REQUEST FOR PROPOSAL (RFP)
FOR
OWNER’S REPRESENTATIVE SERVICES

Campus Center Building Envelope Restoration

SPECIAL NOTE: This Request for Proposal (RFP) does not obligate the Minnesota State Colleges and Universities system (hereinafter Minnesota State), its Board of Trustees or the North Hennepin Community College to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Proposals must be clear and concise. Proposals that are difficult to follow or that do not conform to the RFP format or binding specifications may be rejected.

Responding vendors must include the required information called for in this RFP. Minnesota State reserves the right to reject a proposal if required information is not provided or is not organized as directed. Minnesota State also reserves the right to change the evaluation criteria or any other provision in this RFP by posting notice of the change(s) on the Minnesota State Facilities Division Web Site, Minnesota State - Vendor & Supplier Opportunities. For this RFP, posting on the captioned web site above constitutes written notification to each Respondent. Respondents should check the site daily and are expected to review information on the site carefully before submitting a final proposal. Addenda to the RFP will be available on Minnesota State website. Respondents must acknowledge any addenda when submitting a proposal. Failure to acknowledge any addenda may result in rejection of the Respondent’s RFP response.
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Section VI. RFP Response Submission

Submit the Following Forms:

Affidavit of Non-Collusion
State Of Minnesota – Affirmative Action Certification
Affirmative Action Certification of Compliance
Veteran-Owned Preference Form
Owner’s Representative Services Matrix
SECTION I. GENERAL INFORMATION

Background

With 30 community and technical colleges and seven state universities, Minnesota State is the largest provider of higher education in the state of Minnesota. Minnesota State’s 54 campuses, conveniently located in 47 Minnesota communities, serve nearly 396,000 students. Fifty-eight percent of the state’s undergraduate students attend a Minnesota State college or university. It is the fifth-largest system of higher education in the country. For more information about Minnesota State Colleges and Universities, please view its website at http://www.minnstate.edu/.

Nature of RFP

The Minnesota State Colleges and Universities Board of Trustees, on behalf of North Hennepin Community College, hereafter referred to as the “Owner”, is soliciting proposals from interested, qualified consultants, and intends to retain a professional consulting firm to provide Owner’s Representative services to assist with the construction coordination of the described facilities improvement(s), hereafter referred to as the “Project”. This RFP is undertaken by North Hennepin Community College pursuant to the authority contained in provisions of Minnesota Statutes § 136F.581 and other applicable laws.

Purpose of this Request for Proposal

The purpose of this Request for Proposal (RFP) is to evaluate and select an Owner’s Representative (O.R.) to assist the Owner in the performance of its obligations and enforcement of its rights during the Bidding, Construction and Close-out phases of the Campus Center Building Envelope Restoration project located at North Hennepin Community College, Brooklyn Park, Minnesota. The Owner’s Representative shall work with the Owner’s appointed Project Manager, the Owner’s System Office Program Manager, the Architect/Engineer (A/E) design team, related consultants and the construction contractor(s) to administer the design and/or construction contract(s) on behalf of the Owner to assure that the Project is designed and constructed in accordance with the Minnesota State Design Standards and the Contract Documents and that the Project is completed on schedule, on budget and to a level of quality commensurate with the Owner’s requirements. O.R. services shall be provided more specifically as described in Section III, and also as referenced in the most current versions of the Owner’s standard General Conditions of the Contract for Construction (Minnesota State AIA Document A201-2017, as amended by the Owner) and the Architect/Engineer-Owner contract, Standard Form of Agreement Between Owner and Architect, (Minnesota State AIA Document B101-2017, as amended by the Owner).

Project Description and Specific Requirements

The A/E firm on this project is Inspec. This project was previously designed by Inspec and not funded due to funding limitations. Inspec was contracted again in October of 2018 to update the scope of the plans, with the intent to bid in the Spring, 2019. The Owner’s window consultant, Akiba Architects, discovered moisture intrusion in several test openings, so the project was halted for further evaluation. Hazardous materials were discovered in a few areas, between the interior drywall and insulation behind the existing curtain wall windows. The decision was then made to add additional campus funding to the project to address abatement of water damaged materials and fully removing all interior walls in front of the curtain wall. Mechanical and Electrical modifications are required with this approach. Inspec has retained EEA as Mechanical/Electrical engineering sub-consultants.
The Campus Center building is occupied primarily by the Cafeteria and Student Support on the Lower Level, with a Student Lounge, several Classrooms, a Health Clinic and Veteran’s Affairs functions on Second Floor. Because of the varied use, the campus has stated that some construction could be accomplished during the regular school year. The final plans will show phasing the work to do each side of the building independently; with Owner moving occurring between construction phases to keep ahead of the Contractor.

An Owner’s Representative is needed to assist with coordinating this complex project.

**Project Budget and Fees**

The estimated total Project cost is **$1,900,000.** This cost includes: all professional consultants, Architect/Engineer and Owner’s Representative fees and reimbursable expenses, site investigations and surveys, hazardous materials removals design and abatement, building and site construction, project management and fees, construction inspection and testing, contingencies, and inflation factors. $250,000 is expected to be funded from campus funds with the remainder funded with HEAPR 2018 funds.

Final contract amount will be negotiated with the selected OR. The rates listed on the Owner’s Representative Services Matrix may be used by the Owner to add or deduct services to modify the contract as necessary.

**Project Schedule**

Design is currently 95% complete and in the final Owner review stage. Bidding is planned to occur December 3rd, 2019, pending successful completion of the bidding documents by Inspec. Funding is in place as part of the HEAPR 2018 allocation, so the intent is to award a construction contract by late December.

The Project’s Substantial Completion target is August 14, 2020.

