



The Richland-Lexington Riverbanks Park District ("Owner") seeks the Request for Qualifications:

**CONTRACTOR
for the
Komodo Dragon Exhibit and Holding Complex
RFQu 2023-06-01**

The delivery method will be *Contractor* under the framework established in the AIA A101, and A201-2007, as may be amended or supplemented during contract negotiations with awardees. This Project will be a world-class, specialized, and very highly visible component of the Zoo. Only the highest quality firms with the greatest strengths in collaboration, problem solving, and responsible performance should expect to be competitive in the selection of the contractor for this Project.

RFQu KEY EVENTS / DATES

- | | | |
|----|--|-------------------------|
| 1. | Issuance ¹ of Request for Qualifications: | June 7, 2023 |
| 2. | Mandatory Site Visit | June 15, 2023, 10:00 AM |
| 3. | Deadline for questions: ² | June 22, 2023, 5:00 PM |
| 4. | Qualifications Submittal Deadline | June 30, 2023, 10:00 AM |
| 5. | Anticipated Date of Short-Listing Notice(s): | July 12, 2023 |

RFP KEY EVENTS / DATES

- | | | |
|----|---|-----------------|
| 6. | Anticipated Date to Issue Request for Proposals | July 14, 2023 |
| 7. | Anticipated Date for Proposals Due | July 28, 2023 |
| 8. | Anticipated Date for Interviews | August 3, 2023 |
| 9. | Anticipated Date for Award Notice | August 10, 2023 |

¹ This document and any addenda will be issued exclusively via the Owner's web page in electronic format as amendments to the end of the document at <https://www.riverbanks.org/procurement/>.

² Questions will be answered by Addendum TO THIS DOCUMENT as posted on the Owner's web page at <https://www.riverbanks.org/procurement/> Direct all questions in writing via e-mail to Raymond Brindle, Procurement Manager at rbrindle@riverbanks.org. Please reference "Komodo Exhibit and Holding Complex" in the subject line so your question can be identified promptly.

³ Dates subject to change

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SUBMISSION REQUIREMENTS

Responses shall be submitted to:

Komodo Exhibit and Holding Complex
RFQu 2023-06-01
Riverbanks Zoo and Garden
Attn: Raymond Brindle
500 Wildlife Pkwy
Columbia SC 29210
Phone: 803.779.8717

NOTICE TO BIDDERS: There will be a Mandatory Site Visit on June 15, 2023, at 10:00 AM (EST.) at Riverbanks Zoo & Garden, 400 Rivermont Drive, Columbia, SC 29210. Due to the importance of all bidders having a clear understanding of the scope and requirements for this project, *attendance at this meeting will be required.* Any changes that may be agreed upon as a result of this conference will be noted in an amendment to the bid invitation and posted on the Riverbanks Zoo and Garden procurement page.

Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract.

All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Manager. Richland-Lexington Riverbanks Park District DBA Riverbanks Zoo & Garden (hereinafter known as “the District”) shall not be legally bound by any amendment or interpretation that is not in writing.

Submit four (4) paper copies, one (1) redacted copy, and one (1) digital copy of your qualifications meeting the following requirements. Also submit an electronic copy containing the complete response in PDF format as a single file. Please title the file with the name of the respondents. Respondents shall refrain from direct or indirect communications promoting their qualifications for this Project to the Owner or any member of the Lexington-Richland Riverbanks Park Commission, other than through the formal submittal process established by this Request for Qualifications (RFQu). Failure to comply with submittal requirements may cause the submittal to be removed from further consideration.

Description of Komodo Exhibit and Holding Complex Project:

1. Description of Project:

The project will include all improvements necessary to demolish the Zoo’s existing Komodo facility and replace it with the new Komodo Exhibit and Holding Complex. Project includes demolition of the existing structure and project site per the demo plans and construction of the new complex with some sitework in the existing habitat, and other specialty work.

2. Status of Design: Construction Documents are 100% and available at:

Project Name: Komodo Exhibit and Holding Complex
Jumper Carter Sease Architects: ccorley@jcsarchitects.com

Request for Qualifications – Komodo Exhibit and Holding Complex

3. Project Schedule:

- Issue notice of Intent to award contract: August 10, 2023
- Construction September, 2023
- Final Completion April 2024

4. Design Firm: Jumper, Carter, Sease Architects

Selection of Contractor:

The Contractor for the Komodo Exhibit and Holding Complex will be selected through a three-step evaluation process.

