



Great Wolf Resorts®

**Great Wolf Lodge  
Garden Grove, California**

REQUEST FOR PROPOSAL FOR

**PRECONSTRUCTION MANAGER  
AND GENERAL CONTRACTOR  
SERVICES**

PREPARED BY:

GARDEN GROVE MXD, INC. OR ITS ASSIGNEE  
OWNER

March 9, 2011



**McWHINNEY**

**Bring Your Dream**

## **Confidentiality**

This Request for Proposal (RFP) contains material, which is confidential to Garden Grove MXD, Inc. ("Owner"). The recipient shall not disclose any of the information contained in this RFP without previous written approval from Owner. Owner specifically requires that recipient not discuss or disclose the contents of this package, or the fact that this RFP has been issued with any other party other than representatives of Owner.

## I. INTRODUCTION

McWhinney and Great Wolf Resort, collectively and as defined below, will be the "Owner" of the project. Owner plans to build a new indoor water park resort on Harbor Boulevard in the City of Garden Grove, CA (the "Project"). Major decisions regarding the scope of the Project and critical Project team members will be vested with Owner.

This Request for Proposal ("RFP") has been issued for the express purpose of engaging the Preconstruction Manager and General Contractor for the Project. Your proposal will include a price proposal for: all preconstruction activity over the course of the proposed design schedule, all general conditions ("General Conditions Amount") for the entire Project covering the scope of work specified in Schedule A and a lump sum fee ("Contractor's Fee") for the construction of the entire Project. In addition, the proposals will include a proposed project staffing and management plan for both pre-construction and construction; proposed construction schedule duration; bonding and financial information; and all other information requested in this RFP.

Upon completion of the selection process, the successful general contractor ("Contractor") shall provide all necessary pre-construction services ("Preconstruction Services"). To achieve a fall 2013 delivery, it is expected that construction commencement will overlap completion of the final design documents. The required overlap will depend upon, among other factors, how long your firm will require for construction of the Project. Prior to releasing the Contractor to begin the Work, the Owner will require a Guaranteed Maximum Price Contract (the "GMP") be executed based on Design Development Drawings. It is expected that Contractor will guarantee the GMP through the evolution of the design documents into the final construction documents provided that Owner does not add materially to the Project size (gsf of building or sf of site work) or make material betterments to the building systems as depicted in the Design Development drawings.

Your response should be solely based on the information contained in this RFP. Responses to this Request for Proposal are due no later than 5:00 p.m. (CDT) March 22 2011. Based on the written RFP responses detailed below, the Owner may elect to interview a select group of respondents at the office of each General Contractor in Southern California.

## **II. OWNER**

### **About McWhinney**

McWhinney (“MRE”), as owner and developer, and has executed License and Management Agreements with Great Wolf Resorts (“GWR”) to construct, operate and manage the water park hotel.

McWhinney, Loveland, CO is a diversified real estate company that is committed to creating great places for people and providing fabled experiences to its customers. As its primary industry, McWhinney develops authentic master-planned communities designed for every aspect of life. Since 1991, McWhinney has planned and developed more than 6,000 acres in several master-planned communities and over 4.0 million square feet of commercial and mixed-use properties throughout the Rocky Mountain region and the West Coast.

McWhinney is a team of talented people offering comprehensive development services from acquisition and planning to entitlement and execution of horizontal and vertical development. As a national real estate firm, McWhinney excels in developing large scale master-planned communities, commercial and mixed-use development, acquisition and investment in land, management and leasing of assets, and public/private partnerships with municipalities. Additional information may be found on the Company’s web site at [www.mcwhinney.com](http://www.mcwhinney.com).