**Selection Process**

The selection committee includes NHCC Vice President of Finance & Facilities, Interim Asst. Director of Facilities, and System Office Program Manager. This group will evaluate the proposals and make the final decision.

**Selection and Implementation Timeline**

- November 7, 2019: Publish RFP notice on Minnesota State Solicitation web-site
- November 19, 2019, 10:00 a.m.: Conduct pre-proposal vendor conference on campus
- November 22, 2019, 2:00 p.m.: Deadline for RFP proposal submissions
- November 27, 2019: Target for Review of RFP proposals
- December 3, 2019, 9:00-11:00: Meet with individual responders (if needed)
- December 4, 2019: Anticipated completion of selection process
- December 13, 2019: Deadline for executing contract
**Contract Term**

The successful vendor will be required to meet all the terms and conditions and execute the Minnesota State Owner’s Representative Contract. North Hennepin Community College desires to enter into a contract with the successful vendor(s) effective December 13, 2019. The length of such contract(s) shall be 3 YEARS. If North Hennepin Community College and the vendor is unable to negotiate and sign a contract by December 13, 2019, then North Hennepin Community College reserves the right to seek an alternative vendor(s).

**Parties to the Contract**

Parties to this contract shall be the “State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of North Hennepin Community College and the successful vendor(s).

**Contract Termination**

The State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, may cancel the contract(s) upon 30 days written notice, with or without cause.

**Definitions**

Wherever and whenever the following words or their pronouns occur in this proposal, they shall have the meaning given here:

**Minnesota State:** State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of the system office and/or any Minnesota State College or University (C/U).

**Minnesota State system office:** The central administrative system office of Minnesota State Colleges and Universities located at; 30 7th Street East, Suite 350, St. Paul, Minnesota, 55101.

**College/University (C/U):** The specific Minnesota State college or university for which the Project will be designed and constructed.

**Responder/Respondent:** A firm which replies to this RFP.

**Vendor:** The firm selected by Minnesota State as the successful Responder responsible to execute the terms of a contract.

**Applicable Law**

A contract entered into as a result of this RFP shall be governed and interpreted under the laws of the State of Minnesota.

**Contract Assignment**

A contract or any part hereof entered into as a result of this RFP shall not be assigned, sublet, or transferred directly or indirectly without prior written consent of the campus and system office.
**Entire Agreement**

A written Owner’s Representative Contract and any modifications or addenda thereto, executed in writing by both parties constitutes the entire agreement of the parties to the contract. All previous communications between the parties, whether oral or written, with reference to the subject matter of this contract are void and superseded. The resulting contract may be amended at a future date in writing by mutual agreement of the parties.

A sample Owner’s Representative Contract may be viewed and downloaded at http://www.minnstate.edu/system/finance/facilities/design-construction/pm_emanual/index.html.

**Deviations and Exceptions**

Deviations from and exceptions to terms, conditions, specifications or the manner of this RFP shall be described fully on the vendor’s letterhead stationery, signed and attached to the proposal submittal page(s) where relevant. In the absence of such statement the vendor shall be deemed to have accepted all such terms, conditions, specifications and the manner of the RFP. A vendor's failure to raise an issue related to the terms, conditions, specifications or manner of this RFP prior to the proposal submission deadline in the manner described shall constitute a full and final waiver of that vendor's right to raise the issue later in any action or proceeding relating to this RFP.

**Pre-Proposal Vendors Conference**

Minnesota State will hold a **mandatory** pre-proposal conference on Tuesday, November 19, 2019 from 10:00am -11:00am CT in Campus Center, Room # 244 at North Hennepin Community College, Brooklyn Park. All potential or interested responders must attend the conference. The main parking area is available for no charge. If you park in designated “Visitor” parking, a permit is available from the Receptionist.

**Duration of Offer**

All proposal responses must indicate they are valid for a minimum of sixty (60) calendar days from the date of the proposal opening unless extended by mutual written agreement between North Hennepin Community College and the vendor.

Prices and terms of the proposal as stated must be valid for the length of the resulting contract.

**Authorized Signature**

The proposal must be completed and signed in the firm's name or corporate name of the vendor, and must be fully and properly executed and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.
Proposal Rejection and Waiver of Informalities

This RFP does not obligate the Minnesota State Colleges and Universities, its Board of Trustees or North Hennepin Community College to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. North Hennepin Community College also reserves the right to waive minor informalities and, not withstanding anything to the contrary, reserves the right to:

1. reject any and all proposals received in response to this RFP;
2. select a proposal for contract negotiation other than the one with the lowest cost;
3. negotiate any aspect of the proposal with any vendor;
4. terminate negotiations and select the next most responsive vendor for contract negotiations;
5. terminate negotiations and prepare and release a new RFP;
6. terminate negotiations and take such action as deemed appropriate.

Section II. Parties to the RFP

Parties to this contract shall be the “State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of North Hennepin Community College and the successful vendor.

Section III. Vendor Requirements

Owner Representative’s services as listed below will be provided by utilizing the Owner’s enterprise project management system (e-Builder). Owner’s Representative Duties and Responsibilities shall include:

Overall Coordination

A. Provide required services between the Owner, the A/E design team, consultants and the construction contractor(s) as necessary related to the design and/or construction of the Project. The OR shall report to the campus Project Manager and, as authorized, act on behalf of the Owner. The OR is a consultant and not a Minnesota State or State of Minnesota employee. The OR has no authority to enter into any contracts or otherwise legally obligate the State of Minnesota, Minnesota State, or Minnesota State institutions. All approval and signature authority for expenditure of funds rests with the Owner and its duly authorized designee(s).

B. Coordinate major elements of design and/or construction with the campus’ schedules and activities to minimize disruptions. Provide overall schedule to Owner using the Critical Path Method (CPM) scheduling method on a monthly basis. The schedule shall include as a minimum: Bidding, Construction, Testing and Inspection, Occupancy, Owner furnishings and equipment move coordination, substantial completion, punch list, closeout, and warranty. This will be provided on separate schedules for Phase 2 and Phase 3 construction.

