenses (Not to Exceed)	\$ 30,000	\$ 30,000
.8 Total Design Build Entity's Architect/Engineer's Fee	<u>\$ 3,167,841</u>	<u>\$ 2,738,541</u>
 CM/GC Fee		
.9 Pre-Construction Phase Fee	\$ 164,000	\$164,000
.10 Construction Phase Fee (2.96% from basis value of \$43,706,294)	\$ 1,293,706	\$1,293,706
.11 General conditions Direct Personal Expenses of On-Site D/B staff (Not to Exceed)	\$ 1,330,081	\$1,330,081
.12 Other Reimbursable General Conditions (Not to Exceed per 6.1.3 of the Agreement SC-9.0)	\$ 1,014,296	\$1,014,296
.13 Total CM/GC Fee	<u>\$ 3,802,083</u>	<u>\$ 3,802,083</u>
 Design Build Entity Fee (.8 + .13)	 <u>\$ 6,969,924</u>	 <u>\$ 6,540,624</u>

Please provide a detailed breakdown to adequately describe the D/B staff provided, term of their services, and associated costs so as to demonstrate as complete an understanding as possible of the services provided.

The cost shall include preconstruction services, construction costs, general conditions, profit, overhead, home office staff, home office expenses, accounting and/or legal fees, insurance and any other costs or expenses.

Acknowledge receipt of Addendum Nos. 1 - 9

Anticipates Services outside the United States or Colorado Yes No

If the respondent anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the respondent shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys)

Will comply with 80% Colorado Labor Yes No

For State Public Works project per C.R.S. 8-17-101, Colorado labor shall be employed to perform at least 80% of the work. Colorado Labor means any person who is a resident of the state of Colorado

* Article 1.1.7 in the State Contract issued 7/2015 states "The Design/Build Entity shall ensure that the Design Build Entity's Architect/Engineer acknowledges that it is responsible for protecting the Principal Representative's interests throughout the evolution of design and construction. Therefore, the Design Build Entity's Architect/Engineer shall provide the full scope of professional level services related to design performance and construction administration services within the Project in the same manner as it would acting as a 3rd Party entity through a conventional Design/Bid/Build or CM/GC delivery method." Historically, DB teams have approached many of the design services as Subcontractor Design-Build. There are advantages to a design-build approach subcontractors that we would like to explore further with JLL and CDOT. In the meantime, we have provided alternative pricing for design fees based on a design-build approach with subcontractors.

**ACKNOWLEDGEMENT AND ATTESTATION FORM
(CORPORATE FORMAT)**

Date: August 24, 2015
Page 1 of 1

By responding to this RFP, the respondent(s) certify that he/she has reviewed the Design/Build sample contract, and its exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable without change or modification.

We certify and declare that the foregoing is true and correct.

Subscribed on August 24, 2015 at Denver,
Date City

Denver State of Colorado
County State


Corporate Officer Signature

August 24, 2015
Date


Secretary

August 24, 2015
Date

Note: Use full corporate name and attach corporate seal here.

(SEAL)