Step 1 – Review of Qualifications

All qualifications received will be reviewed by a *Contractor Evaluation Committee* consisting of members of the Riverbanks Zoo and Garden staff. The evaluation committee will rank all qualifications proposals and create a short list for consideration in step two, RFP phase. Qualifications will be ranked based upon the following evaluation criteria:

- Firm’s experience and performance on comparable projects as a general contractor or Contractor
- The experience and ability of the firm’s proposed project staff
- The firm’s staffing proposal
- Completeness of the firm’s response to this Request for Qualifications.
- Firm’s “Green Construction” background
- Evidence of financial responsibility
- References
- MBDE Cultivation Plan

Qualifications Format:

All submittals shall be formatted for printing in an 8 ½” x 11” format. The “Information to be included in the submittals” shall be submitted in a clear and concise manner and organized and tabbed according to the general outline below. This will allow the *Contractor Evaluation Committee* to quickly access pertinent information.

Submittal for Construction Management Services General Outline:

1. Letter of Interest (limit to 2 pages)
2. Project History (limit to 20 pages total including photos)
3. “Green Construction” background (limit to 1 page)
4. Staffing Proposal
5. MBE/DBE/WBE Cultivation Plan (limit to 1 page)
6. Evidence of Financial Responsibility
7. References

Information to be included in Qualifications:

1. Letter of Interest:

- 1.1. The letter of interest may contain any information outside of that requested in the RFQu that is deemed important or beneficial by the proposing firm.

2. Project History:

2.1. *Experience as a Contractor or General Contractor:* Identify at least three (3), but no more than five (5) projects most similar in scope and/or cost to the Komodo Exhibit and Holding Complex that you believe will be the most beneficial to you as a Contractor for Riverbanks Zoo and Garden on this project. For each project provide the duration of construction, the final cost, and an Owner reference who is familiar with your firm’s performance. Also note any individuals named in your proposed project team that participated as members of the past history project list.

3. “Green Construction” Background

3.1. Though this project will not be a LEED building, Riverbanks Zoo and Garden is committed to making sustainability a priority in our business activities. Explain how your firm will contribute to this commitment and provide a short summary of your firm’s experience and familiarity with LEED buildings, and “Green” building techniques and how you will apply them to this project.

4. Staffing Proposal:

4.1. Provide a statement describing your firms approach to staffing the *Construction Management* process for Komodo Exhibit and Holding Complex. At a minimum, the statement of approach shall address the following:

- Basis for staffing
- Preconstruction staffing plan
- Construction staffing plan
- Project closeout staffing plan

4.2. Provide a “Project Team” organizational chart for the pre-construction through public opening for the project showing all proposed project team members. Clearly identify the key project staff and their functions. The following proposed team members must be identified:

4.2.1. Project Executive

4.2.2. Project Manager(s)

4.2.3. Pre-construction coordinator/estimator(s)

4.2.4. Field Superintendent(s) to be on site for all hours of construction and available for call in should issues arise due to the project or conditions left after working hours that impact the zoo operations

4.3. Provide background information and resumes for all identified team members.

4.4. Provide in spread sheet format the proposed monthly staffing levels for the duration of the Contractors’ contract.

5. MBE/DBE/WBE Cultivation Plan

5.1. It is the goal of the Riverbanks Park District to maximize opportunities for historically Disadvantaged Enterprise Business (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Businesses (MBEs), and Woman Owned Businesses (WBEs). In an effort to encourage socially and economically disadvantage business participation, this goal extended to Bidders, Offerors, Subcontractors, and Suppliers on its Procurement and Contract offerings.

6. Evidence of Financial Responsibility

6.1. Provide a current audited financial statement.

7. References

7.1. Submit three references from the past five years on similar projects.

Steps Following Short-Listing of Selected Contractors:

Step 2- Cost Proposals

Based on submitted qualifications and short-listing at least the top three (3) qualifying firms' Lump Sum Cost Proposals will be solicited. The firm(s) invited to submit Lump Sum Cost quotes will be given access to a complete set of 100% complete construction documents for use in establishing a contract. Other supplemental information may be requested pursuant to separately and later issued instructions from the Zoo. The Proposals shall be evaluated based on the criteria listed in the RFP with Cost substituted for the completeness of the firm's response. The committee will select the top ranked firm based on the factors listed in their relative order of importance.

