

ATTACHMENT 5 – PROPOSAL FEE FORM

For purposes of this solicitation, “Phase 1” refers to the Project Kick-off, “Phase 2” refers to preconstruction and design development services performed up to execution of the Guaranteed Maximum Price (GMP) Amendment. “Phase 2” refers to completion of design documents, agency permitting, construction administration, and construction of the Work.

1. Phase 1 (Project Kick-off) Staffing and Hourly Rates

Attach a table to the fee proposal form showing the planned staffing assigned to the Phase 1 Project Kick-Off Services. The table shall list all individuals assigned to perform work directly on the Project and indicate name, job classification, whether they are existing employees or independent consultants, and the estimated number of hours and hourly rate (including all markups) for each individual assigned during the Project Kick-Off Services phase. Include a total of all hours planned to be expended.

2. Phase 2 (Preconstruction) Staffing and Hourly Rates

Attach a table to the fee proposal form showing the planned staffing assigned to the Phase 1 Project Kick-Off Services. The table shall list all individuals assigned to perform work directly on the Project and indicate name, job classification, whether they are existing employees or independent consultants, and the estimated number of hours and hourly rate (including all markups) for each individual assigned during the Project Kick-Off Services phase. Include a total of all hours planned to be expended.

3. Phase 3 (Construction) Staffing and Hourly Rates

Attach a table to the fee proposal form showing the planned staffing assigned to site management during the Preconstruction Services Phase. The table shall list all individuals assigned to perform work directly on the Project and indicate name, job classification, whether they are existing employees or independent consultants, and the estimated number of hours and hourly rate (excluding overhead and profit) for each individual assigned during the Preconstruction Services phase. Include a total of all hours planned to be expended.

For the purposes of preparing the proposal and associated fee schedules, Proposers shall assume a total construction duration of twenty-four (24) months, inclusive of mobilization and closeout. This assumption is based on a phased build-out approach to maintain

operational continuity. The final construction duration and sequencing will be confirmed and refined in coordination with the Design-Builder during Phase 1 and Phase 2 services.

3. Design-Builder Fee Proposal

The Design-Builder shall propose fees for the Project as follows:

Phase 1 – Project Kick-off Services Fee

Provide an itemized, not-to-exceed amount to cover all Phase 1 Project Kick-off Services, including: “validation” of the Tribe’s utilities, making sure we have enough capacity or build more if needed, further programming of the buildings beyond initial concept design shown in the 2025 Master Plan, cost estimating/budgeting and project scheduling, and beginning initial schematic design.

Phase 2 – Preconstruction Services Fee

Provide an itemized, not-to-exceed amount to cover all Phase 2 Preconstruction Services, including:

- Design services (including program validation, conceptual design, schematic design, and design development) necessary to support development of the GMP, but excluding Construction Documents and Construction Administration, which shall be included in Phase 3.
- Pre-construction services (estimating, scheduling, phasing/logistics planning, and constructability reviews for the Design-Builder, subcontractors, consultants, and others). Include all project meetings and presentations outlined in Scope of Work.
- Overhead and profit on design and pre-construction services.

Phase 1 Project Kick-off _____

Phase 2 Preconstruction Services _____

Overhead and Profit _____

Phase 3 – Construction Services Fee

Provide an itemized breakdown for the Construction Services Phase, including design completion, construction administration, general conditions, and applicable markups.

Design Completion and Construction Administration Services: Include design consultant fees for preparation of Construction Documents, agency permitting, and Construction

Administration support through project closeout. Identify the basis of these fees (lump sum or percentage of construction cost).

General Conditions/General Requirements: Include all staff and facilities located at the construction site required to manage the construction of the Project, but not overhead and profit. Proposers shall express GC/GR costs on a monthly basis, inclusive of all on-site personnel and expenses required to manage the construction of the Project.

Overhead and profit stated as a percentage of the total estimated design and construction cost.

Payment and Performance Bonds stated as a percentage of total estimated design and construction cost.

Design Completion / Construction Document Services: _____

Construction Administration Services: _____

General Conditions/General Requirements: _____

Overhead and Profit Percentage: _____

Payment and Performance Bonds Percentage: _____

4. GMP Amendment

Percentages and fees proposed herein will serve as the basis for negotiation of the Guaranteed Maximum Price (GMP) Amendment and will apply to the agreed-upon cost of the Work at that stage.