GENERAL CONDITIONS DPE AND OTHER REIMBURSABLE GENERAL CONDITIONS BREAKDOWN



DESCRIPTION	PRE-CONST SVCS FEE	CONST SRVS FEE	GEN. CONDS.	DIRECT COST OF WORK	REQUIRED OF D/B ARCH	REQUIRED OF OWNER	NOTES
PHASE: PRECONSTRUCTION							
D/B & ARCHITECTURAL SELECTION						X	
SUB CONSULTANT SELECTION					1	2	
SPECIAL CONSULTANT SELECTION						X	
SURVEYOR SELECTION						X	
SITE SELECTION RECOMMENDATIONS					2	1	
REVIEW DESIGN CONCEPTS	X						
DEVELOP BID PACKAGES/SUB-CONTRACTING STRATEGY	1				2		
SITE USE RECOMMENDATIONS	2				1		
MATERIAL SELECTION RECOMMENDATIONS	2				1		
BUILDINGS SYSTEMS RECOMMENDATIONS	2				1		
BUILDING EQUIPMENT RECOMMENDATIONS (MOVEABLE)	2				2	1	
BUILDING EQUIPMENT RECOMMENDATIONS (FIXED)	2	2 \$	-		1		
CONSTRUCTION FEASIBILITY RECOMMENDATIONS	1				2		
PROJECT MASTER SCHEDULING	X						
BID PACKAGE RECOMMENDATIONS	1				2		
LIFE CYCLE COSTING ANALYSIS	2				1		
INFORMAL AND FORMAL VALUE ENGINEERING	X				2		
ENERGY USE ANALYSIS AND RECOMMENDATIONS	2				1		
PRELIMINARY TOTAL COST FEASIBILITY REVIEW	1				2		
LABOR AVAILABILITY REVIEW (SUBCONTRACTORS)	X						
MATERIAL EQUIPMENT AND CONTRACTOR AVAILABILITY	X						
PHASE: PROJECT BUDGETING AND COST CONTROL							
TOALT PROJECT COST BUDGET						X	
DESIGN & CONSTRUCTION COST BUDGET	X						
CONSTRUCTION COST BUDGET ESTIMATES	X						
PRELIMINARY COST MODEL	X						
SCHEMATIC DESIGN PHASE ESTIMATES	X						
DESIGN DEVELOPMENT PHASE ESTIMATES	X						
BID PACKAGE/SUBCONTRACT ESTIMATES	X						
CASH FLOW PROJECTIONS	X						
PHASE FUNDING MODELING	X						
MATERIAL SURVEYS	X						
TRADE CONTRACTOR ESTIMATES	X						
CHANGE ORDER ESTIMATES			X	Included in DPE			
SET-UP COST ACCOUNTING			X	Included in DPE			
SET-UP REPORTING METHODS			X	Included in DPE			
SET-UP PAYMENT PROCEDURES			2	Included in DPE		1	
SET-UP CHANGE ORDER PROCEDURES			1	Included in DPE		1	
CONTINUAL PROJECT COST MONITORING			1	Included in DPE	2	1	
PHASE: SUBCONTRACTING SELECTION AND PURCHASING							
SET PRE-QUALIFICATION CRITERIA	1					2	
RECOMMEND SUBCONTRACTOR SELECTION METHODS	X						
DEVELOP CONTRACTOR INTEREST	X						
PREPARE BIDDING SCHEDULES	X						
CONDUCT PRE-BID CONFERENCE AND ISSUE PLANS	X						
RECEIVE BIDS	1					2	
ANALYZE BIDS	1					2	
RECOMMEND AWARD	1				2	2	