C. Review and have a working knowledge of Minnesota State AIA B101-2017 Agreement with the Architect and the AIA 201-2017 General Conditions.
Design

D. Design phase will be complete. Owner’s Representative to review final bidding documents for any irregularities or concerns that could impact a successful delivery of the project.

Bidding

E. Assist with bidding out asbestos abatement package, as designed by IEA, to multiple abatement contractors.

F. Assist in the evaluation of bids for construction. Bidding of the project will be done by the campus through the Quest CDN interface.

G. Review insurance, bonds, and submittals; recommend to the Owner issuance of Notice to Proceed (NTP).

Construction

H. Assist the Owner with contract execution for abatement and construction contracts.

I. Assist the Owner’s delegated Project Manager with all e-Builder processes required of the Owner, including contracts and contract amendments, pay applications, shop drawing review, and all contract changes.

J. Assist the Owner in hiring inspection and testing consultant(s) services as necessary to assure conformance to Minnesota State Design Standards, Quality Assurance plan and contract documents. Coordinate and evaluate proposals for services and obtain Owner purchase orders or contracts for same. Ensure that all required inspection and testing is performed to standards and as scheduled. The Owner’s other consultants and contractors may include, but are not limited to the following:

   Abatement Contractor, TBD
   Owner’s Window Consultant, Akiba Architects
   Window Testing firm, TBD

J. Attend Bi-weekly construction progress meetings to represent the Owner. Monitor the contractors’ performance and the quality of the construction. The owner anticipates representation on site a minimum of 1 days per week during active construction, more for critical construction processes and less when less critical.

K. Report to the Owner, System Office, and A/E any nonconformance with the Contract Documents. Review and recommend appropriate corrective actions with the A/E and Owner. Assist the A/E in reviewing corrections to be completed by the construction contractor(s).

L. Coordinate other Project work to be performed by the Owner and/or other various vendors. Lead development of phasing plan for the work.
M. Review any concern to the initial submittal of the general contractor’s detailed construction schedule and recommend any action to the Owner and A/E. Monitor construction progress and the construction contractor’s schedule weekly. Review the contractor’s monthly updates as required by contract documents, document any discrepancies and make recommendations to the Owner.

N. Assist the Owner with the coordination of the moving of furniture and equipment so the work can occur. This moving could involve the Owner’s own forces or an outside Vendor, depending on the required schedule.

O. Provide construction progress photos documenting the construction of the Project. A minimum of ten (10) photos shall be made per week to document overall construction progress and key details. Special attention shall be given to concealed construction and as-constructed conditions to document construction record information. Progress photo reports shall be submitted to the Owner weekly in a written report with text descriptions of each photo and important features to be noted. Provide the report in electronic format and/or hard copy.

P. Prepare a monthly schedule report for the Owner and the System Office summarizing at a minimum: key construction activities progress, conformance to the approved Construction Progress Schedule(s), Total Budget Summary/Status report, current or potential problems, recommendations for Owner actions and quality issues. Provide other project information and reports as requested by the Owner and the System Office.

Q. Review Change Order requests to include adherence to contract documents, quantity, contract time, costs and make recommendations to the Owner.

R. Assist with dispute resolution.

S. Ensure that all building systems are functional and that the construction contractor(s) obtain Certificate(s) of Occupancy from the officials having jurisdiction prior to the A/E issuing Certificate(s) of Substantial Completion.

T. Coordinate and document equipment start-up, orientation, and training.

U. Coordinate HVAC and other systems commissioning work.

Project Closeout

V. Participate in Project inspection(s) for Substantial Completion(s).

W. Coordinate and document receipt of warranties, operation and maintenance manuals, and “as-built” documents.

Warranty

X. Coordinate Project Final Closeout(s).
Y. Participate in Project inspection(s) for Final Completion(s).

Information Contact

North Hennepin Community College’s agent for purposes of responding to inquiries about the RFP is:

Name: Stephen Kent
Title: Vice President of Finance and Facilities
Address: 7411 85th Avenue North, Brooklyn Park, MN 55445-2231
Telephone: 763-424-0817
E-mail address: Stephen.kent@nhcc.edu

Other persons are not authorized to discuss RFP requirements before the proposal submission deadline and North Hennepin Community College shall not be bound by and responders may not rely on information regarding RFP requirements obtained from non-authorized persons. Questions must include the name of the questioner and his/her telephone number, fax number and/or e-mail address. Anonymous inquiries will not be answered.

Section IV. Response Evaluation

Criteria described below, based upon the point scale, will be used to evaluate Responder’s proposals. The evaluation may include requests for additional information, and will focus on the specifics of the Responder’s response to the RFP and approach.

The Owner does not agree to reach a decision on a specific date as to which firms selected, although it is intended the evaluation and selection will be completed by the date identified in the Selection and Implementation Timeline article of this RFP.

General criteria upon which proposals will be evaluated include, but are not limited to, the following:

A. PASS /FAIL REQUIREMENTS:

   1. Responder’s proposal must be submitted on time.
   2. A representative of the Responder’s Firm must have attended the mandatory meeting and shall so state in the affirmative statements.

B. COMPANY PROFILE - - 5 points

The Respondent will submit a company profile. Factors favorable to a Respondent will be stability of the Respondent’s business and greater length of experience that would contribute to the Respondent’s performance on this project. Factors unfavorable to a Respondent would be civil or criminal judgments or financial defaults that would affect the Respondent’s performance or failure to complete projects.