Step 3- RFP Interview Sessions- This step may be waived at the Zoo's discretion

An exact time and location for the interview will be communicated to the applicants who qualified for the short list. At the *interview sessions*, each construction management firm will be given the opportunity to further explain the firm's approach to the project, and the firm's ability to execute the work described, while concentrating on the interview evaluation criteria which will be provided to the selected firms. It shall also be a requirement at the interview that the project executive, project manager(s), pre-construction coordinator, and superintendent(s) be present to explain to the evaluation committee their qualification and experience.

The participating firms will be ranked by the Contractor Evaluation Committee based on criteria to be provided to the short-listed firms. The Lump Sum Cost Proposal of the top-ranking firm will be used as a basis for negotiation of the terms of the contract.

Upon mutual acceptance of the Proposal, the Owner will issue an Intent to Award to the winning firm. If a mutually acceptable contract cannot be reached in the designated timeframe, the firm's submittal will be rejected, and the zoo will begin negotiations with the next highest ranked firm from step 3. All costs incurred by the proposing firm(s) in preparing a response to the RFQ and subsequent steps are the sole responsibility of the submitting firm.

Project Requirements and Scope of Services

1. Provide all services as summarized in the "Allocation of Function Matrix" (Attachment B)

1.1. Value Engineering:

1.1.1. Upon completion of all estimates, if requested by Owner, the Contractor shall assist the architect and Owner in developing "Value Engineering" alternatives to the design and develop cost saving estimates for each option.

2. Cash Flow Preparation:

2.1. The Contractor shall prepare a monthly cash flow statements for the project.

3. Project Scheduling:

- 3.1. Utilizing Microsoft Project, the Contractor shall develop and maintain an updated overall Komodo Exhibit and Holding Complex Construction schedule that includes all design/pre-construction, construction, close-out, and Owner turn-over activities.
- 3.2. The project construction schedule shall include the Owner's occupancy requirements showing portions of the project having occupancy priority.
- 3.3. Utilizing the construction project schedules provided by the Contractors, the Contractor shall update the Project Construction Schedule(s) incorporating the activities of the Contractors on the project, including activity sequences and duration, allocation of labor and materials, processing of shop drawings, product data and samples, and delivery of products.
- 3.4. The Contractor shall update and reissue the Project Construction Schedule(s) as required to show current conditions. If an update indicates that the previously approved Project Construction Schedule may not be met, the Contractor shall recommend corrective action to the Owner and architect(s)

4. Bidding Process:

- 4.1. Contractor shall be responsible for the entire bidding process including, but not limited to:
 - 4.1.1. Determining how the work should be divided, separating out work into multiple bid items and bid packages to afford the Owner the most economical pricing while maintaining the project schedule and quality.
 - 4.1.2. Preparing Bidding Documents (except the Drawings and Specifications required of Architect(s))
 - 4.1.3. Conducting pre-bid meetings
 - 4.1.4. Identify scope that will be self-performed
 - 4.1.5. Soliciting and receiving competitive bids for the Work to be performed by Contractors
 - 4.1.6. Evaluating the bids and recommending to Owner those bids which are most consistent with Owner's objectives of cost, time, and quality.
 - 4.1.7. Conducting pre-award meetings
 - 4.1.8. Preparing and executing Construction Contracts for Contractors. All bidding documents shall be approved by the Owner prior to publication.

5. Surveying and Testing:

- 5.1. All surveying, materials testing, and soil boring services, if required, shall be bid out, contracted, and managed by the Contractor, but approved and paid by the Owner.

6. Contractor Payment Application Procedures:

- 6.1. The Contractor shall develop and implement procedures to prepare, approve, and manage all applications for progress and final payments for Sub-Contractors based on the Contractor's Certificates for Payment.
- 6.2. The Contractor shall submit with each Certificate for Payment a list of all contractors, subcontractors, sub-subcontractors and material suppliers that Contractor knows has furnished labor or materials to the Project. Contractor shall provide copies of lien waivers from each contractor, subcontractor, sub-subcontractor, or material supplier for all work for which the Owner has already made payment.

7. Contract Close-Out:

At the completion of the Komodo Exhibit and Holding Complex project, The Contractor prepares and submits to Owner the following historical data close-out documents:

- 7.1. Shop Drawings: Submit to Owner 2 complete sets of all approved shop drawings that are organized using the CSI specification numbering system. Shop must be submitted to Owner in 8½” x 11” format with references in the 8½” x 11” manual to full size drawings. All original submittals that are resubmitted must be included in the manuals but amended with the most current/approved submittal.
- 7.2. Contractor shall also research all equipment and materials that require keys or special tools to operate. From this research a log shall be developed for tracking each key or tool required for Owner turnover.
- 7.3. Contractor shall research, track and review all required warranties and guarantees required and submit to Owner, arranged in CSI specifications format, in 8½” x 11” format.
- 7.4. Contractor shall coordinate with contractor(s) the submission of all operations and maintenance literature and final equipment testing and start-ups. Contractor shall research, log, and record all required O & M information and final equipment testing and start-ups and submit to Owner. O & M information shall also be formatted with the CSI numbering system.