VERIFY UNIT COSTS	X						
NEGOTIATE UNION RATES AND MANPOWER COST REQUIRED	X						
CONDUCT PRE-AWARD CONFERENCES			X	Included in DPE			
PREPARE CONTRACTS	X						
SUPPLIER AND SUBCONTRACTOR REVIEW	X						
ORIGINATE RFIS AFTER SCREENING			X	Included in DPE			
PREPARE CHANGE ORDERS			1	Included in DPE	2		
VERIFY CORRECTNESS OF QUANTITIES AND PRICES OF CHANGE ORDERS			1	Included in DPE	2		
COORDINATE OWNER-SUPPLIED FIXED EQUIPMENT			2	Included in DPE	1	1	
PHASE: CONTRACT DOCUMENTS COORDINATION							
FEASIBILITY REVIEW AND RECOMMENDATIONS	X						
CONSTRUCTABILITY REVIEW AND RECOMMENDATIONS	X						
SUBCONTRACTOR WORK SCOPING	X						
RESPONSIBILITY FOR:							
SAFETY PRECAUTION			X	Included in DPE			
SAFETY PROGRAMS			X	Included in DPE			
TEMPORARY FACILITIES			X	Included in DPE			
COMMON USE EQUIPMENT			X	Included in DPE			
COMMON USE SERVICES			X	Included in DPE			
REVIEW FOR:							
JURISDICTIONAL OVERLAP	X						
INCLUSION OF ALL WORK	X						
PHASE CONSTRUCTION COORD.	X						
IDENTIFY LONG LEAD ITEMS	X						
OBTAIN AGENCY APPROVALS					2	1	
ASSIST IN OBTAINING PERMITS			X	Included in DPE			
PHASE: CONSTRUCTION PHASE STAFF							
PROJECT MANAGER/ASSISTANT PROJECT MANAGER			X	\$ 425,700			Full time Senior PM and PM
PROJECT SUPERINTENDENT			X	\$ 483,242			4 hrs/wk DOF, Full time GS and PS
ASSISTANT PROJECT SUPERINTENDENT			X	\$ -			
MECHANICAL COORDINATOR			X	\$ 12,837			
ELECTRICAL COORDINATOR			X	\$ -			Included in Mech Coordinator
OFFICE ENGINEER			X	\$ 261,803			2 full time PEs - help in office and field
ENGINEERING AND LAYOUT					X		
FIELD ENGINEER-LINE AND GRADE					X		
DRAWING CHECKER			X	\$ -			
RODMAN AND HELPERS					X		
TIME KEEPER/CHECKER - LEAN SERVICES			X	\$ 3,923			Time varies throughout project
SCHEDULING ENGINEER			X	\$ 11,107			Time varies throughout project. Excludes cost loaded CPM schedule.
PROJECT COORDINATOR			X	\$ 109,845			
COST ENGINEER			X	\$ -			
CLERK-TYPIST - VDC/BIM SUPPORT			X	\$ 20,771			Time varies throughout project
SAFETY ENGINEER			X	\$ 69,495			1/3 time Safety Manager
PHASE: TRAVEL AND LODGING							
STAFF TRAVEL COST		X	\$	6,321			
STAFF TRANSPORTATION		X					
PROJECT STAFF MOVING EXPENSES		X					
PROJECT STAFF SUBSISTENCE COSTS			X	\$ -			n/a