## **III. CONSTRUCTION AND OPERATIONS MANAGER**

### **About Great Wolf Resorts, Inc.**

Great Wolf Resorts (“GWR”) has executed a License and Management Agreement with MRE, and will provide design and construction project management services for the project, in conjunction with MRE, as well as other services as required of the operator of the water park hotel. Great Wolf Resorts, Inc. (R), Madison, WI, is North America's largest family of indoor waterpark resorts and through its subsidiaries and affiliates owns, licenses, and/or operates its family resorts under the Great Wolf Lodge(R) and Blue Harbor Resort(TM) brands. Great Wolf Resorts is a fully integrated resort company with Great Wolf Lodge locations in: Wisconsin Dells, Wis.; Sandusky, Ohio; Traverse City, Mich.; Kansas City, Kan.; Williamsburg, Va.; the Pocono Mountains, Pa.; Niagara Falls, Ontario; Mason, Ohio; Grapevine, Texas; Grand Mound, Wash.; and Concord, N.C.; and Blue Harbor Resort & Conference Center in Sheboygan, Wis. Through Great Wolf Resorts' environmental sustainability program, Project Green Wolf(TM), the Company is the first and only national hotel chain to have all US properties Green Seal (TM) Certified -- Silver.

The Company's resorts are family-oriented destination facilities that generally feature 300 - 600 rooms and a large indoor entertainment area measuring 40,000 -- 100,000 square feet. The all-suite properties offer a variety of room styles, arcade/game rooms, fitness

rooms, themed restaurants, spas, supervised children's activities and other amenities. Additional information may be found on the Company's web site at [www.greatwolf.com](http://www.greatwolf.com). The company's latest earnings release can be found in Appendix E.

#### IV. DESIGN TEAM

The Owner has retained a team of design and consulting firms to design the Project (collectively the "Design Team"). The Design Team will include among others

- Architect of Record           Ware Malcomb
- Design Consultant           ADCI
- Waterpark Designer         Water Technology
- Waterpark Contractor       Neuman Group
- Theming Contractor         Weber Group

The foregoing list is neither exhaustive nor complete and the Owner may add, change, alter, or delete firms on the Design Team at its sole discretion, at any time and as often as it deems necessary. At this point, Ware Malcomb as the Architect of Record will be taking the schematic design created primarily by ADCI and developing the design documents through Construction Documents.

#### V. PROJECT SUMMARY

The Owner proposes to develop a new 603-room Great Wolf Lodge on Harbor Boulevard in Garden Grove, CA, (the "Site") totaling approximately 565,000 gross square feet.

The Contractor's work for the Project (the "Work") will generally consist of the following:

This proposed indoor waterpark destination resort is planned to be located on an approximately 12 acre site on Harbor Boulevard in the City of Garden Grove, California. The project size and configuration are as illustrated in the preliminary drawings prepared by ADCI and attached to this proposal as Exhibit "A". The hotel tower is planned to be nine stories in height and contain 603 keys. The indoor waterpark is approximately 106,000 sf located at the basement level, which is approximately 15' below the current grade. Also located on this level are Great Wolf Resort's "Temptation Alley" (Cub's Club, Teen Club, Arcade, Scoops, Snack Bar, Magic Quest, etc), Laundry, Waterpark Lobby, Locker rooms, and other support areas. Lobby level is located at the approximate existing grade and includes the main lobby/registration, Loose Moose, Bear Paw, Dunkin Donuts, administrative, porte cochere, loading dock, and various other support areas. The second level will house approximately 30,000 sf of conference facilities and support spaces. Also located on the site and included within the scope of this proposal is a five level parking structure to the northwest end of the site.

Included in the overall site plan, but excluded from the scope of this project and services is the small outparcel at the Northeast corner of the site, which is currently planned to be a stand-alone restaurant.

The hotel tower is anticipated to be cast-in-place concrete post-tensioned flat plate construction supported by cast-in-place concrete columns for gravity support, and special designed cast-in-place concrete shear walls for the wind and seismic support. At nine floors, the hotel tower will be considered a high rise structure by definition in the code and as a result, will be designed with all the necessary smoke control, fire resistance, fire protection, exiting, and other life safety requirements that are inherent with this design. The exterior design of the hotel tower will be in keeping with Exhibit A and will likely include cultured stone, cement board siding, and/or other exterior treatments that may be studied and included at a later time. The HVAC system is anticipated to include a central plant with cooling towers and boilers for a four pipe system with fan coils in each room and as required in the public and support spaces. Bathroom venting will be power vented through the roof.

