



**REQUEST FOR
GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL
CONSTRUCTION MANAGER/
GENERAL CONTRACTOR (CM/GC) SERVICES**



Cooperman Family Arts Education and Community Center

New Construction Project

Newark, New Jersey

May 16, 2024

Submittal Deadline: June 14th, 2024

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SECTION I PROJECT INFORMATION

1. INTRODUCTION

New Jersey Performing Arts Center (“NJ PAC” or “Owner”), the anchor cultural institution for the City of Newark and State of New Jersey, is building a new home for arts education, community engagement, and the development of new artistic work -- the **Cooperman Family Arts Education and Community Center** (“Cooperman Center” or “Project”). The Cooperman Center will demarcate the entrance to a vibrant new 7.3-acre arts and education district that NJPAC is developing around our current campus in downtown Newark, New Jersey. It will house our work in arts training for students, professional development for educators, free community events and programs, as well as professional rehearsal studios for the development of new performance work.

The Cooperman Center will be constructed on a portion of block 126.01, lot 21, a 1.29-acre site on the southeast corner of Mulberry and Center Streets; this site is currently in use as surface parking controlled by NJPAC. The new building is designed as three-stories with a total of 58,340 square feet, and includes a partial cellar; the project is being financed with a mix of capital sources including New Market Tax Credits and New Jersey’s Aspire Tax Credits. Not included in this GMP scope but as a separate Cost-Plus Bid Proposal (described in Section V), adjacent to the site is 31 Mulberry, a 20,000 square foot, five-story administrative building which NJPAC has a purchase contract on. The intent is to close on the acquisition in the fall of 2024 and adaptively renovate the building to be an annex to the Cooperman Center when complete. Furthermore, these two projects are part of a larger NJPAC campus redevelopment/improvement plan that includes The ArtSide mixed-use residential and commercial development, Chambers Plaza, a flexible lawn and plaza event space, the Mulberry Street Extension, improvements and renovations to the east side of NJPAC’s existing building and rehabilitating our current Center for Arts Education (24 Rector Street), as depicted below.



NJPAC is seeking to engage the most qualified construction manager/general contractor (“CM/GC”) with relevant experience for As-Built general construction services under a Guaranteed Maximum Price (“GMP”) Agreement, based on 100% Construction Drawings that will be provided by the project’s Architect of Record, Weiss/Manfredi. The CM/GC is expected to work with all parties to deliver the RFP Project on time, at or under budget, and to the Owner’s expected standard of quality, scope, and function. NJPAC is committed to diversity, equity and inclusion and welcomes firms that share that commitment, including MWBE representation.

2. PROJECT SCOPE

The Project entails building the three (3)-story, 58,340-sf steel and concrete Cooperman Center, as well as maintaining and refurbishing a portion of the parking lot, according to the plans and specifications provided.

The plans will show the Cooperman Center housing the following:

- Rehearsal Studios
- A 169-seat black box “Lab”
- Education Classrooms
- Offices
- Public Spaces/Children’s Reading Room
- Support Spaces
- Cellar

3. CONSTRUCTION MANAGER/GENERAL CONTRACTOR (“CM/GC”) SCOPE

Summary: The CM/GC shall furnish all labor, equipment, material and supervision to complete the building of the Cooperman Center, either directly or through sub-contracting. Specifically, administrating the construction of the Project shall include scheduling of the work and coordination of the Construction Contractors (“CC”), NJPAC’s project staff, and any other persons/entities on the site, so that the work may be accomplished timely and efficiently, and with minimum inconvenience to the surroundings, coordinating the installation of material, equipment and furniture with the work of the CCs. In addition, the CM/GC shall maintain competent staff at the Project site to administer the Project, at all times work is being performed by the CCs.

Detail:

- a. Provide full-time field staff throughout construction for the purpose of managing, inspecting, scheduling, and coordinating subcontractors. Monitor the progress, performance, quality and contract compliance of the subcontractors’ activities, and maintain daily and weekly logs as well as monthly project reports of construction activities and provide the Project Team copies of same upon request.
- b. Schedule and conduct bi-weekly progress meetings and site trips (at minimum, every third week) with the Project Team, and other necessary meetings as necessary.
- c. Prepare and provide regular and periodic Job Progress Reports encompassing a comprehensive update on the project. Items to be included are (a) Finance Update, including all subcontractor awards, anticipated cost, change order summary both within and out of the GMP, and projected cash flow; (b) Construction Status; including an updated progress schedule with projected critical dates compared to established baseline milestone dates established in the GMP, critical issues

list, a listing of current work activity and projected work activity for the following month. To also include a six-week look-ahead schedules at weekly progress meetings.