C. SERVICE AND SUPPORT - - 10 POINTS

The Respondent will provide descriptive narratives of its problem-solving successes on a) service and support generally, b) service and support as reflected by quality control, and c) service and support as reflected by use of information technology. A factor favorable to a Respondent is its ability to
demonstrate a service and support approach that serves the interests of the Owner on this project, and which can be proven by the Respondent to have been carried out successfully on other projects. Another factor that would be favorable to a Respondent would be a detailed and wide-ranging quality assurance plan for all elements of work the Respondent would perform on this project, likewise which the Respondent could prove to have been carried out successfully on other projects. A third favorable factor would be the use by the Respondent of sophisticated and state-of-the art information technology in its performance of its project duties.

D. STAFFING - - 20 points

The Respondent will list the members of its team that will be assigned to the project, their planned responsibilities on this project, and the anticipated percentage of the time of each to be used during specified portions of the project period. The Respondent will attach summary resumes of all team members, stating the years of each with the company, as well as qualifications and special expertise, including specific experience with projects similar to the one that is the subject of this RFP. Highlight individual experience if performed under a previous firm. Factors favorable to a Respondent are the assignment of experienced and highly qualified team members with substantial expertise on similar projects.

E. RELEVANT TEAM EXPERIENCE WITH SIMILAR PROJECTS - - 20 points

The Respondent will provide a summary (ten pages maximum) of its Owner’s Representative or similar experience with projects of similar nature and scope to the project, specifically stating project description, scale and complexity, and geographic location of each. The summary should include the following:

Projects at Minnesota State, 2010 to present.
The members of your proposed team for the present project that worked on the previous project and in what capacity.

Non-Minnesota State projects completed 2010 to present. The Respondent shall provide as to these projects the name of the Owner and the name of an Owner’s contact person with phone number and email address. The Owner reserves the right to independently obtain confirmation of the Respondent’s information from such Owners.

F. DESCRIPTION OF SERVICES: PROJECT APROACH, AND WORK PLAN - - 20 points

The Respondent should describe its understanding of the project and its approach and methodology for providing Owners Representative services, describe whatever difficulties or challenges it foresees in providing services to the Owner on this project, how it expects to manage those difficulties or challenges, and what assistance it requires from the Owner for such management. Additionally, the Respondent should describe any special services, product characteristics, or generally other benefit or advantage to the Owner in selecting the Respondent for the project.

G. COST - 25 points

The Respondent shall list for each of the phases of the project work, the team members by name providing services, their estimated hours and hourly rate, yielding a Personnel Expenses Subtotal. Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Respondent in performance of this contract shall be included in the Respondent’s basic hourly fee. The Owner Representative basic hourly rate will be used to calculate points using following criteria.
The proposal with the lowest basic hourly rate will receive the maximum points. Points will be awarded to each of the other proposals by dividing the lowest proposal’s basic hourly rate by each of the other proposal basic hourly rates. The answer will always be less than 1. Take the answer of the division and multiply by the maximum points. The answer will be the number of points (rounded to the nearest whole number) assigned to the total cost for this Responder.

Here is an example: The maximum points awarded for price is: 25. The lowest proposed hourly rate price is $100. That Proposal receives 25 points. The second lowest hourly rate price is $125. Divide $100 by $125. This equals .8. Multiply .8 x 25 = 20. 20 is the number of points to be awarded to the second Proposal. The third Proposal is $140. Divide $100 by $140. This equals .71. Multiply .71 x 25 = 17.75 (round to the nearest whole number). 18 is the number of points to be awarded to the third Proposal.

The rates listed on the RFP may be used by the Owner to add or deduct services to modify the RFP response or subsequent contact on a per hour basis. Use the attached Owner’s Representative Services Matrix or a similar spreadsheet to calculate fees and staffing proposed.

H. PREFERENCE TO TARGETED GROUP, ECONOMICALLY DISADVANTAGED & SERVICE OWNED/SERVICE DISABLED VETERAN-OWNED BUSINESSES & INDIVIDUALS - 6 points (extra points)

Preference to Targeted Group and Economically Disadvantaged Business and Individuals
In accordance with Minnesota Rules, part 1230.1810, subpart B and Minnesota Rules, part 1230.1830, certified Targeted Group Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal, and certified Economically Disadvantaged Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal. Eligible TG businesses must be currently certified by the Materials Management Division prior to the solicitation opening date and time. For information regarding certification, contact the Materials Management Helpline at 651.296.2600, or you may reach the Helpline by email at mmdhelp.line@state.mn.us. For TTY/TDD communications, contact the Helpline through the Minnesota Relay Services at 1.800.627.3529.

Veteran-owned/Service Disabled Veteran-Owned Preference – 6 points
In accordance with Laws of Minnesota, 2009, Chapter 101, Article 2, Section 56, eligible certified veteran-owned and eligible certified service-disabled veteran-owned small businesses will receive a 6 percent preference in the evaluation of their proposal.

Eligible veteran-owned and eligible service-disabled veteran-owned small businesses should complete the Veteran-Owned/Service Disabled Veteran-Owned Preference Form in this solicitation, and include the required documentation. Only eligible, certified, veteran-owned/service disabled small businesses that provide the required documentation, per the form, will be given the preference.

Eligible veteran-owned and eligible service-disabled veteran-owned small businesses must be currently certified by the U.S. Department of Veterans Affairs prior to the solicitation opening date and time to receive the preference.

Information regarding certification by the United States Department of Veterans Affairs may be found at https://www.va.gov/osdbu/.
Section V. Additional RFP Response and General Contract Requirements

Project Interview

North Hennepin Community College reserves the right to name a date at which all responding vendors will be invited to present demonstrations or participate in an interview. North Hennepin Community College does not agree to reach a decision by any certain date although it is hoped the evaluation and selection will be completed by the date identified in the Selection and Implementation Timeline above.

A proposal may be rejected if it is determined that a vendor’s ability to work with the existing infrastructure will be too limited or difficult to manage.