GENERAL CONDITIONS DPE AND OTHER REIMBURSABLE GENERAL CONDITIONS BREAKDOWN



DESCRIPTION	PRE-CONST SVCS FEE	CONST SRVS FEE	GEN. CONDS.	DIRECT COST OF WORK	REQUIRED OF D/B ARCH	REQUIRED OF OWNER	NOTES
PHASE: TEMPORARY FACILITIES							
SAFETY EQUIPMENT AND FIRST AID SUPPLIES			X \$ 15,327				
HANDRAILS AND TOE BOARDS			X \$ -				None included, no site information
OPENING PROTECTION			X \$ -				None included, no site information
FIRE EXTINGUISHERS			X \$ 851				
WATCHMAN SERVICE				X			
OFFICE OR TRAILER RENTAL			X \$ 62,529				Triple wide trailers full duration of project
WATERBOY CUPS			X \$ 4,000				Project trailer water only
TEMPORARY STAIRS			X \$ -				None included, no site information
PROJECT SIGNS			X \$ 781				
BULLETIN BOARDS			X \$ -				
CONSTRUCTION FENCING			X \$ 4,150				Assumed 500ft with 2 gates
BARRICADES AND COVERED WALKWAYS				X			
SAFETY NETS				X			
A/E TEMPORARY OFFICE			X Included				Included in Office Rental
TEMPORARY TOILETS			X \$ 17,269				
PHASE: ON-SITE UTILITIES AND SERVICES							
TEMPORARY TELEPHONE INSTALLATION AND EXPENSE			X \$ 16,000				For project trailers only
TEMPORARY POWER SERVICE			X \$ -				None included, no site information
POWER SERVICE			X \$ -				None included, no site information
TEMPORARY WATER AND HEATING SERVICE			X \$ -				None included, no site information
HEATING ENERGY CHARGES			X \$ -				None included, no site information
TEMPORARY WIRING				X			
LIGHT BULBS				X			
DAILY CLEAN UP			1 \$ -	2			Included in Weekly Trash
WEEKLY TRASH REMOVAL			1 \$ 15,143	2			Laborer 8 hours per week
FINAL CLEAN UP			1 \$ -	2			Final cleaning sub in direct cost of work
DUMP PERMITS AND FEES				X			
DEBRIS HAULING/REMOVAL				X			
FLAGMAN/TRAFFIC CONTROL				X			
FUELS FOR INITIAL TANK FILLING				X			
TEMPORARY ROADS				X			
ROADWAY MAINTENANCE				X			
DUST CONTROLS				X			
TEMPORARY EROSION CONTROL				X			
TEMP WATER/SEWER EXPENSE & WATER EXPENSES - SITE GRADING & CONSTRUCTION				X			
TWO-WAY RADIO EQUIPMENT - SMALL TOOLS			X \$ 27,000				
TRASH CHUTE AND HOPPERS				X			
PHASE: ON-SITE EQUIPMENT							
AUTOMOBILE AND FUEL			X \$ -				
PICK-UP TRUCK AND FUEL			X \$ 28,804				Superintendent truck rental
FLATBED TRUCK AND FUEL			X \$ 12,559				Warehouse delivery trips
WATER TRUCK				X			
AIR COMPRESSOR AND FUEL				X			
DEWATERING EQUIPMENT AND FUEL				X			
TEMPORARY GENERATOR AND FUEL			X \$ -				None included, no site information
DEBRIS REMOVAL/HAULING EQUIPMENT				X			
SNOW REMOVAL			X \$ -				None included, no site information
TIRES AND MAINTENANCE COST			X Included				
FORKLIFT OPERATOR				X			
MATERIAL HOIST OPERATOR			X \$ -				None included, no site information
PERSONNEL OPERATOR			X \$ -				None included, no site information
FIXED CRANE OPERATOR				X			
TRAVEL CRANE OPERATOR				X			
PHASE: TEMPORARY HEATING							
REMOVE SNOW AND ICE			X \$ -				None included, no site information
TEMPORARY ENCLOSURES				X			
PIPING COST IN BUILDING			X \$ -				None included, no site information
FUEL COST FOR HEATING			X \$ -				None included, no site information
POWER COST FOR HEATING			X \$ -				None included, no site information
FURNACE RENTAL			X \$ -				None included, no site information
HEATER RENTAL			X \$ -				None included, no site information
BOILER RENTAL			X \$ -				None included, no site information
OPERATOR-TEMPORARY SYSTEMS			X \$ -				None included, no site information
OPERATION FIRE WATCH				X			
CLEANING COST				X			
MAINTENANCE COST				X			
EXTENDED WARRANTY COST				X			
FILTER CHANGE				X			
TEMPORARY OFFICE HEATING			X \$ 2,385				Office trailer only
TEMP WEATHER PROTECTION & HEATING FOR SUBS				X			
PHASE: REPRODUCTION/PRINTING AND DATA PROCESSING							
COST STUDY DOCUMENTS					X		
SYSTEMS STUDY DOCUMENTS					X		
BID PACKAGE SETS	X						
BIDDING INSTRUCTIONS	X						
CONSTRUCTION DOCUMENTS ORIGINAL					X		
POSTAGE AND EXPRESS COSTS			X \$ 2,072				
AS-BUILT SUB-DOCUMENTS				X			
AS-BUILT DOCUMENTS			X \$ 4,500				
ACCOUNTING FORMS		X					
FIELD REPORTING FORMS			X Included				
SUBCONTRACT AGREEMENT FORMS	X						
SCHEDULE REPORT FORMS			X Included				
ESTIMATING FORMS	X						
COST REPORTING FORMS	X						
VALUE ANALYSIS STUDIES PRINTING	X						
DATA PROCESSING (MAIN OFFICE)		X					
REFERENCE MATERIALS			X Included				
SHOP DRAWING PRINTING				X			
ON-SITE FAX AND COPIER			X \$ 7,200				
DATA PROCESSING (ON-SITE) - OFFICE SUPPLIES			X \$ 9,325				
O&M MANUALS FOR SUBS				X			
PHASE: QUALITY CONTROL							
FIELD INSPECTOR			X \$ 11,395				
INSPECTORS OFFICE			X \$ -				
INSPECTORS TRANSPORTATION			X \$ -				
INSPECTORS EQUIPMENT			X \$ -				
SPECIAL INSPECTION CONSULTANTS						X	