- d. Coordinate construction interfaces, methods, techniques, and sequences.
- e. Prepare, maintain, and administer a Procurement Schedule & Log during pre-construction subcontract procurement activities.
- f. Prepare, maintain, and administer a Contract Items Log of all equipment, materials, and long-lead items, including name of vendor and contact information, date ordered, shipped, delivery, and other pertinent information and elements for completing the project on-schedule.
- g. Institute and administer requirements and procedures for the review, logging/tracking, and approval of all submittals and Requests for Information (RFI).
- h. Prepare and administer all cost reporting requirements and procedures for the review and approval of all invoices. CM/GC shall advise Owner and Architect whenever construction costs differ from the costs set forth in the itemized Guaranteed Maximum Price. The CM/GC shall prepare a draft application for payment by the end of each month. Upon issuance, the Project Team shall conduct a pencil review. Upon agreement by all parties, CM/GC shall issue a final application to the Owner for approval and processing. All applications are to have original signatures with associated lien waivers.
- i. Coordinate all requirements of project commissioning and closeout procedures including, but not limited to, submission of all inspections, any equipment training and orientation, and collection of all closeout documents.
- j. Moderate, seek solutions to, make recommendations for, and take other appropriate actions in matters relating in disputes between subcontractors, schedule, work stoppages, labor disputes, or other disruptions that may occur during the construction of this Project.
- k. Responsible for providing all necessary protection throughout the building where contractors need to travel to access area of work.
- l. Responsible for instituting a job site safety program for the entire project as well as for all temporary signage, temporary barriers, temporary life safety system measures (e.g. fire alarm devices), and creating and maintaining clean and safe passageways through the construction site to designated egress points in the facility.
- m. Provide any and all Methods of Procedure (MOP) for high-risk activities.
- n. Maintain site access control to approved contractors and personnel.
- o. Commits to a best-efforts initiative based on the City of Newark and NJEDA's Labor Compliance standards to monitor and track Minority and Women-Owned Business Enterprises (MWBE), and local hiring initiatives throughout the duration of the project.
- p. The contractor acknowledges the necessity of mitigating noise and dust pollution and agrees to implement temporary partitions around their working area throughout the building to minimize disruptions.

4. PROJECT TEAM

The CM/GC will become an integral part of the Owner's Project Team, which is comprised of:

- Owner's Representative - NJPAC - Timothy Lizura, Chad Spies, Jasmine Chay, and others as needed
- Architect of Record – Weiss/Manfredi - Matthew Ferraro
- Structural Engineer (via Weiss/Manfredi) - Thornton Tomasetti
- Structural Engineer (via Weiss/Manfredi) – Titan Engineering, P.C.
- MEP (via Weiss/Manfredi) – Jaros, Barum & Bolles Consulting Engineers, LLP

- Energy Analysis (via Weiss/Manfredi) – Legacy Engineers
- Civil Engineering (via Weiss/Manfredi) – KS Engineers, P.C.
- Wayfinding/Signage & Environmental Graphics/Digital Media Signage (via Weiss/Manfredi) – WeShouldDoltAll
- Theater Planning & Design (via Weiss/Manfredi) – Firsher Dachs Associates
- Acoustics/Audio-Visual Consulting (via Weiss/Manfredi) - Aktustiks, LLC
- Architectural Lighting (via Weiss/Manfredi) – Branston Partnership, Inc
- Code/Life Safety/Accessibility Consultant (via Weiss/Manfredi) – Code Consultants, Inc.
- Vertical Transportation (via Weiss/Manfredi) – Van Deusen & Associates
- Specifications (via Weiss/Manfredi) – Robert Schwartz & Associates
- Permit Expeditor – Milrose Consultants - David Groveman
- Lender’s Inspector – EMJNA Construction Consultants – Sean McCabe

SECTION II PROJECT MILESTONES SCHEDULE

COMMENCEMENT AND DURATION

The Construction Phase for the Project will commence with the award of the GMP construction contract for the Cooperman Center and will terminate upon completion of all contractually required physical work, including “punch list” items. Currently, the Cooperman Center is targeted for groundbreaking in September of 2024. The project schedule assumes preconstruction services from July 2024 when the CM/GC has been selected for an estimated 24-month construction period. The following table provides an estimated project milestones schedule.