Notice to Vendors and Contractors

As a condition of this contract, CONTRACTOR is required by Minn. Stat. §270C.65 to provide a social security number, a federal tax identification number or Minnesota tax identification number. This information may be used in the enforcement of federal and state tax laws. These numbers will be available to federal and state tax authorities and state personnel involved in approving the contract and the payment of state obligations. Supplying these numbers could result in action to require CONTRACTOR to file state tax returns and pay delinquent state tax liabilities. This contract will not be approved unless these numbers are provided.

If you are an independent contractor, Minn. Stat. §256.998 requires the state to report your name, address and social security number to the New Hire Reporting Center of the Minnesota Department of Human Services unless your contract is for less than two months in duration with gross earnings of less than $250.00 per month. This information may be used by state or local child support enforcement authorities in the enforcement of state and federal child support laws.

Affidavit of Non-Collusion

All responding vendors are required to complete the Affidavit of Non-Collusion form and submit it with the response.

Human Rights Requirements

For all contracts estimated to be in excess of $100,000 all responding vendors are required to complete the Human Rights Certification Information and Affirmative Action Data Page and submit it with the response. As required by Minnesota Rule 5000.3600, "It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rule 5000.3600 are incorporated into any contract between these parties based upon this specification or any modification of it. Copies of Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 - 5000.3600 are available from the Minnesota Bookstore, 660 Olive Street, St. Paul, MN 55155. All responding vendors shall comply with the applicable provisions of the Minnesota Affirmative Action law, Minnesota Statutes §363.A36. Failure to comply shall be grounds for rejection."
Veteran-Owned Preference

To receive a preference the veteran-owned small business must meet the statutory requirements by the solicitation due date and time.

If you are claiming the veteran-owned preference, attach documentation, sign and return the Veteran-Owned Preference Form with your response to the solicitation. Only eligible veteran-owned small businesses that meet the statutory requirements and provide adequate documentation will be given the preference.

Insurance Requirements

A. The selected vendor will be required to submit a Certificate of Insurance to the North Hennepin Community College’s authorized representative prior to execution of the contract. The selected vendor shall not commence work under the contract until they have obtained all the insurance described below and Minnesota State has approved evidence of such insurance. Vendor shall maintain such insurance in force and effect throughout the term of the contract.

B. The selected vendor will be required to maintain and furnish satisfactory evidence of the following:

a. Workers’ Compensation Insurance: The vendor must provide workers’ compensation insurance for all its employees and, in case any work is subcontracted, the vendor will require the subcontractor to provide workers’ compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Coverage B, Employer’s Liability. Insurance minimum limits are as follows:

$100,000 – Bodily Injury by Disease per employee
$500,000 – Bodily Injury by Disease aggregate
$100,000 – Bodily Injury by Accident

If Minnesota Statute 176.041 exempts CONSULTANT from Workers’ Compensation insurance or if the CONSULTANT has no employees in the State of Minnesota, CONSULTANT must provide a written statement, signed by an authorized representative, indicating the qualifying exemption that excludes CONSULTANT from the Minnesota Workers’ Compensation requirements.

If during the course of the contract the CONSULTANT becomes eligible for Workers’ Compensation, the CONSULTANT must comply with the Workers’ Compensation Insurance requirements herein and provide the State of Minnesota with a certificate of insurance.

b. Commercial General Liability. The vendor will be required to maintain a comprehensive commercial general liability insurance (CGL) policy protecting it from bodily injury claims and property damage claims which may arise from operations under the contract whether the operations are by the vendor or by a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

$2,000,000.00 per occurrence
$2,000,000.00 annual aggregate
$2,000,000.00 annual aggregate – Products/Completed Operations

In addition, the following coverages must be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Products and Completed Operations Liability
Blanket Contractual Liability

The Board of Trustees of the Minnesota State Colleges and Universities and its officers and members, to include the Project’s College or University, the State of Minnesota, officers and employees of the State of Minnesota, named as an Additional Insured, to the extent permitted by law.

c. Commercial Automobile Liability. The vendor will be required to maintain insurance protecting it from bodily injury claims and property damage claims which may arise from operations of vehicles under the contract whether such operations were by the vendor, a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

$2,000,000.00 per occurrence Combined Single Limit (CSL) for Bodily Injury and Property Damage

In addition, the following coverages should be included:

Owned, Hired, and Non-owned Automobile

Additional Insurance Conditions:

- CONSULTANT’s policy(ies) shall be primary insurance to any other valid and collectible insurance available to Minnesota State with respect to any claim arising out of CONSULTANT’s performance under this contract;
- If CONSULTANT receives a cancellation notice from an insurance carrier affording coverage herein, CONSULTANT agrees to notify Minnesota State in accordance with the policy provisions with a copy of the cancellation notice, unless CONSULTANT’s policy(ies) contain a provision that coverage afforded under the policy(ies) will not be cancelled without advanced written notice to Minnesota State in accordance with the policy provisions;
- CONSULTANT is responsible for payment of Contract related insurance premiums and deductibles;
- If CONSULTANT is self-insured, a Certificate of Self-Insurance must be attached;
- CONSULTANT’s policy(ies) shall include legal defense fees in addition to its liability policy limits, with the exception of Professional Liability insurance above;
- CONSULTANT shall obtain insurance policy(ies) from insurance company(ies) having an “AM BEST” rating of A- (minus); Financial Size Category (FSC) VII or better, and authorized to do business in the State of Minnesota; and
- An Umbrella or Excess Liability insurance policy may be used to supplement the CONSULTANT’s policy limits to satisfy the full policy limits required by the Contract.
North Hennepin Community College reserves the right to immediately terminate the contract if the vendor is not in compliance with the insurance requirements and retains all rights to pursue any legal remedies against the vendor. All insurance policies must be available for inspection by North Hennepin Community College and copies of policies must be submitted to North Hennepin Community College's authorized representative upon written request.