The indoor waterpark (IWP) is planned to be constructed with a precast concrete exterior wall panel system. The roof will be a combination of glue-laminated timbers and structural steel for long span applications. The roof may also be designed with PTFE roof panels to allow in natural light and create an indoor/outdoor waterpark experience. In addition to the PTFE panels, the south end of the structure will be designed with glass operable wall partitions to maximally open the facility up to the outdoor waterpark (OWP). In addition, the IWP floor is anticipated to rise from the north end of the IWP to the south end of the IWP to accommodate the connection with the OWP and minimize the site retaining wall that will be required at the south end of the site.

The Lobby/Core area is anticipated to be a mix of cast-in-place concrete construction and structural steel frame. The design sensibility of the main lobby entry will be distinctly Great Wolf in nature with the porte cochere wolves, heavy timbers, and gables. The lobby will be designed as a multistory space creating a grand sense of arrival and showcasing the clock tower and the various signature Great Wolf elements. Both the lobby and the conference center will be designed with dramatic views into the waterpark below.

The parking structure is currently planned to be five stories in height and is anticipated to be designed as a cast-in-place concrete post-tensioned structure. The exterior design will be subtle, complementary to the remainder of the resort, and cost effective.

The Contractor will provide all required sitework including but not limited to mass grading and earthwork, landscaping (hard and soft), utility extensions to the buildings from the existing gatehouse to the property, roads and parking lots, lighting, storm drainage and detention ponds as required, all other scopes normal and necessary to render a completed resort generally as shown in Schedule A.

The program in Schedule B contains the preliminary program square footages and list of amenities. Recommend for all GC's that make the shortlist to tour/visit one of the GWR prior to interview.

**VI. THE PROJECT SITE AND CONTRACTOR'S RESPONSIBILITIES FOR SITEWORK**

The City will extend utilities and construct existing road improvements as far as the Site boundaries. City of Garden Grove will make all improvements required to create a pad-ready site. Contractor shall provide all temporary and permanent improvements as required to bring the Site from its pad-ready condition to the completed Site shown or implied by the preliminary concepts, plans and specifications.

**VII. SELECTION PROCESS FOR THE GENERAL CONTRACTOR**

Proposal Due Date and Proposal Presentation

Deliver two (2) hardcopies and email one electronic copy of your proposal to each of the following:

Great Wolf Resorts, Inc, 525 Junction Road, Suite 6000 South 6<sup>th</sup> Floor, Madison, WI 53717, to the attention of Mr. Rodney Jones – email – [rjones@greatwolf.com](mailto:rjones@greatwolf.com).

McWhinney, 2725 Rocky Mountain Ave, Suite 200, Loveland, CO 80538 to the attention of Jeff Jensen – email - [jeffj@mcwhinney.com](mailto:jeffj@mcwhinney.com).

**Submit Proposals by 2:00 PM (MST) April 5, 2011.** Identify the sealed envelope as your company's proposal for the Great Wolf Garden Grove Project clearly written on the outside. If your team is selected, be prepared to present your proposal at your respective Southern California office April 13, 2011 at a time to be designated.

Qualifications

The successful Contractor and its proposed project staff will possess extensive experience with similar projects and demonstrate the highest level of professional competence, skill and ability working effectively within stringent schedule and budget constraints. The Contractor must be fully aware of, and responsive to, important subjective aspects of the Project, including regulatory sensitivities and community relationships. The Contractor must possess all licenses and authorizations necessary to perform the Work in the City of Garden Grove and the State of California.