GENERAL CONDITIONS DPE AND OTHER REIMBURSABLE GENERAL CONDITIONS BREAKDOWN



DESCRIPTION	PRE-CONST SVCS FEE	CONST SRVS FEE	GEN. CONDS.	DIRECT COST OF WORK	REQUIRED OF D/B ARCH	REQUIRED OF OWNER	NOTES
SPECIAL TESTING CONSULTANTS						X	
CONCRETE SUBSTRUCTURE-OBSERVATIONS						X	
CONCRETE TESTING						X	
MASONRY TESTING						X	
COMPACTION TESTING						X	
WELDING TESTING						X	
PIER INSPECTION/TESTING						X	
SOILS INVESTIGATION						X	
SPECIAL TESTING SERVICES (EXCEPT AS NOTED)						X	
PROJECT PHOTOGRAPHS			X	Included			Aerial photos not included
WARRANTY INSPECTIONS/REWORK	1	\$ 12,896			2		
AIR AND WATER BALANCING				X			
OPERATOR ON-SITE TRAINING			X	Included			
PREPARE OPERATION/MAINTENANCE MANUALS			2	Included	1		
PHASE: PERMITS AND SPECIAL FEES							
STORAGE YARD RENTAL				X			
PARKING LOT RENTALS AND SHUTTLE EXPENSES				2		1	
FIELD OFFICE STAFF PARKING FEES			X	\$ -			None included, no site information
SIGN PERMITS			X	\$ -			None included, no site information
STREET/CURB PERMIT				X			
BUILDING PERMITS						X	
PLAN CHECK FEES						X	
WATER SYSTEM DEV. FEE						X	
SEWER USE & DRAINAGE PERMIT/DEV FEE						X	
STORM CONNECTION FEE						X	
GAS AND POWER SERVICE CHARGE (PERMANENT)						X	
GAS AND POWER SERVICE CHARGE (TEMPORARY)			X	\$ -			None included, no site information
STEAM SERVICE CHARGE						X	
CHILLER WATER SERVICE CHARGE						X	
SPECIAL TAP FEES						X	
CONTRACTORS LICENSES	X						
CONSTRUCTION EQUIPMENT LICENSES	X						
CONSTRUCTION EQUIPMENT PERMITS				X			
PHASE: INSURANCE AND BONDS							
BUILDER RISK INSURANCE			X	\$ 156,044			Final cost pending site location
GENERAL LIABILITY, INCLUDING AUTOMOBILE			X	\$ 274,500	X (sub portion)		See Note 2
PRODUCT-LIABILITY- PROFESSIONAL LIABILITY			X	\$ 90,000			0.20% of total contract value
EXCESS LIABILITY COVERAGE			X	Included in GL			
WORKERS COMPENSATION			X	Included above	X (sub portion)		See Note 2
FICA INSURANCE (FIELD OFFICE STAFF)			X	Included above			
FEDERAL UNEMPLOYMENT (FOS)			X	Included above			
STATE UNEMPLOYMENT (FOS)			X	Included above			
CONSTRUCTION MANAGER'S PAYMENT BOND			X	\$ 263,888			0.59% of total contract value
CONSTRUCTION MANAGER'S PERFORMANCE BOND			X	Included above			
STATE/LOCAL BONDS				X			
SUBCONTRACTORS BONDS				X			1.10% of subcontractor value
PHASE: OTHER COSTS							
CONSTRUCTION EQUIPMENT				X			
CONSTRUCTION SERVICES LABOR				X			
CONSTRUCTION MATERIALS				X			
COST OF DESIGN AND ENGINEERING					X		
A/E FAST TRACK COST EXTRAS					X		
PRELIMINARY SOILS INVESTIGATION						X	
TITLE/DEVELOPMENT COST						X	
BUILDING OPERATION AFTER MOVE-IN						X	
MOVING COORDINATION						X	
MOVING COSTS						X	
COSTS OF EMERGENCY WORK				X			
D/B ENTITY GENERAL OVERHEAD COST	X						
D/B ENTITY PROFIT MARGIN	X						
GMP FINANCIAL RESPONSIBILITIES	X						
STATE REQUIRED INSPECTIONS						X	
PHASE: OFF-SITE SERVICES							
CORPORATE EXECUTIVES	X	X					
PRINCIPAL IN CHARGE	X	X	\$ 42,979				
PROJECT EXECUTIVE	X	X					
LEGAL - BASIC SERVICES	X	X					
ACCOUNTING	X	X					
PURCHASING	X						
SAFETY OFFICER		X					
EEO	X	X					
SECRETARIAL AND CLERK TYPIST	X	X					
BENEFITS AND VACATIONS FOR ABOVE	X	X					
STAFF BONUSES	X	\$ 81,010					
TOTAL		\$	143,205	\$	2,424,414		