8. Record Drawings:

- 8.1. The Contractor shall maintain at the project site for the Owner and contractors’ use, one updated record copy of all bidding documents and contract drawings and specifications incorporating all addenda, bulletins, change orders, and RFI’s marked currently to record changes made during construction. Updates do not include field changes unless they are indicated in one of the above referenced documents. Also, a complete set of approved shop drawings, product data, samples, and similar are required to be maintained at the jobsite.

9. Insurance:

- 9.1. Contractor to provide Insurance per Attachment “A”

10. Staffing Selection / Staffing Changes

- 10.1. If an identified Contractor’s Project Team member must be replaced at any time during the duration of the Construction Management Services, the Contractor must offer a minimum of 3 replacement candidates for the function to be reviewed and interviewed by the Owner, and the Owner has the right to refuse any or all candidates for the following functions:
 - 10.1.1. Project Manager
 - 10.1.2. Field Superintendent
 - 10.1.3. Project Engineer
 - 10.1.4. Assistant Superintendent

11. Coordination of Construction impacts on Owner operations:

- 11.1. During the course of construction, the Contractor shall work with the Owner to research, investigate, and identify the critical operational components that must be maintained during construction. Once identified, the Contractor shall organize and implement plans and procedures to keep these components operational. Animal welfare cannot be compromised by the construction process.

12. Contractors’ responsibilities regarding architect and/or engineers:

- 12.1. In the process of developing a project schedule(s) the Contractor shall coordinate and integrate the Architect services into the schedule(s)

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- 12.2. The Contractor shall consult with Owner and architect regarding the construction documents and make recommendations regarding design details that adversely affect constructability, cost, or schedule(s).
- 12.3. The Contractor shall transmit to Architect requests for interpretation of the meaning and intent of the drawings and specifications and assist in the resolution through a Request for Information (RFI) process
- 12.4. The Contractor shall assist the Architect in the review, evaluation, and documentation of claims.
- 12.5. In collaboration with the Architect the Contractor shall establish and implement procedures for expediting the processing and review of shop drawings.
- 12.6. The Contractor shall assist the Architect in conducting all final inspections.

13. Contractor’s responsibilities during the warranty period.

- 13.1. Contractor shall be responsible for the coordination and execution of all warranty claims for each project for a period of one year from the established “substantial completion” date.

14. Contractor Billing Procedures:

- 14.1. Contractor shall submit to Owner a monthly statement showing in detail all monies paid out, costs accumulated, or costs incurred on account of the cost of construction and reimbursable costs during the previous month, and the amount of the Contractor’s Fee then due. Upon the request of Owner, the Contractor shall provide evidence of all reimbursable costs.
- 14.2. Payments shall be made according to the AIA 101 terms.

Owner’s Responsibilities:

1. The Owner shall retain and pay for an architect(s) and/or engineer(s) whose services, duties, and responsibilities are described in Attachment “B” – Allocation of Function Matrix.

Definitions of Terminology:

For use in preparing proposal, use the following as definitions of terms used within this Request for Proposal

- *Construction Cost* – The *Construction Cost* shall include:
 - The cost of trade contracts managed under this agreement
 - The cost of Contractor’s General Condition Items subject to reimbursable cost limit as identified in Attachment D
 - The estimated/actual cost of Contractor’s General Conditions items not subject reimbursable cost limit as identified in Attachment E
 - The cost of Contractor Fees,
 - Cost of any self-performed work
 - Construction Contingency
 - Inflation

Additional Site Visits

To schedule an additional site visit, please contact Raymond Brindle, Procurement Manager for The Riverbanks Zoo and Garden at rbrindle@riverbanks.org.

Submission of Qualifications:

Submit four (4) paper copies, one (1) redacted copy, and one (1) digital copy of your qualifications

Request for Qualifications – Komodo Exhibit and Holding Complex

meeting the following requirements. Also submit an electronic copy containing the complete response in PDF format as a single file and prepared in accordance with all information and instructions contained herein.