Fee or Equity Contribution

General Contractor shall identify any interest in fee contribution or other means of equity contribution/participation. Such interest will, in part, be used in making the final General Contract Selection.

### Preconstruction Schedule

The anticipated schedule for pre-construction is as follows:

Issue LOI to General Contractor	May 2011
Issue Schematic Drawings	June 2011
Receive Budget/Price from Contractor	July 2011
Issue DD Drawings for GMP	August 2011
Contractor submits Initial GMP	October 2011
Owner and Contractor execute GMP contract	November 2011
Architect submits for Site Package Permits	October 2011
Sufficient Permits issued to proceed with work	December 2011
Contractor begins Work on Site	December 2011
Architect issues Final Drawings	3-4 months after DD Drawings

### Construction Schedule

The Owner desires to complete the Project in fall 2013. The Contractor is requested to propose completion dates and provide, with its proposal, a preliminary schedule and construction plan based on the above Preconstruction Schedule. Contractor is to provide duration for its construction activities (in months). Time shall be of the essence in the performance of the Construction Contract.

## **VIII. PRE-CONSTRUCTION , GMP FORMATION, AND SUBCONTRACTOR SELECTION**

### Letter of Intent

Upon selection of a General Contractor, the successful Contractor and the Owner will enter into a Letter of Intent ("LOI") in which Contractor and Owner agree on terms for pre-construction services and to enter into a GMP contract.

### Contract Formation, Subcontract Bid and Award

Following the execution of the LOI, the Contractor, will be an active participant in all bi-weekly design meetings, offering construction means and methods advice and cost guidance to all Design Team members and the Owner. Utilizing the latest design information, Contractor will provide a schematic budget. Upon completion of the site work permit drawings, Contractor will solicit multiple subcontractor bids for the site-work and structural work. Concurrently, Contractor will prepare an initial GMP for the Work based on the Site Work Permit Issue Drawings and overall project DD Package. No work on site will commence until Owner and Contractor have agreed upon the Initial GMP amount and appropriate permits for the Work have been issued. Upon completion of Final Drawings (approx 3-4 months after Permit Issue Drawings) Contractor (with Owner involvement) will bid out the Final Drawings to multiple subcontractors and assemble a final GMP amendment. It is important to note the following about the GMP Contract:



The Contractor's General Conditions established in response to this RFP will be the same amount as that contained in the final GMP.

The Contractor's Fee established in response to this RFP will be the same amount as that contained in the final GMP, subject to Scope Increase provisions

The Contractor is guaranteeing to Owner that the final GMP will not exceed the Initial GMP unless Scope Increases are made between Permit Issue Drawings and the Final Drawings.

The Contractor will prepare and distribute (with the input and prior approval of the Owner) all subcontractor bid packages, and instructions to bidders. The Contractor will conduct individual subcontractor pre-bid meetings and bid interviews with each major subcontract bidder prior to award. The Contractor will present all recommended subcontractors and all bids to the Owner for review and approval with copies of all quotes and a bid summary recap of each trade. Notwithstanding any of the foregoing, upon award of the subcontracts and establishment of the final GMP amount and its amendment, the Contractor shall enter directly into subcontracts with each of the successful subcontractors and shall be solely, independently, and completely responsible for the performance of the subcontractor pursuant the terms of the Construction Contract.

#### GMP Amendment

At the conclusion of the subcontractor bid process above, and upon the acceptance by the Owner of Contractor's Guaranteed Maximum Price, for all of the Work, the Contractor and Owner will execute an amendment to the Construction Contract incorporating the final GMP amount. All the subcontractor agreements, and the materials purchase orders, will be held by the Contractor, who will have full responsibility for the construction of the Work.

#### Early Release Work

In order to complete the Work and the Project on or about fall 2013 and maintain consistent and steady progress of the Work during the construction period, it is anticipated that the Owner may be required to release certain Work before a GMP can be established and the Construction Contract executed ("Early Release Work"). The Contractor shall study the availability of long lead material items prior to submitting its proposal and present its findings in the response to this RFP along with a recommended date for release of this work.