NOTES:

- Direct Personal Expenses based for baseline 16 month construction duration is based on 173 working hours per month (e.g. 4.33 weeks per month)
- Proposal is based upon general liability rates that are structured for a Contractor Controlled Insurance Program. The rates for the CIP are based on the following tiers:
 - 0.61% included for JE Dunn's portion of the DCIP-GL policy
 - Projects less than \$30M - 0.82% rate applied to the overall GMP and provides for GL only for JE Dunn and Subcontractors
 - Projects \$30M or greater - 1.72% rate applied to the overall GMP and provides for GL and W/C for both JED and Subcontractors

PRECONSTRUCTION STAFFING PLAN



Pre-Construction Phase		10/1/15	11/1/15	12/1/15	1/1/16
		1	2	3	4
DESCRIPTION	NAME				
Project Executive	Mike Tilbury	non-reimbursable			
Senior Project Manager	Chad Headlee	69	69	69	69
General Superintendent	Scott Pashman	9	9	9	9
Preconstruction Manager	Peter Tronnier	87	87	87	87
Senior Estimator	tbd	130	130	130	130
Estimator 3	tbd	87	87	87	87
BIM Services	Lina Stinnett	-	26	26	26
Engineering Services	John McClellan	-	26	26	26
Project Coordinator	tbd	17	17	17	17

Note: Hours per month included in Pre-Construction Phase Fee

Note: 173 working hours represents 40 hours pre week for a month (e.g. 4.33 weeks per month)

DIRECT PERSONNEL RATES



CLASSIFICATION	RATE PER HOUR 4/1/15 - 3/31/16	RATE PER HOUR 4/1/16 - 3/31/17	RATE PER HOUR 4/1/17 - 3/31/18
Project Executive	n/a	n/a	n/a
Preconstruction Manager	133	138	144
Senior Project Manager	106	110	114
Senior Estimator	114	119	124
Project Manager 2 or Estimator 3	82	85	88
Project Manager 1 or Estimator 1 and 2	66	69	72
Senior Project Engineer	58	60	62
Project Engineer 2	54	56	58
Project Engineer 1	49	51	53
Scheduling	77	80	83
BIM	72	75	78
Engineering Services (MEP)	89	93	97
Safety	73	76	79
Quality Assurance	79	82	85
Lean Specialist	68	71	74
Systems Integrated Solution	80	83	86
Administrative Assistants	51	53	55
Senior Project Coordinators	44	46	48
Project Coordinators	37	38	40
General Superintendents*	124	129	134
Senior Superintendents*	103	107	111
Superintendent 3*	94	98	102
Superintendent 2*	77	80	83
Superintendent 1	67	70	73
Field Engineer 2	54	56	58
Field Engineer 1	49	51	53

* Superintendent truck is charged at \$6.49/hour of superintendent time.