Submit Qualifications in an opaque, sealed package to:

Riverbanks Zoo and Garden

400 Rivermont Drive 29210

Attention: Raymond Brindle, Procurement Manager

Contractor for Komodo Exhibit and Holding Complex

RFQu 2023-06-01

Your company name:

Your company address:

Qualifications for the Contractor Services for the Komodo Exhibit and Holding Complex will be received until June 30, 2023, at 10:00 A.M. EST.

Qualifications will be accepted only if received on or before the time stated.

Packages sent via express courier, or the normal mail system is a risk. Mail is routed through several departments at the zoo before being delivered to the procurement department. If the qualification package is at the zoo, but not delivered to the procurement department at or before the stated time, the qualification package will not be considered. The zoo advises that qualification packages be hand delivered.

PROTEST RIGHTS

Qualification rankings are not subject to protest. For the Proposals, the Owner's Procurement Code provides: "Right to Protest. Any actual or prospective bidder, offeror, contractor or subcontractor who is aggrieved in connection with a solicitation, an award, or intended award of a contract or any decision of the Procurement Committee pursuant to Section 4-105, may protest. The protest shall be submitted in writing to the Procurement Committee setting forth the grounds and facts applicable thereto for the protest, within fifteen (15) calendar days of the date of the issuance of the solicitation, the notification of the award or intended award of a contract, or any decision of the Procurement Committee, as applicable. The rights and remedies granted in this article to a disappointed bidder, offeror, contractor or subcontractor are to the exclusion of all other rights and remedies of such disappointed bidder, offeror, contractor, or subcontractor against the Owner at common law or otherwise for the loss or potential loss of an award of a contract. The Procurement Committee may in its discretion hold a hearing with notice to all interested parties including the protestor and the apparent successful bidder whose award is being protested."

END OF REQUEST FOR QUALIFICATIONS

ATTACHMENTS

Attachment A- Insurance Requirements

Attachment B- Allocation of Function Matrix

Attachment C- General Condition Items

Attachment D- Reimbursable Cost

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ATTACHMENT “A” “INSURANCE REQUIREMENTS”
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The amount and types of insurance required should commensurate with the hazards and magnitude of the undertaking, but in no event of lesser amount nor more restrictive than the limits of liability and schedule of hazards described below. Without limiting its liability under the contract agreement, the contractor shall procure and maintain, at its expense during the life of this contract, insurance of the types in the minimum amounts stated below:

<u>SCHEDULE</u>	<u>LIMIT</u>
<i>WORKERS’ COMPENSATION</i> As required by the State of South Carolina.	Statutory

COMPREHENSIVE GENERAL LIABILITY

Premises Operations	\$1,000,000 (per occurrence)
Single Limit	
Contractual Liability	
Independent Contractors	
Personal Injury	
Products - Completed Operations	

AUTOMOBILE LIABILITY

All Owned, Nonowner, and Hired	\$ 600,000 Combined
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(per occurrence or tort claim liability, whichever is greater)

The contractor's comprehensive general liability policy shall also include blanket contractual liability coverage or shall be endorsed to cover the liability assumed by the contractor. Said insurance shall be written by a company or companies approved to do business in the State of South Carolina and acceptable to the District. Before commencing any work hereunder, certificates evidencing the maintenance of said insurance shall be furnished to the District. The District, its officials, employees and volunteers are to be covered as insured's as respects: liability arising out of activities performed by or on behalf of the contractor, including the insured's general supervision of the contract; products and completed operations of the contractor; premises owned, occupied or used by the contractor; or automobiles owned, leased, hired or borrowed by the contractor. The coverage shall contain no special limitations on the scope of protection afforded to the District, its officials, employees or volunteers. To accomplish this objective, the District shall be named as an additional insured under the contractor's insurance as outlined above.

The contractor shall take out and maintain, during the life of this contract, the statutory Workers' Compensation and Employer's Liability Insurance for all of his employees to be engaged in work on the project under this contract, and in case any such work is sublet, the contractor shall require the subcontractor similarly to provide Workers' Compensation and Employer's Liability Insurance for all of the latter's employees to be engaged in such work.

Other Insurance: This insurance is primary, and our obligations are not affected by any other insurance carried by the additional insured whether primary, excess, and contingent or on another basis.

Each insurance required by the District shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the District.

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to all the requirements stated herein.

All certificates and endorsements must be received and approved by the District within ten (10) days after notification of award.