### **IX. SITE CONDITIONS**

#### Site Visit

Your firm is required to visit the site in order to fully understand existing site conditions prior to responding to this proposal. You are not to discuss this Project with any representative of the City of Garden Grove without the Owner's express written permission. Provide a

complete list of any issues or perceived unknown conditions which may affect schedule, cost and quality based on your review of the concept plans and existing site conditions.

Additionally, we suggest that you visit an existing Great Wolf Resort to obtain a better understanding of how the facility operates, construction materials, and overall theme of the water park and lodge. Please contact Mr. Rodney Jones – email – [rjones@greatwolf.com](mailto:rjones@greatwolf.com) to schedule a site visit.

## **X. PROPOSAL REQUIREMENTS**

The successful Contractor's proposal will include:

### **9.1 General Conditions**

A proposed maximum price for all General Conditions necessary to construct the resort as proposed in the conceptual designs in Exhibit A and shall include, without limitation, all costs required to address the Work set out in Exhibit A. Please utilize the attached excel spreadsheet/matrix Exhibit E illustrating typical monthly general condition costs. Additionally, complete the attached hourly rates matrix Exhibit F for on-site personnel, small tools, and equipment.

#### **Fee**

Contractor's Fee as a percentage of the cost of work to cover all profit, risk, and expense necessary to construct the Project in its entirety.

#### **Insurance**

Based on an assumed contract price of approximately \$135,000,000, propose a price for builder's risk insurance and general liability insurance. This price will be adjusted proportionately up or down based on the actual amount of the final GMP. See attached AIA 111 Cost Plus GMP Contract Exhibit that outlines insurance requirements.

#### **Performance and Payment Bonds, Subcontractor Bonding**

Based on an assumed contract price of \$135,000,000 propose a price for Performance and Payment Bonds. This price will be adjusted proportionately up or down based on the actual amount of the final GMP. Include your firm's policy for bonding subcontractors when a 100% Payment and Performance Bond is required. We need enough information to calculate what your sub bonding policy will cost the Owner. Include a statement from your firm's surety denoting available and specific bonding capacity for the entire Project, as well as overall bonding capacity of the firm and bonding rate. Also, provide the approximate renewal date of your bonding program or date it may be modified.

## **Alternate Prices**

Propose the following Alternate Prices:

Alternate – 1      A price to provide a CCIP insurance program in lieu of the contractor's conventional insurance for the Project administered and coordinated by the Contractor.

### **9.2 Project Staffing and Management Plan**

Provide a staffing plan for the Project to indicate the organizational structure of the proposed project team, the name, title and responsibility of each team member, and a schedule indicating each member's time involvement for the Project. No substitutions will be allowed unless the Owner approves a written request of a proposed substitution.

### **9.3 Site Logistics and Construction Plan**

Include a construction and site logistics plan for the Project showing your initial thoughts as to how to carry out the Work including hoisting requirements, debris removal, equipment utilization, staging areas, contractors' offices, contractor parking, truck access, public safety, and the maintenance of pedestrian and vehicular traffic adjacent to the site, etc. for the Project.

### **9.4 Construction Schedule**

Provide an initial schedule for the Project showing the sequencing of the Work and the integration of Pre-construction Services, Waterpark Contractor and Theming Contractor. This schedule should be a simple bar chart and indicate durations of critical tasks (i.e. mass grading, foundations, structure, shell enclosure, roofing finishes, MEPS etc.) The schedule should clearly show the following key milestone dates and activities:

- Phased early completion of guest rooms to allow Owner to begin installation of FFE in guest rooms 3 months prior to Substantial Completion. Owner has the capacity to install FFE in 50 rooms/week. Beginning FFE installation 12 weeks before Substantial Completion will allow Owner sufficient time to install and allow room for delays etc.
- The waterpark structure must be erected and dried in no later than 5 months after Notice to Proceed is given to Contractor. Final roofing and cladding work need not be completed in 5 months but must be completed no later than 3 months after dry in. This will allow Waterpark Contractor sufficient time to complete its Work prior to Project Substantial Completion. After dry-in the Waterpark Contractor will occupy the shell and will be in control of all activities (either its own work or the remaining Contractor Work inside the shell yet to be completed) within the waterpark.

