

UNT SYSTEM™

Strategic Infrastructure,
Planning & Construction

DATE: April 8, 2025
TO: Potential Respondents
FROM: Carrie Stoeckert—Construction Contract Expeditor III
SUBJECT: Addendum #2
RFQ769-25-1006CS
Pohl Recreation Center Renovation-Phase 1

NOTICE:

Addendum Number 2:

REVISION:

The General Matrix Revised 12/20/2022-will be the General Matrix utilized in this CMAR. Please see attached.

I. Construction Management Services**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Project Superintendent(s)			X			
Assistant Superintendent(s)			X			
Field Engineer			X			
Project Manager			X			
Owner in Charge/Corporate Executives		X				
Project Executives (only time on-site)			X			
Legal Services		X				
Accounting		X				
Scheduling			X			
Life-Cycle Analysis		X				
Energy Management		X				
Production Engineering		X				
Purchasing-by PM	X					
Value Engineering-by PM	X					
System Development		X				
Estimating-by PM	X					
Cost Accounting (On Site)			X			
Project Coordinator-by PM			X			
Project Expediter-by PM			X			
Drafting/Drawing Detailer		X				
Safety Officer		X				
E.E.O. Officer		X				
Secretarial On-Site			X			
Mechanical and/or Electrical Coordinator			X			
Project Engineer			X			
Scheduling Services (Consultant)			X			
Time Keeper/Checker		X				
Safety Engineer (In House)		X				
Safety Engineer (On Site)			X			
Off-Site Staff Travel Costs		X				
Off-Site Staff Transportation		X				
Part Time On-Site Transportation		X				
FT On-Site Project Manager Transportation*			X			
FT On-Site Project Engineer's Transportation		X				
FT On-Site Superintendent's Transportation*			X			
FT On-Site Others Transpiration		X				
Project Staff Moving Expense		X				
Project Staff Subsistence Costs		X				
Computers/Laptop for On-Site personnel**			X			
Tablet/Ipad On-site personnel**						
Cell phone Proj Mgr/Superintendent/Safety***			X			
Home Office IT Support		X				
Online Payment Management Service			X			
Project Staff Budget Estimating-by PM	X					
Project Phasing Plans-by PM	X					

*Maximum allowable GC amount - \$750/mth per eligible person including fuel and maintenance

**Maximum allowable GC amount - verified cost of equipment

Revised December 20, 2022

***Maximum allowable GC amount - \$85/mth per eligible person including minutes, text and data

II. Safety, Security & Services**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Safety Equipment						X
First Aid Supplies			X			
Handrails and Toe Boards						X
Opening Protection						X
Fire Extinguisher/Fire Watch						X
Security Guard/Watchman Svcs.						X
Weekly Cleanup						X
Final Cleanup						X
Temporary Fencing						X
Covered Walkways						X
Barricades						X
Safety Nets						X
Debris Hauling/Removal						X
Traffic Control						X
Roadway Maintenance						X
Dust Controls						X
2-Way Radio Equipment						X
Trash Chute & Hoppers						X

III. Facilities & Equipment**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Office Trailer Rental-Contractor			X			
Tool/Utility Trailer Rental						X
Water/Ice			X			
Temporary Lighting/Wiring						X-by Elec
Power Expenses-Trailers			X			
Temporary Water Services						X-by Mech
Temporary Heat Expenses			X			
Temporary Cooling Expenses			X			
Temporary Toilets/Temporary Sewer Services			X			
Change/Shower Rooms			X			
Lunch Rooms			X			
Temporary Stairs						X
Temporary Enclosures/Partitions						X
Project Signs/Bulletin Boards			X			
Telephone Expenses			X			
Temporary Roads						X
Trucks			X			
Air Compressors						X
Dewatering Equipment						X
Generators						X-if required
Miscellaneous Equipment						X
Fuel/Maintenance for Equipment						X
Owner Trailer if requested						X
Owner Utilities						X