**State Audit**

The books, records, documents and accounting practices and procedures of the vendor relevant to the contract(s) must be available for audit purposes to Minnesota State and the Legislative Auditor’s Office for six (6) years after the termination/expiration of the contract.

**Minnesota Government Data Practices Act**

The requirements of Minnesota Statutes § 13.05, subd. 11 apply to the contract. The vendor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by Minnesota State, its schools and the System Office in accordance with the contract and as it applies to all data created, gathered, generated or acquired in accordance with the contract. All materials submitted in response to this RFP will become property of the State of Minnesota and will become public record after the evaluation process is completed. Pursuant to the statute, completion of the evaluation process occurs when Minnesota State has completed negotiating the contract with the selected vendor. If the vendor submits information in response to this RFP that it believes to be trade secret materials as defined by the Minnesota Government Data Practices Act, the vendor must:

- mark clearly all trade secret materials in its response at the time the response is submitted;
- include a statement with its response justifying the trade secret designation for each item;
- Defend any action seeking release of the materials it believes to be trade secret, and indemnify and hold harmless the State of Minnesota, Minnesota State, its agents and employees, from any judgments or damages awarded against the State or Minnesota State in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives Minnesota State award of a contract. In submitting a response to this RFP, the responder agrees this indemnification survives as long as the trade secret materials are in possession of Minnesota State.

Minnesota State will not consider the prices submitted by the Responder to be proprietary or trade secret materials.

**Conflict of Interest**

The vendor must provide a list of all entities with which it has relationships that create, or appear to create, a conflict of interest with the work that it is contemplated in this Request for Proposal. The list should indicate the names of the entity, the relationship, and a discussion of the conflict.

**Organizational Conflicts of Interest**

The responder warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances that could give rise to organizational conflicts of interest. An organizational conflict of interest exists when, because of existing or planned activities or because of
relationships with other persons, a vendor is unable or potentially unable to render impartial assistance or advice, or the vendor’s objectivity in performing the contract work is or might be otherwise impaired, or the vendor has an unfair competitive advantage. The responder agrees that, if after award, an organizational conflict of interest is discovered, an immediate and full disclosure in writing must be made to the respective school’s chief financial officer or the System Office’s Business Manager that must include a description of the action which the vendor has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, the school or System Office may, at its discretion, cancel the contract. In the event the responder was aware of an organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the contracting officer, the school or System Office may terminate the contract for default. The provisions of this clause must be included in all subcontracts for work to be performed similar to the service provided by the prime contractor, and the terms “contract,” “contractor,” and “contracting officer” modified appropriately to preserve Minnesota State rights.

**Physical and Data Security**

The vendor is required to recognize that on the performance of the contract the vendor will become a holder of and have access to private data on individuals and nonpublic data as defined in the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13; and other applicable laws.

In performance of the contract, the vendor agrees it will comply with all applicable state, federal and local laws and regulations, including but not limited to the laws under Minnesota Statute Chapters 13 relating to confidentiality of information received as a result of the contract. The vendor agrees that it, its officers, employees and agents will be bound by the above confidentiality laws and that it will establish procedures for safeguarding the information.

The vendor agrees to notify its officers, employees and agents of the requirements of confidentiality and of the possible penalties imposed by violation of these laws. The vendor agrees that neither it, nor its officers, employees or agents will disclose or make public any information received by the vendor on behalf of Minnesota State and North Hennepin Community College.

The vendor shall recognize Minnesota State sole and exclusive right to control the use of this information. The vendor further agrees it shall make no use of any of the described information, for either internal or external purposes, other than that which is directly related to the performance of the contract.

The vendor agrees to indemnify and hold harmless the State of Minnesota, Minnesota State and North Hennepin Community College from any and all liabilities and claims resulting from the unauthorized disclosure by the vendor, its officers, employees or agents of any information required to be held confidential under the provisions of the contract. The vendor must return all source data to the “Authorized Representative” to be identified in the contract.

**Section VI. RFP Responses**

**Submission**

Sealed proposals must be received at the following address not later than 2:00 p.m. CT on Friday, November 22, 2019. Deliver proposals to ES Building, Room 19.
The responder shall submit [1] copy of its RFP response, sealed in mailing envelopes or packages with the responder’s name and address clearly written on the outside. The proposal must be unbound and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.

Proposals received after this date and time will be returned to the responder unopened.

Fax and e-mail responses will not be considered.

Proposals made in pencil will be rejected. Alterations in cost figures used to determine the lowest priced proposal will be rejected unless initialed in ink by the person responsible for or authorized to make decisions as to price quoted. The use of “white out” is considered an alteration.
STATE OF MINNESOTA
AFFIDAVIT OF NON-COLLUSION

I swear (or affirm) under the penalty of perjury:

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation);

2. That the attached proposal submitted in response to the ________________________ Request for Proposal has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement, understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposal, designed to limit fair and open competition;

3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and

4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responser's Firm Name: __________________________________________

Authorized Signature: _____________________________________________

Date: __________________________________________________________

Subscribed and sworn to me this ________ day of __________

Notary Public: _________________________________________

My commission expires: ________________________________
NOTICE TO CONTRACTORS
AFFIRMATIVE ACTION
CERTIFICATION OF COMPLIANCE

It is hereby agreed between the parties that Minnesota State will require that affirmative action requirements be met by contractors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statutes §363A.36, subdivisions 3 and 4).