Event/Occurrence	Target
PRECONSTRUCTION	
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SELECTION	
RFP Issuance	May 16 th , 2024
Pre-proposal conference and site walk	Week of May 20 th , 2024
Deadline for Contractors to submit questions regarding this RFP	May 27 th , 2024
Deadline for Contractors to submit Proposal	June 14 th , 2024
CM/GC Award	June 30 th , 2024
CM/GC GMP Execution	July 15 th , 2024
PERMITTING	
Utilities	Around July 2024
Site Improvements	Around July 2024
Building	Around September 1, 2024
CONSTRUCTION	
Ground Break	Mid-September, 2024
Completion (estimate 24 months for construction)	Around Fall of 2026

SECTION III GURANTEED MAXIMUM PRICE (“GMP”)

The CM/GC shall prepare a Guaranteed Maximum Price (GMP) for the entire construction project, clearly summarizing the cost of each component to capture the full intent of the Bid Documentation, and assuming that the **Project will be exempt from sales tax on materials.**

This GMP shall be the sum of:

- a. The Building Trade Cost/Direct Costs (estimate of the cost of the work to be performed and the materials to be purchased). Trade costs shall be presented in CSI bid package breakdown format with a subtotal of direct work as shown in the Bid Documentation Form.
- b. The estimate of the cost of General Conditions.
- c. The estimate of the cost of any permits, fees, insurance, builders risk performance and payment bonds and escalation; to construct the Project.
- d. The proposed Construction Manager’s fee as a percentage against the estimated direct work cost; such proposed percentage will be converted to a fixed fee at the time of the GMP.
- e. The estimate of Construction Contingencies; CM/GC to propose split of savings resulting from unused contingencies.

SECTION IV RFP DETAILS: BID DOCUMENTATION, SUBMITTAL REQUIREMENTS & SELECTION

1. BID DOCUMENTATION

A full set of all Bid Documentation, comprised of the following, is available for review and can be downloaded. Please email Jasmine Chay, jchay@njpac.org to access the documents.

- a. Drawings & Specification
A full set of Construction Drawings from Weiss/Manfredi dated May 15, 2024. Note that the civil portion of the Construction Drawings is not included at the time of this RFP issuance but will follow shortly.
- b. Contract Specifications
The form of GMP agreement (AIA-2019) and form of General Conditions (AIA 201-2019) that will be executed by the chosen Bidder for this Project is attached in Exhibit A & B, respectively. Bidders are required to provide acceptance of the forms or a precise set of comments on the forms (i.e., the precise text of each proposed change, not general comments) with their response to this RFP.
- c. Bid Form (Excel File)
Excel File labeled Cooperman Bid Form 05-15-2024

2. PRE-PROPOSAL CONFERENCE & SITE WALK

Proposing firms can schedule a pre-proposal conference and site walk during the week of May 20th, 2024, at which time the particulars of the project, the subcontractor selection process, schedule, and the elements of the contract can be further discussed in detail.

Any questions or requests for clarification regarding this RFP during the submittal preparation period may be submitted to Jasmine Chay at jchay@njpac.org.

Proposals shall be emailed by June 14th, 2024, to tlizura@njpac.org and jchay@njpac.org with three (3) hard copies mailed and addressed to:

Timothy Lizura
EVP, Real Estate & Capital Projects
New Jersey Performing Arts Center
1 Center Street Newark, NJ 07102

3. SUBMITTAL REQUIREMENTS

Bidder's Proposal shall include the following:

a. Firm Background

- i. Cover Letter (1 page): A summary of the firm's qualifications and experience most relevant to this project. Please also identify the key contact person (name, address, telephone number and email address).
- ii. Firm Description (3 pages maximum)
- iii. Relevant Project Examples (Please provide up to 3 examples, 6 page maximum in total) Please include:
 - iv. Name, location, client, completion date.
 - v. Program and scope.
 - vi. Size and final cost.
- vii. Proposed Team: Please provide a list, including names, titles, short description of roles, and resumes of all key team members (Project Executive, Superintendent, Project Manager, etc.) who will work on the project.
- viii. Given NJPAC's commitment to meeting goals related to the participation of Newark-based as well as minority, women and veteran owned businesses and individuals, bidders should include 1-2 paragraphs about your firm's commitment to workforce development, local hiring, diversity and job training.

b. Bid Form

The Bid Form is an excel file that comprises the following tabs (also listed in Exhibit E of the RFP). Bidders should provide cost estimates in accordance with the breakdown those tabs.