- Completion dates for the: lobby and restaurant areas, retail spaces sufficient to allow Theming Contractor to complete its work on top of Contractor installed Work (i.e. lobby front desk, grand fireplace, retail white box, restaurant seating areas, clock tower, etc). These completion dates do not require Certificate of Occupancy but Contractor must have completed its Work in these areas sufficient to allow Theming Contractor to begin its work. Theming Contractor normally begins work in one area 3 months before Substantial Completion.
- Early Completion (30 days prior) of Owner occupied areas- Management offices, Laundry, Retail, etc. to allow Owner access to these areas to stock supplies and install communications gear, etc. prior to opening.
- Substantial Completion.
- Final Completion.

#### **9.5 Financial Information**

Please furnish recently audited financial statements, bank and financial references and a sample certificate of insurance denoting the maximum obtainable limits of liability coverage for your firm.

Provide a work in progress report that illustrates your current backlog with expected project completions.

List any claims associated with your firm or subsidiary company in the last 10 years, and any pending or potential claims.

#### **9.6 Special Resources**

Your proposal should describe any special resources, which your firm may contribute to the Project. Please note section VII under fee/equity contribution. This section of the Proposal gives the Contractor an opportunity to articulate why its firm stands above the competition.

#### **9.7 List of Subcontractors**

Describe your subcontractor prequalification process along with your bidding/buyout procedure.

#### **9.8 Safety**

Contractor shall provide and assumes all risks for Project safety and security. Contractor shall meet all the safety requirements as stated in the Construction Contract and General Conditions and as required by law.

McWhinney and Great Wolf Resorts considers safety of prime importance and as such will require the General Contractor to have a Worker's Compensation Experience Modification Rate (EMR) of .90 EMR or lower for the past three years, including the most current year. Provide your last three years EMR rating, Recordable Incident Rates, and Lost Day Incident Rates.

**9.9 References:**

Provide a one page list of 10 to 12 of your current or most recent projects with an owner's contact name.

**9.10 Executed Affidavit**

Your proposal must include a signed and notarized affidavit, stating that: the officer submitting and signing the proposal has the proper legal authority to tender this offer on behalf of the Contractor and bind the Contractor to the offer, the offer shall remain open to acceptance by the Owner, for a period of ninety days, and all information provided in the proposal is complete and accurate.

**9.11 Scope of Services:**

The following pre-construction services shall be provided:

- Provide milestone estimates and updated outline clarifications after each of the following drawing packages are completed SD, DD, CD, along with various bid packages as outlined by the project team.
- Set up a trending analysis for the project for milestone pricing exercises that track variances and is accountable for explaining those variances in detail.
- Provide continuous value engineering services throughout the design process
- Continual tracking of commodity pricing and pending escalators
- Develop list of all subcontractors for bidding, perform prequalification and financial analysis
- Conform to the requirements of the California Green Guidelines
- Provide and maintain a project "open items list" that identifies by line item, specific scope and related cost impacts to the then current baseline budget, so the design/ownership team can make quick, and educated decisions on options being considered for the project.
- Seek appropriate subcontractor input through the pricing exercises to validate the project budget and specifications.
- Provide and maintain a detailed project schedule which includes design/permitting/ and construction activities.
- Provide research into constructability and cost related to new and innovative systems as needed by the ownership/design team members.
- Research and provide both cost , benefit, and life cycle costing for major structural, skin, and MEP Systems early in the process to insure the best system is chosen based on the current design intent and budget constraints.
- Research/Identification of long lead items and clearly showing those "early release items" in the project schedule
- Provide insights into potential long lead items, material cost changes due to economic trends, and general knowledge of the current subcontractor and vendor markets.
- Above ceiling and plenum coordination services
- Coordination between the main hotel drawings and the water park Design/Build Consultant, and the Theming consultant

- Review all Owner provided reports (Geotechnical, Storm Drainage, Traffic) and insure that all requirements of those reports are included in the scope of work and project budgeting.
- Provide calculations for all city permit and development fees, including any deposits or Letters of Credit that may be required.