Design Build Entity's Architecture / Engineer's Services Fees by Discipline

Discipline	Fee (full scope)	Fee (DB Subs)	Firm	Point of Contact	Footnotes
i. Architectural	\$ 1,622,430	\$ 1,622,430	RNL	Carl Hole	
ii. Civil	\$ 99,950	\$ 99,950	Martin / Martin	Matthew Schlageter	
iii. Landscape	\$ 125,960	\$ 125,960	RNL	Carl Hole	3.
iv. Structural	\$ 250,000	\$ 250,000	KL&A	Bob Redwine	1.
v. Mechanical	\$ 264,600	\$ 34,400	MKK	Ken Urbanek	11.
vi. Electrical	\$ 221,850	\$ 68,550	MKK	Ken Urbanek/ Rachel Fitzgerald	4., 11.
vii Interior Design	\$ 319,931	\$ 319,931	RNL	Carl Hole	2.
viii Audio/Visual	\$ 71,630	\$ 25,830	Rimrock	John Thompson	7.
ix. Security	\$ 25,290	\$ 25,290	Rimrock	John Thompson	
x. Traffic	\$ -	\$ -	Felsburg Holt & Ullevig	Elliot Sulsky	8.
xi. Parking	\$ 15,000	\$ 15,000	Walker	Bob Stanley	5.
xii. LEED	\$ 77,500	\$ 77,500	RNL / Cx TBD	Carl Hole	6.
xiii. Geotechnical	\$ 24,400	\$ 24,400	Terracon	Scott Myers	10.
xiv. Environmental	\$ 1,800	\$ 1,800	Terracon	Scott Myers	12.
xv. Survey	\$ 15,500	\$ 15,500	Bowman	Kevin Kucharczyk	9.
xvi. Conductivity	\$ 2,000	\$ 2,000	Terracon	Scott Myers	
Fee Sub-Total	\$ 3,137,841	\$ 2,708,541			
Reimbursable	\$ 30,000	\$ 30,000			
Fee Total	\$ 3,167,841	\$ 2,738,541			

Footnotes

- 1 Fee based on a parking garage integrated with Building
- 2 Includes Furniture Coordination but not Move Coordination
- 3 Fee assumes no zoning changes and standard planning process
- 4 Fee includes Lighting Design by RNL (full service)
- 5 Parking Fee is for parking study and general parking design input.
- 6 LEED fee includes administration and Fundamental Commissioning for pre-requisites only
 - LEED Admin: \$ 40,000
 - Energy Model \$ 37,500
- Commissioning is an additional service estimated at \$105,000
- 7 Fee includes Audiovisual, low voltage and communication infrastructure.
- 8 Scope of Traffic Engineer is not included due to site unknowns.
- 9 Survey fee may change based on final site selection.
- 10 Geotechnical services may be reduced depending on final site and building footprint
- 11 With Subcontractor Design-Build MEP Eng to provide SD and peer review.
- 12 Fee is for Phase 1 Study only. Phase 2 fee available on request.

Design Build Entity's Architecture / Engineer's Services Fees by Discipline Per Phase