The District, its officers and employees shall be named as an "additional insured" in the Automobile and General Liability policies and it shall be stated on the Insurance Certificate with the provision that this coverage "is primary to all other coverage the District may possess".

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ATTACHMENT “B” “Allocation of Function Matrix”

A – Approval
R – Responsibility
Q – Review and Recommend
C – Coordination

	Owner	Arch.	Const. Mgr.
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CONSTRUCTION DOCUMENTS PHASE			
Construction Drawings	Q/A	R	Q
Specifications (Div. 1-26)	Q/A	R	Q
Cost Estimate(s)	Q/A	Q	R
Owner-Supplied Data Coordination	R	C	Q
Document Checking/Coordination	R	C	Q
Project Scheduling	Q	Q	R
Special Bid Documents (Div. 0 & 1)	Q	Q	R

BIDDING OR NEGOTIATION PHASE			
Cost Analysis	-	Q	R
Prepare Bid Packages	Q	Q	R
Pre-Bid Meetings	-	-	R
Addenda	Q	R	Q
Bidding Negotiations	Q	Q	R
Bid Evaluation	Q	Q	R
Bid Award Recommendation	A	Q	R
Prepare & Package Construction Contract Agreements	A	Q	R
Construction Contract Approval	R	-	Q
Analysis of Alternates	A	Q	R
Purchase and Expedite Long-Lead Items	-	-	R

	Owner	Arch.	Const. Mgr.
CONSTRUCTION PHASE			
Coordination/Cost Analysis	Q/A	-	R
Owner-Supplied Data Coordination	R	-	C
Develop & Maintain Project Schedule	Q	-	R
Change Order Analysis/Coordination	A	Q	R
On-Site Visitations	-	Q	R
Quality Control	-	R	R
Project Safety	-	-	R
As Builts	Q	R	R
Progress Payment Administration	A	-	R
Shop Drawing Review	Q	R	R
Prevailing Wages Administration	-	-	R
Change Order Estimating	A	Q	R
Punch Lists and Inspections	-	R	R
Equipment Start Up and Training	C	-	R
Owner-Furnished Equipment	R	-	C
Final Contract Accounting & Close Out	A	-	R
Completion Certificates	-	-	R
Warranty Procurements	-	-	R
Record Drawings	A	R	R
Bulletins	A	R	Q
Manage all Contractors Insurance & W/C Requirements	-	-	R
Monthly Cash Flows	-	-	R
Obtain all Required Building Permits	-	-	R
Building Permit Fees	R	-	-
Bid, contract, and manage all Materials testing, Soil Testing & Site Surveying	A		R
Materials Soil Testing & Site Surveying Cost	R	-	-
Control Payment Application Approval & Processing	-	-	R
Collect/Review/Manage Lien Waivers	-	-	R

**ATTACHMENT “C”
“GENERAL CONDITION ITEMS SUBJECT TO
REIMBURSABLE COST LIMIT”**

Provide Charge-out Rates for the following items:

- Project staff
- Project offices-transportation, rental, removal
- Office furniture/equipment
- All “IT” equipment & Software (Computers, printers, scanners, software, copiers, etc.)
- Cartage charges-Construction Manager trucks to and from project site
- Construction Manager vehicles assigned to project site, including fuel and lubrication
- Two-way radios
- Project laborer (part time)
- Cell phone

No charge-out rates required with fee proposal for the following items:

- Miscellaneous tools and equipment for general conditions
- Inter-zoo transportation
- Travel, subsistence, lodging, transportation, and all other expenses necessary to fulfill all the requirements of this Request for Proposal
- Progress Photos
- Liability Insurance
- Project telephone system (usage charges paid by zoo)
- Office supplies
- Transit and levels

ATTACHMENT “D”
**“REIMBURSABLE COST NOT SUBJECT TO REIMBURSABLE
COST LIMIT”**

The following General Condition items are specifically excluded from the Reimbursable Cost Limit:

- Winter Conditions
 - Dumpster charges
 - Postage
 - Document reproduction
 - Building permit fees
 - Temporary toilets
 - Temporary water hookup
 - Temporary fire protection
 - Temporary barricades and warning lights
 - Maintain temporary roads and traffic
 - Ice and drinking water
 - Temporary heating
 - Temporary road construction
 - Temporary security fencing
 - Temporary parking lot construction
 - Surveying
 - Testing
 - Soil Borings
 - Legal notices/bid advertisements
 - Final clean up
 - Builders Risk Insurance
 - Travel
 - Temporary electric hook up and power
-