**9.12 Similar Project Experience:**

Provide similar project summaries (5 maximum) for related projects that exhibit your experience with the project types.

**9.13 Preconstruction Fee Payment:**

If the contractor proposes a pre-construction fee, the current schedule contemplates a term of approximately 6 months that preconstruction services will be required. Preconstruction Contractor will invoice Owner on a monthly basis for 1/6 of the total fee proposed and agreed to. If for whatever reasons the schedule is extended, fees will not be extended unless the scope of the work has been changed significantly. If the schedule is shorter than anticipated, then in final billing Preconstruction Contractor can bill in full per contract amount. Owner will pay to Preconstruction Contractor based on approved invoice, within 30 days of receipt of such invoice.

**X. PROPOSAL ACCEPTANCE**

Owner, reserves the right to reject any or all proposals received pursuant to this RFP. The Owner shall not be under any obligation to any of the respondents as a result of this process. Upon review of the proposals, Owner in its sole and absolute discretion may elect to enter into negotiations with one or more of the respondents or reject all proposals and solicit new proposals.

**XI. CONTACT**

Questions from Contractors concerning the Project and this proposal process are limited to Jeff Jensen. Contacting other members of the Project Team will be grounds for disqualification. All Requests for Information will be compiled and sent out to all firms. The last date to submit an RFI is March 25, 2011. All RFI's will be answered to all firms no later than end of day March 31, 2011. Direct all questions via email to:

Jeff Jensen  
Vice President Design/Construction  
McWhinney  
2725 Rocky Mountain Ave Suite 200  
Loveland, CO 80538  
[jeffj@mcwhinney.com](mailto:jeffj@mcwhinney.com)  
970-776-4028

**XII. BREAKDOWN OF PRICE PROPOSAL**

Please provide a breakdown of your Price Proposal in the following manner:

General Conditions Amount (lump sum)	\$ _____
Contractor's Construction Fee* (percent of cost)	\$ _____
Contractor's Change Order Fees (percent of cost)	\$ _____
Contractor's Pre-Construction Fee (lump sum)	\$ _____
Builder's Risk Insurance* (lump sum)	\$ _____
Payment/Performance Bond* (percent of cost)	\$ _____
Contractor's Insurance* - Corporate GL (lump sum)	\$ _____

*\*Only these prices will be adjusted based on the actual Guaranteed Maximum Price.*

**Alternates**

Please clearly note each of the following alternate prices and clearly note if it is an add or deduct to the total amount of your Price Proposal:

Alt. 1 To provide CCIP in lieu of specified insurance \$ \_\_\_\_\_

**XII. SELECTION:**

The proposals will be reviewed privately by MRE & GWR. The criteria for this selection are as follows:

- Proposed Team Members – 20%
- Proposed General Conditions – 20%
- Proposed Contractor Fees – 20%
- Proposed Construction Schedule – 10%
- Proposed Insurance/Bond Capacity & Costs – 10%
- Current Financial Statements & Safety – 10%
- References – 10%

**XIII. ATTACHMENTS:**

Exhibit A	Conceptual Design/Renderings
Exhibit B	Program Square Footages
Exhibit C	AIA A111 Cost-Plus GMP contract templates
Exhibit D	General Conditions/Requirements – To be issued by 3/21
Exhibit E	General Conditions Matrix
Exhibit F	Hourly Rate Matrix