Note that the project is expected to be exempt from sales tax on materials.

Tab 1: GMP Summary

This tab summarizes the GMP Total by CSI Codes.

Tab 2: Assumptions, Clarifications & Exclusions

List any assumptions underlining the GMP Summary.

Tab 3: Recommended Alternates & Value Engineering

List proposals for Recommended Alternates /Value Engineering list (and its corresponded costs values).

Tab 4: General Conditions Cost Itemization

Provide a fully detailed breakdown of General Conditions costs within the following categories (general description of items meant to serve as a guide and not all encompassing):

- Construction Management – Project personnel and on-site administration support including any transportation costs, etc.
- Equipment & Services – On-site costs for computer, telephone, and internet costs; field office supplies and materials; auto allowances; Project photographing; cost control software; other software costs; etc.
- Reproduction – Printing expenses; shop drawing printing, postage, and delivery; record documents; as-built drawings; etc.
- Safety & Security – Security guard/watchman services; Fire Extinguishers; Fire Watch; temporary protection (handrails/guardrails); openings; safety netting; clean-up (periodic); final clean-up; debris hauling and removal; roadway or sidewalk maintenance; trash chute/hoppers; etc.

Tab 5: Staffing Plan

This is a detailed breakdown of Construction Management under Tab 4 General Conditions.

Tab 6: CM/GC & Owner Allowances

Provide a list of allowances and respective costs Bidder believes are not captured in the documents.

Tab 7: Insurance, Builders Risk & Payment & Performance Bonds**Tab 8. Document List – Drawings & Specifications****c. Proposal Schedule**

- i. Provide a schedule (the "Proposal Schedule") for the Work incorporating all Contract Milestones and other activities using a similar form as shown in Exhibit D. Schedule should include submittals, fabrication and delivery of material, direct work, permitting, inspections, punch list and close out activities.
- ii. The Proposal Schedule will be utilized in the interim and developed for inclusion in the GMP Agreement.
- iii. Describe control measures to mitigate delays during the construction process.

d. **Project Site Logistics**

- i. Provide a site logistics drawing or plan that reflects the project construction. The logistics plan should include, but not be limited to, site fencing, walkways, signage, traffic patterns, storage areas, etc. Specifically, identify the crane location and any swing clearances to ensure compliance with air rights over the existing roadways and the adjacent New Jersey Transit Property.
- ii. Provide other site management/logistics plans as necessary, which may include traffic management plan (TMP), construction management plan (CMP), mitigation plan, winter weather plan, truck staging plan, gate management plan, site work plan, site security plan.

4. **SELECTION CRITERIA**

The selected firm will be based on GMP submitted, qualifications and fees. All firms must be licensed to perform the services in the State of New Jersey. Any firm or its representative that attempts to contact any Owner’s official or member of its governing board, employee, or representative/agent in any manner for the purposes of influencing this procurement may, at the Owner’s sole decision, disqualify the firm from further consideration.

SECTION V SUPPLEMENTARY COST-PLUS BID TO RENOVATE 31 MULBERRY, ANNEX TO THE PROJECT

NJPAC is requesting that the successful bidder of the Cooperman Center acts as a Construction Manager (“CM”) for the renovation of 31 Mulberry, overseeing a local general contractor/partner, either by way of a joint venture or fee-based agreement. NJPAC would like to work collaboratively with the CM to identify qualified partners, and ultimately, select said general contractor for this renovation project.

1. **BUILDING INFORMATION**

31 Mulberry is a late 19th Century vintage, five-story building that contains 17,636 square feet of space situated on less than a half-acre site (Block 126.01, Lots 39, 41, 42 and 9), for which NJPAC has a purchase contract. The intent is to close on the acquisition in the fall of 2024 and adaptively renovate this commercial/office building to be an annex to the Cooperman Center when complete. We expect the renovation to take a year; thereafter, housing NJPAC’s current arts and education center programs until the Cooperman Center is fully occupiable.

2. **PROJECT SCOPE**

The project entails renovating four floors (floors 1 to 4, leaving floor 5 intact) of the existing building, converting it from its existing office use to a mix of classrooms and studios for arts education programs.

The plans, as provided by the Architect of Record on this property - OCA Architects - will show that a bulk of the work involves system upgrades and interior retrofits and finishes for the adaptive reuse.