Full Scope of Professional Services

	Pre-Design	Schematic Design	Design Development	Construction Document	Construction Administration	Post Construction	Total
i. Architectural	\$ 29,200	\$ 272,550	\$ 428,400	\$ 445,260	\$ 442,520	\$ 4,500	\$ 1,622,430
ii. Civil	\$ -	\$ 5,000	\$ 39,500	\$ 45,650	\$ 6,800	\$ 3,000	\$ 99,950
iii. Landscape	\$ 5,000	\$ 13,860	\$ 44,100	\$ 37,800	\$ 25,200	\$ -	\$ 125,960
iv. Structural	\$ 6,250	\$ 12,500	\$ 75,000	\$ 90,000	\$ 62,500	\$ 3,750	\$ 250,000
v. Mechanical	\$ -	\$ 26,460	\$ 79,380	\$ 105,840	\$ 52,920	\$ -	\$ 264,600
vi. Electrical	\$ -	\$ 24,840	\$ 66,420	\$ 86,310	\$ 44,280	\$ -	\$ 221,850
vii Interior Design	\$ 26,100	\$ 26,780	\$ 94,938	\$ 109,113	\$ 63,000	\$ -	\$ 319,931
viii Audio/Visual	\$ -	\$ 11,620	\$ 22,590	\$ 19,770	\$ 16,240	\$ 1,410	\$ 71,630
ix. Security	\$ -	\$ 3,790	\$ 8,100	\$ 7,080	\$ 5,820	\$ 500	\$ 25,290
x. Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
xi. Parking	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
xii. LEED	\$ -	\$ 10,500	\$ 32,500	\$ 32,500	\$ 2,000	\$ -	\$ 77,500
xiii. Geotechnical	\$ 6,400	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ 24,400
xiv. Environmental	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
xv. Survey	\$ 15,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,500
xvi. Conductivity	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Total	\$ 107,250	\$ 425,900	\$ 890,928	\$ 979,323	\$ 721,280	\$ 13,160	\$ 3,137,841

Article 1.1.7 in the State Contract issued 7/2015 states "*The Design/Build Entity shall ensure that the Design Build Entity's Architect/Engineer acknowledges that it is responsible for protecting the Principal Representative's interests throughout the evolution of design and construction. Therefore, the Design Build Entity's Architect/Engineer shall provide the full scope of professional level services related to design performance and construction administration services within the Project in the same manner as it would acting as a 3rd Party entity through a conventional Design/Bid/Build or CM/GC delivery method.*" Historically, DB teams have approached many of the design services as Subcontractor Design-Build. There are advantages to a design-build approach subcontractors that we would like to explore further with JLL and CDOT. In the meantime, we have provided alternative pricing for design fees based on a design-build approach with subcontractors.

Professional Services Alternative Approach with Design-Build Subcontractors

	Pre-Design	Schematic Design	Design Development	Construction Document	Construction Administration	Post Construction	Total
i. Architectural	\$ 29,200	\$ 272,550	\$ 428,400	\$ 445,260	\$ 442,520	\$ 4,500	\$ 1,622,430
ii. Civil	\$ -	\$ 5,000	\$ 39,500	\$ 45,650	\$ 6,800	\$ 3,000	\$ 99,950
iii. Landscape	\$ 5,000	\$ 13,860	\$ 44,100	\$ 37,800	\$ 25,200	\$ -	\$ 125,960
iv. Structural	\$ 6,250	\$ 12,500	\$ 75,000	\$ 90,000	\$ 62,500	\$ 3,750	\$ 250,000
v. Mechanical	\$ -	\$ 29,400	\$ 1,500	\$ 3,500	\$ -	\$ -	\$ 34,400
vi. Electrical	\$ -	\$ 26,800	\$ 14,500	\$ 18,250	\$ 9,000	\$ -	\$ 68,550
vii Interior Design	\$ 26,100	\$ 26,780	\$ 94,938	\$ 109,113	\$ 63,000	\$ -	\$ 319,931
viii Audio/Visual	\$ -	\$ 25,830	\$ -	\$ -	\$ -	\$ -	\$ 25,830
ix. Security	\$ -	\$ 3,790	\$ 8,100	\$ 7,080	\$ 5,820	\$ 500	\$ 25,290
x. Traffic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
xi. Parking	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
xii. LEED	\$ -	\$ 10,500	\$ 32,500	\$ 32,500	\$ 2,000	\$ -	\$ 77,500
xiii. Geotechnical	\$ 6,400	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ 24,400
xiv. Environmental	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
xv. Survey	\$ 15,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,500
xvi. Conductivity	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Total	\$ 107,250	\$ 445,010	\$ 738,538	\$ 789,153	\$ 616,840	\$ 11,750	\$ 2,708,541