IV. Vertical Hoisting**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Hoist & Tower Rental						X
Small Material Hoist Rental						X
Hoist Landings and Fronts						X
Hoist Operators						X
Hoist Safety Inspections						X
Hoist Material Skids						X
Hoist Material Hoppers						X
Hoists Erect & Dismantle						X
Hoist Fuel/Repairs/Maintenance						X
Hoist Communication						X
Crane Rental						X
Crane Operators						X
Crane Safety Inspections						X
Crane Erect & Dismantle						X
Crane Fuel/Repairs/Maintenance						X
Crane Raising/Jumping Cost						X
Temporary Elevator Rental						X
Elevator Operation Cost						X
Elevator Repairs & Maintenance						X
Cage Rider @ Elevator						X
Safety Inspections						X
Forklift Rental						X-By Trades
Forklift Operators						X-By Trades
Forklift Safety Inspections						X-By Trades
Forklift Fuel/Repairs/Maintenance						X-By Trades
Elevator Service Costs						X-By Trades

V. Reproduction & Printing**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Design Phase					X	
Cost Study Documents				X		
Systems Study Documents				X		
Bid Package Documents	X					
Bidding Instructions	X					
Construction Documents	X					
Accounting Forms		X				
Field Reporting Forms		X				
Contract Agreements		X				
Schedule Report Forms		X				
Estimating Forms		X				
Cost Reporting Forms		X				
Presentation Charts and Graphics		X				
Value Analysis Studies		X				
Data Processing (In-House)		X				
Reference Materials		X				
Duplication Expense (Misc.)			X			
Shop Drawing Printing			X			
Maintenance Manuals			X			
Operation Manuals			X			
Special Forms		X				
Postage and Delivery Expense			X			

VI. Quality Control**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Chief Inspector				X		
Field Inspector				X		
Inspectors' Office					X	
Inspectors' Transportation				X		
Inspectors' Equipment				X		
Special Inspection Consultants						X
Special Testing Consultants						X
Concrete Testing						X
Masonry Testing						X
Compaction Testing						X
Welding Inspections						X
Soils Investigations						X
Special Testing Supplies						X
Field Office Supplies/Materials			X			
Project Photographs			X			
Warranty Inspection Coordination		X				
Air & Water Balancing						X
Operator On-site Training						X
Prepare Operation Manuals						X
Prepare Maintenance Manuals						X
Medical Gas Testing & Cert.						X
Infection Control/Air Quality						X
Interim Life Safety Measures						X

VII. Permits & Special Fees**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Storage Yard Rental						X
Parking Lot Rentals						X
Parking Fees						X
Curb & Gutter Permits					X	
Sign Permits					X	
Staking & Layout Fees/Costs						X-by trades
Sidewalk Permits					X	
Landscape Permits					X	
Street/Curb Design Charge					X	
Building Permits					X	
Plan Check Fees					X	
Water Connection Fee					X	
Sanitary Connection Fee					X	
Storm Connection Fee					X	
Gas Service Charge					X	
Power Service Charge					X	
Steam Service Charge					X	
Chiller Water Service Charge					X	
Special Tap Fees					X	
Contractors' Licenses		X				
Royalties		X				
Zoning Fees/Consultants					X	
Use Fees					X	
Construction Equip Licenses		X				
Construction Equip Permits		X				
A.G.C. Fees		X				

VIII. Insurance & Bonds**UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION**

Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Builder's Risk Insurance			X			
Errors and Omissions				X		
General Liability			X			
Completed Operations Liability			X			
Excess Liability Coverage			X			
Workman's Compensation			X			
FICA Insurance*			X			
Federal Unemployment*			X			
State Unemployment*			X			
Payment Bond			X			
Performance Bond			X			
Off-Site Insurance		X				
Off-Site Taxes		X				
* Cost should take into consideration the annual maximums						

IX. Other Costs	UNTS OFFICE OF FACILITIES PLANNING AND CONSTRUCTION					
Description	PreCon	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Project Taxes-if applicable						X
Construction Equipment						X
Construction Labor Costs						X
Construction Materials						X
Cost of Design & Engineering					X	
A/E Cost for Bid Packages				X		
Preliminary Soils Inspections					X	
Title/Development Cost					X	
Land Costs					X	
Financing/Interest Cost					X	
Interim Financing Costs					X	
Owner Change Contingency					X	
Building Operation after Move-In					X	
Building Maint. after Move-In					X	
Moving Coordination					X	
Moving Costs					X	
Corrective Work Extra						X
Cost of Emergency Work						X
CM General Overhead Cost		X				
CM Profit/Margin		X				
Costs Over GMP		X				
Professional Fees		X				
Training (other than project required)		X				
Training (project required)					X	
Memberships		X				
Any employee or subcontractor incentives		X				
Any employee or subcontractor bonuses		X				