3. CONSTRUCTION MANAGER (“CM”) SCOPE

The CM’s scope of work for 31 Mulberry is similar to that of the Cooperman project as shown in #3 of Section I of this RFP. The role of the CM would be to oversee the local partner/general contractor, ensuring the successful renovation of 31 Mulberry within the established budget, timeline, and quality standards while fostering collaboration and communication among all parties involved.

4. PROJECT TEAM

- Architect of Record – OCA Architects – Obi Agudosi
- MEP (Via OCA Architects) – WM Engineer – Way Parkes

5. COMMENCEMENT & DURATION

NJPAC anticipates closing on the acquisition of 31 Mulberry on or around October of 2024 and estimates the renovation to begin shortly thereafter, with a targeted completion within 12 months.

6. SUBMITTAL REQUIREMENT

Bidder should provide a narrative/description of the scope of work and their fee for this portion of the proposal. This summary proposal should be submitted alongside the GMP bid, emailed to tlizura@njpac.org and jchay@njpac.org with three (3) copies mailed as well to:

Timothy Lizura
EVP, Real Estate & Capital Projects
New Jersey Performing Arts Center
1 Center Street Newark, NJ 07102

EXHIBIT A

AIA 133-2019 NJPAC Form OF GMP AGREEMENT BETWEEN OWNER AND CM/GC

EXHIBIT B

AIA 201-2019 NJPAC FORM OF GENERAL CONDITIONS

EXHIBIT C

INSURANCE, BUILDERS RISJ & BOND REQUIREMENTS

EXHIBIT D

CITY OF NEWARK, NJEDA LABOR COMPLIANCE STANDARDS & NJEDA GREEN BUILDING STANDARDS

EXHIBIT E
BID FORM (EXCEL FILE) – ATTACHMENTS TO GMP AGREEMENT

Tab 1: GMP Summary

Division #	Division Description	Value (a)	Owner Allowances (b)	CM/GC Allowances ©	Grand Total (a + b +c)
1.0	General Requirements	\$ -	\$ -	\$ -	\$ -
2.0	Existing Conditions	\$ -	\$ -	\$ -	\$ -
3.0	Concrete	\$ -	\$ -	\$ -	\$ -
4.0	Masonry	\$ -	\$ -	\$ -	\$ -
5.0	Metals	\$ -	\$ -	\$ -	\$ -
6.0	Wood, Plastics, and Composites	\$ -	\$ -	\$ -	\$ -
7.0	Thermal and Moisture Protection	\$ -	\$ -	\$ -	\$ -
8.0	Openings - Door and Windows	\$ -	\$ -	\$ -	\$ -
9.0	Finishes	\$ -	\$ -	\$ -	\$ -
10.0	Specialties	\$ -	\$ -	\$ -	\$ -
11.0	Equipment	\$ -	\$ -	\$ -	\$ -
12.0	Furnishings	\$ -	\$ -	\$ -	\$ -
13.0	Special Construction	\$ -	\$ -	\$ -	\$ -
14.0	Conveying Equipment - Vertical Transportation	\$ -	\$ -	\$ -	\$ -
21.0	Fire Suppression	\$ -	\$ -	\$ -	\$ -
22.0	Plumbing	\$ -	\$ -	\$ -	\$ -
23.0	Heating, Ventilating, and Air Conditioning (HVAC)	\$ -	\$ -	\$ -	\$ -
25.0	Integrated Automation	\$ -	\$ -	\$ -	\$ -
26.0	Electrical	\$ -	\$ -	\$ -	\$ -
27.0	Communications	\$ -	\$ -	\$ -	\$ -
28.0	Electronic Safety and Security	\$ -	\$ -	\$ -	\$ -
31.0	Earthwork	\$ -	\$ -	\$ -	\$ -
32.0	Exterior Improvements	\$ -	\$ -	\$ -	\$ -
33.0	Utilities	\$ -	\$ -	\$ -	\$ -
Subtotal of Trade Costs		\$ -	\$ -	\$ -	\$ -
%					
	Building & Sub Code Permits BY OWNER				
	General Conditions	\$ -			\$ -
	Construction Manager Fee	\$ -			\$ -
	Insurance	\$ -			\$ -
	Builders Risk	\$ -			\$ -
	Payment & Performance Bond	\$ -			\$ -
	Construction Contingency	\$ -			\$ -
	Other Project Costs	\$ -			\$ -
	TOTAL GMP	\$ -	\$ -	\$ -	\$ -