Under the Minnesota Human Rights Act, §363A.36, businesses or firms entering into a contract over $100,000 which have more than forty (40) full-time employees within the state of Minnesota on a single working day during the previous twelve (12) months, or businesses or firms employing more than forty (40) full-time employees on a single working day during the previous twelve (12) months in a state in which its primary place of business is domiciled and that primary place of business is outside of the State of Minnesota but within the United States, must have submitted an affirmative action plan that was received by the Commissioner of Human Rights for approval prior to the date and time the responses are due. A contract over $100,000 will not be executed unless the firm or business having more than forty (40) full-time employees, either within or outside the State of Minnesota, has received a certificate of compliance signifying it has an affirmative action plan approved by the Commissioner of Human Rights. The Certificate is valid for four (4) years. For additional information, contact the Department of Human Rights, Freeman Building, 625 Robert Street North, Saint Paul, MN 55155.

Effective July 1, 2003. The Minnesota Department of Human Rights is authorized to charge a $150.00 fee for each Certificate of Compliance issued. A business or firm must submit its affirmative action plan along with a cashier's check or money order in the amount of $150.00 to the Minnesota Department of Human Rights or you may contact the Department for additional information at the Compliance Services Unit, Freeman Building, 625 Robert Street North, Saint Paul MN 55155.
State Of Minnesota – Affirmative Action Certification

If your response to this solicitation is or could be in excess of $100,000, complete the information requested below to determine whether you are subject to the Minnesota Human Rights Act (Minnesota Statutes 363A.36) certification requirement, and to provide documentation of compliance if necessary. It is your sole responsibility to provide this information and—if required—to apply for Human Rights certification prior to the due date of the bid or proposal and to obtain Human Rights certification prior to the execution of the contract. The State of Minnesota is under no obligation to delay proceeding with a contract until a company receives Human Rights certification.

BOX A – For companies which have employed more than 40 full-time employees within Minnesota on any single working day during the previous 12 months. All other companies proceed to BOX B.

Your response will be rejected unless your business:

- has a current Certificate of Compliance issued by the Minnesota Department of Human Rights (MDHR) –or–
- has submitted an affirmative action plan to the MDHR, which the Department received prior to the date the responses are due.

Check one of the following statements if you have employed more than 40 full-time employees in Minnesota on any single working day during the previous 12 months:

- We have a current Certificate of Compliance issued by the MDHR. Proceed to BOX C. Include a copy of your certificate with your response.
- We do not have a current Certificate of Compliance. However, we submitted an Affirmative Action Plan to the MDHR for approval, which the Department received on ________________ (date). Proceed to BOX C.
- We do not have a Certificate of Compliance, nor has the MDHR received an Affirmative Action Plan from our company. We acknowledge that our response will be rejected. Proceed to BOX C. Contact the Minnesota Department of Human Rights for assistance. (See below for contact information.)

Please note: Certificates of Compliance must be issued by the Minnesota Department of Human Rights. Affirmative Action Plans approved by the Federal government, a county, or a municipality must still be received, reviewed, and approved by the Minnesota Department of Human Rights before a certificate can be issued.

BOX B – For those companies not described in BOX A

Check below.
- We have not employed more than 40 full-time employees on any single working day in Minnesota within the previous 12 months. Proceed to BOX C.

BOX C – For all companies

By signing this statement, you certify that the information provided is accurate and that you are authorized to sign on behalf of the responder. You also certify that you are in compliance with federal affirmative action requirements that may apply to your company. (These requirements are generally triggered only by participating as a prime or subcontractor on federal projects or contracts. Contractors are alerted to these requirements by the federal government.)

Name of Company: ___________________________ Date ___________________________

Authorized Signature: _____________________ Telephone number: ________________

Printed Name: ______________________________ Title: ___________________________

For assistance with this form, contact:
Minnesota Department of Human Rights, Compliance & Community Relations
Freeman Building, 625 Robert Street North, Saint Paul, MN 55155
Phone: 651-296-5663  Toll Free: 800-657-3704
Fax: 651-296-9042  TTY: 651-296-1283
Web: mn.gov/mdhr
Email: compliance.mndh@state.mn.us
The amended Minnesota Human Rights Act (Minnesota Statutes §363A.36) divides the contract compliance program into two categories. Both categories apply to any contracts for goods or services in excess of $100,000.

The first category applies to businesses that have had more than 40 full-time employees within Minnesota on a single working day during the previous 12 months. The businesses in this category must have submitted an affirmative action plan to the Commissioner of the Department of Human Rights prior to the due date and time of the response and must have received a Certificate of Compliance prior to execution of the contract or agreement.

The secondary category applies to businesses that have had more than 40 full-time employees on a single working day in the previous 12 months in the state in which its primary place of business is domiciled. The businesses in this category must certify to Minnesota State that it is in compliance with federal affirmative action requirements before execution of the contract. For further information, contact the Department of Human Rights, Compliance Services Unit, 625 Robert Street North, Saint Paul MN 55155; Voice: 651-296-5663; Toll Free: 800-657-3704; TTY: 651-296-1283.

Minnesota State is under no obligation to delay the award or the execution of a contract until a vendor has completed the Human Rights certification process. It is the sole responsibility of the vendor to apply for and obtain a Human Rights certificate prior to contract execution.

It is hereby agreed between the parties that Minnesota State will require affirmative action requirements be met by vendors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600.

Under the Minnesota Human Rights Act, §363A.36, subdivision 1, no department or agency of the state shall execute an order in excess of $100,000 with any business within the State of Minnesota having more than 40 full-time employees in a single working day during the previous 12 months unless the firm or business has an affirmative action plan for the employment of minority persons, women, and the disabled that has been approved the Commissioner of Human Rights. Receipt of a Certificate of Compliance issued by the Commissioner shall signify that a firm or business has an affirmative action plan approved by the Commissioner.

Failure by the vendor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the order (Minnesota Statutes §363A.36, subdivisions 3 and 4). A certificate is valid for a period of four (4) years.

