

Design-Builder Owner Responsibility Matrix

Item	By Design Builder / By Owner / DFS / By Owner / Tenant			Remarks
Site Investigation				
Existing Neighborhood Conditions Survey		X		
Geotechnical Soils Report		X		Provided in RFP Exhibits
Potholing Investigation & Reports	X			
Asbestos & Hazardous Material Report & Survey		X		Provided in RFP Exhibits
Survey and locates of existing utilities	X			
Design & Consulting Fees (Including Construction Administration)				
Architectural Design Fees	X			
Structural Engineering Fees	X			
Structural Engineering for Construction Equipment	X			Design of crane foundation
Shoring Design	X			Ground Support
Civil Engineering & Existing Conditions Survey	X			
Landscaping & Irrigation	X			
Acoustical Consultant	X			
Elevator Consultant	X			
Mechanical Design	X			
Mechanical Design Assist & Engineering	X			
Mechanical Design-Build Engineering	X			
Energy / Life cycle costing	X			
Curtainwall Design Concept	X			
Curtainwall Final Design & Engineering	X			by bidder designed - engineered
Utility rebate Coordination	X			
Electrical Design	X			
Electrical Design Assist & Engineering	X			
Street Lighting & Signalization	X			
Temporary Power Design	X			Temp power design fees are included.
Waterproofing & Roofing Consultant	X			
Document reproduction	X			
Graphics design (signage design)	X			
Tel/comm consultant	X			
Security consultant	X			
Lab consultant	X			
Door/hardware consultant	X			
Indoor air quality consultant	X			
Interior design	X			
Food service consultant	X			
Renderings, presentations, models, etc	X			
Record drawings	X			
Testing & balancing	X			
Traffic Consultant		X		
Sustainability Documentation & Registration Fees	X			LEED, Energy Star etc.
Permit Cost				
Development or mitigation fees		X		
Clear and Grading Permit Fees	X			
General Building Permit Fees		X		
Shoring Permit Fees	X			
Street Use Permits & Use Fees	X			
Shoring Bond	X			
Mechanical Plan Check & Permit Fees	X			
Fire Protection Plan Check & Permit Fees	X			
Puget Sound Air Quality Plan Check and Permit Fees	X			
Electrical Plan Check & Permit Fees	X			
Testing and Inspection				
Geotechnical Inspection		X		
Hazardous Waste		X		for site soils hazardous removal, asbestos abatement by DB Contractor
Noise & Vibration Monitoring		X		
Structural Inspection - concrete, steel & fireproofing		X		
Curtainwall Performance Test		X		
On site Curtainwall Testing Fees		X		Cost for third party inspection
Curtainwall "u" value Testing	X			Assumes system is already NFRC tested; to be done thru D-B Curtainwall sub
Air Barrier / Envelope Leakage Testing		X		
Functional and start up testing	X			
Inspector overtime		X		
Commissioning Agent		X		Third party commissioning agent; requirements for Cx to be reviewed with MEP/Systems subcontractors to determine fianl scope of Owner Cx Consultant

Design-Builder Owner Responsibility Matrix

Item	By Design Builder By Owner / DFS By Owner / Tenant			Remarks
Utility Connection Fees				
Electrical Design & Installation - Building Service	X			Cost for engineering, Vista switch, vaults, transformers, ductbanks, medium voltage cable, terminations, connection, and coordination
Design & Installation - Temp Power	X			Temporary power connection costs and distribution
Temporary Power Monthly Usage Fees (Power Bills)	X			
Street Lighting	X			
Water Department - Fees and connection		X		Utility hook-up/service thru meter by Owner; estimate includes connection from meter to building
Steam Connection				Not required
Telephone Connections	X			Extensions from provider vaults into building
Telephone Equipment		X	X	Pathways to be provided by DB Contractor
Data & Telephone Cabling	X			Raceways, grounding and sleeves and cabling are included in the DB Scope
FF&E				
Security System, rough-in	X			Pathway, systems and equipment as required for base building systems. Specialty systems located within TI spaces are by Owner
Security System, cabling and devices	X		X	See note above.....base building systems by DB Contractor, tenant specific by owner
Audio visual, rough-in	X			Pathways, Power and Network cabling / connections by DB contractor
Audio visual, cabling and equipment		X	X	Equipment, Install and equipment cabling by Owner
Public address, rough-in				system not required
Public address, cabling and equipment				system not required
Cable television, rough-in	X			Pathways, Power and Network cabling / connections by DB contractor
Cable television, cabling and equipment		X		Equipment, Install and equipment cabling by Owner
DAS, rough-in	X			Pathway, systems and equipment as required for base building systems. Specialty systems located within TI spaces are by Owner
DAS, cabling and equipment	X		X	See note above.....base building systems by DB Contractor, tenant specific by owner
Clock & program, rough-in				system not required
Clock & program, cabling and equipment				system not required
Building Signage	X			
Window Blinds	X			
Parking Equipment	X			not required for base proposal. See Alternate 1.C
Furnishings		X		Non-user group areas
Furnishings			X	User group areas
Site Furniture	X			
Trash Compactor/Recycling Equipment				Not required
Post Occupancy				
Post Occupancy Permits		X		Operating permits by Owner
Elevator Subcontractors Warranty Maintenance		X		Amounts will be assigned to Owner
Maintenance of Building Systems		X		
Contractor's Warranty	X			
Licensed Surveyor - As Built's		X		Established property corners, ALTA Survey.
Scope of Work				
Off site improvements	X			Limited to typical minimum City requirements
Traffic Signalization	X			
Asbestos Abatement / Hazardous Material Remediation	X			Asbestos Report and Survey included in RFP exhibits
Site Work Hazardous Waste / Contaminated Soil Removal & Disposal		X		
Licensed Surveyor - Shoring Monitoring		X		
Monthly Electrical Usage Costs	X			Including temporary power bills during construction
Project office Job Office / Site Laydown Area	X			See RFP exhibits for GA building temp office location and GA site laydown location. Costs (noted in Exhibit) are to be included in DB Contractor scope if use of these areas from State are to be used
Progress Photos	X			DB Scope includes monthly aerial photos
Final Cleaning	X			
Final Window Cleaning	X			
Printing Contract Documents & Approved Shop Drawings	X			
Moving/Relocation expenses			X	

Design-Builder Owner Responsibility Matrix

Item				Remarks
	By Design Builder	By Owner / DFS	By Owner / Tenant	
Insurance, Bonds, & Taxes				
Washington State Sales Tax		X		
Builder's Risk Insurance	X			
Change Order Contingency		X		
Payment & Performance Bond - General Contractor	X			
Payment & Performance Subcontractors	X			<i>Requirements for subcontractor bonding to be discussed further between Owner/Contractor to determine appropriate course</i>
All insurance required per contract including E & O Insurance Premiums	X			

AUTHORIZED ACCEPTANCE

Design-Builder Entity

Signature

Print Name and Title

Date