Tab 2: Assumptions, Clarifications & Exclusions

#	Item	Description
1		
2		
3		
4		
5		
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7		
8		
9		
10		
11		
12		
13		
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31		
32		
33		
34		
35		
36		
37		

Tab 3: Recommended Alternates & Value Engineering

#	Item	Description	Add/Deduct	Value \$	Req. Decision For Acceptance
1				\$ -	
2				\$ -	
3				\$ -	
4				\$ -	
5				\$ -	
6				\$ -	
7				\$ -	
8				\$ -	
9				\$ -	
10				\$ -	
11				\$ -	
12				\$ -	
13				\$ -	
14				\$ -	
15				\$ -	
16				\$ -	
17				\$ -	
18				\$ -	
19				\$ -	
20				\$ -	
21				\$ -	
22				\$ -	
23				\$ -	
24				\$ -	
25				\$ -	
26				\$ -	
27				\$ -	
28				\$ -	
29				\$ -	
30				\$ -	
31				\$ -	

Tab 4: General Conditions

#	Description	Notes	Cost \$
1			\$ -
2			\$ -
3			\$ -
4			\$ -
5			\$ -
6			\$ -
7			\$ -
8			\$ -
9			\$ -
10			\$ -
11			\$ -
12			\$ -
13			\$ -
14			\$ -
15			\$ -
16			\$ -
17			\$ -
18			\$ -
19			\$ -
20			\$ -
21			\$ -
22			\$ -
23			\$ -
24			\$ -
25			\$ -
26			\$ -
27			\$ -

Tab 5: Staffing

	Notes	Quantity	Unit Cost	Values
1 General Requirements				
a. Non-staff expenses			\$ -	\$ -
b. Staff/third party personnel expenses			\$ -	\$ -
.1 Site Safety Manager			\$ -	\$ -
.2 Fire Safety Manager			\$ -	\$ -
.3 Laborers (cleaning, protection, elevator operator)			\$ -	\$ -
.4 On-Site 3rd Party Security Guard/Services			\$ -	\$ -
.5 Police Coverage			\$ -	\$ -
Subtotal - General Requirements			\$ -	\$ -
2 General Requirements To Be Allocated to Subcontractors?				
a. Non-staff			\$ -	\$ -
b. CM/GC Staff			\$ -	\$ -
c. Third Party Personnel			\$ -	\$ -
Subtotal - General Requirements To Be Allocated to Subcontractors				\$ -
3 General Conditions				
a. Non-staff expenses			\$ -	\$ -
b. Staff expenses			\$ -	\$ -
Subtotal - General Conditions				\$ -
4 Subtotal - General Requirements (Incl. Allocated) and General Conditions				\$ -
5 Staff subtotals within GR and GC (and Allocated General Requirements)				\$ -
6 CM Fee (Based on ASSUMED Below Hard Cost Budget)				
7 Total Fee plus Staff expenses				\$ -
8 Non-staff expenses in General Conditions and General Requirements				\$ -

Tab 6: Allowances

CM ALLOWANCE				
#	Division #	Description	Notes	Allowance Value \$
1				\$ -
2				\$ -
3				\$ -
4				\$ -
5				\$ -
6				\$ -
7				\$ -
8				\$ -
9				\$ -
10				\$ -
11				\$ -
12				\$ -
13				\$ -
14				\$ -
15				\$ -
16				\$ -
17				\$ -
18				\$ -
19				\$ -
20				\$ -
21				\$ -
22				\$ -
23				\$ -
24				\$ -
25				\$ -
26				\$ -
27				\$ -
28				\$ -
29				\$ -
30				\$ -
TOTAL CM ALLOWANCE				\$ -

OWNER ALLOWANCE				
#	Division #	Description	Notes	Allowance Value \$
1				\$ -
2				\$ -
3				\$ -
4				\$ -
5				\$ -
6				\$ -
7				\$ -
8				\$ -
9				\$ -
10				\$ -
11				\$ -
12				\$ -
13				\$ -
14				\$ -
15				\$ -
16				\$ -
17				\$ -
18				\$ -
19				\$ -
20				\$ -
21				\$ -
22				\$ -
23				\$ -
24				\$ -
25				\$ -
26				\$ -
27				\$ -
28				\$ -
29				\$ -
30				\$ -
TOTAL OWNER ALLOWANCE				\$ -

Tab 7: Insurance, Builders Risk & Payment & Performance Bond

Type	Carrier	Value
Insurance		
Builders Risk		
Payment & Performance Bond		

EXHIBIT E
PROJECT SITE LOGISTICS