**DISABLED INDIVIDUAL CLAUSE**

A. A vendor shall not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The vendor agrees to take disabled individuals without discrimination based on their physical or mental disability in all employment practices such as the following:
employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination,
rates of pay or other forms of compensation, and selection of training, including apprenticeship.

B. The vendor agrees to comply with the rules and relevant order of the Minnesota Department of
Human Rights issued pursuant to the Minnesota Human Rights Act.

C. In the event of a vendor’s noncompliance with the requirements of this clause, actions for
noncompliance may be taken by the Minnesota Department of Human Rights pursuant to the
Minnesota Human Rights Act.

D. The vendor agrees to post in conspicuous places, available to employees and applicants for
employment, notices in a form to be prescribed by the Commissioner of the Minnesota
Department of Human Rights. Such notices shall state the vendor obligation under the law to
take affirmative action to employ and advance in employment qualified disabled employees and
applicants for employment and the rights of applicants and employees.

E. The vendor shall notify each labor union or representative of workers with which it has a
collective bargaining agreement or other order understanding, that the vendor is bound by the
terms of Minnesota Statutes §363A.36 of the Minnesota Human Rights Act and is committed to
take affirmative action to employ and advance in employment physically and mentally disabled
individuals.

It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rules
5000.3400 to 5000.3600 are incorporated into any order of Minnesota Statutes §363A.36 and
Minnesota Rules, 5000.3400 to 5000.3600 are available from Minnesota Bookstore, 660 Olive Street, St.
Paul, Minnesota 55155.

By signing this statement the vendor certifies that the information provided is accurate.

NAME OF COMPANY: ______________________________________________

AUTHORIZED SIGNATURE: _________________________________________

TITLE: ____________________________________________________________

DATE: __________________________________________________________________

Revised 1/22/09
Equal Pay Certificate Application

- We are in compliance with Title VII of the Civil Rights Act of 1964, the Equal Pay Act of 1963, the Minnesota Human Rights Act, and the Minnesota Equal Pay Act for Equal Work Law.
- The average compensation for female employees is not consistently below the average compensation for male employees, taking into account mitigating factors, within each of the major job categories in your EEO-1 report. If you are not required to file an EEO-1 report, taking into account mitigating factors, the average compensation for female employees is not consistently below the average compensation for male employees within your organization.
- We make hiring, retention and promotion decisions without regard to gender, nor do we limit employees based on gender to certain job classifications.
- We promptly correct wage and benefit disparities.
- We evaluate wages and benefits (annually) (two year period) (other, please specify) to ensure compliance with the above identified laws.
- In determining our employee compensation we use: (check below)
  ___ Market pricing approach
  ___ State prevailing wage or union contract requirements
  ___ Performance pay system
  ___ An internal analysis
  ___ Other method (please specify) __________________________________________
    ____________________________________________________________
    ____________________________________________________________

Enclosed is our application fee of $150, made payable to the “Minnesota Department of Human Rights.”

In signing below, I affirm that I am the Board Chairperson or Chief Executive Officer and that the above information to the best of my understanding is accurate and complete.

__________________________  ____________________________  ____________  
Signature                  Print Name                      Date

__________________________  ____________________________
Business Name               Business Address
STATE OF MINNESOTA

VETERAN-OWNED PREFERENCE FORM

Unless a greater preference is applicable and allowed by law, in accordance with Minn. Stat. §16C.16, subd. 6a, the Commissioner of Administration will award a 6% preference on state procurement to certified small businesses that are majority owned and operated by veterans.

Veteran-Owned Preference Requirements - See Minn. Stat. § 16C.19(d):

1) The business has been certified by the Materials Management Division as being a veteran-owned or service-disabled veteran-owned small business.
   or

The principal place of business is in Minnesota AND the United States Department of Veterans Affairs verifies the business as being a veteran-owned or service-disabled veteran-owned small business under Public Law 109-461 and Code of Federal Regulations, title 38, part 74 (Supported By Documentation).

Statutory requirements and appropriate documentation must be met by the solicitation response due date and time to be awarded the veteran-owned preference. The preference applies only to the first $1,000,000 of a solicitation response.

Claim the Preference

By signing below I confirm that:

My company is claiming the veteran-owned preference afforded by Minn. Stat. § 16C.16, subd. 6a. By making this claim, I verify that:

• The business has been certified by the Materials Management Division as being a veteran-owned or service-disabled veteran-owned small business.
   or

• My company's principal place of business is in Minnesota and the United States Department of Veteran’s Affairs verifies my company as being a veteran-owned or service-disabled veteran-owned small business. (Supported By Attached Documentation)

Name of Company: _____________________________ Date: __________________________
Authorized Signature: _____________________________ Telephone: __________________________
Printed Name: _____________________________ Title: __________________________

Attach documentation, sign, and return this form with your solicitation response to claim the veteran-owned preference.
## Owner's Representative Services Matrix

**Campus:** NHCC  
**Project:** Campus Center Building Envelope

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Start</th>
<th>Finish</th>
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</thead>
<tbody>
<tr>
<td><strong>Schematic Design – Construction Docs</strong></td>
<td></td>
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<tr>
<td>Bidding and Award</td>
<td>Dec 2019</td>
<td>Dec 2019</td>
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<tr>
<td>Construction</td>
<td>Jan 2020</td>
<td>Aug 2020</td>
</tr>
<tr>
<td>Closeout and Warranty</td>
<td>Sept 2020</td>
<td>Nov 2020</td>
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<tr>
<th>Personnel Description</th>
<th>Rate /Hour</th>
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<th>Hrs.</th>
<th>Hours</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Project Executive</td>
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<tr>
<td>Owners Representative – Preconstruction</td>
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<tr>
<td>Owners Representative - Construction</td>
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<td>Clerical / Accounting</td>
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**Subtotal Personnel Expenses**

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