RESPONSIBILITY MATRIX				
PROJECT:	Fairfield by Marriott			
LOCATION:	Dawsonville, GA			
OWNER:	Rimrock Companies			
UPDATED:	Wednesday, August 14, 2019			
ITEMS	PURCHASE	STORE	INSTALL	NOTES
GENERAL REQUIREMENTS				
Building Permits	Owner			
Meter, Tap, & Impact Fees	Owner			
Impact Fees	Owner			
Consultant Fees	Owner			
Architectural Fees	Owner			
Engineering Fees	Owner			
Site Work	Owner	GC	GC	
Landscaping	Owner	GC	GC	
Special Inspections	Owner	GC	GC	GC to coordinate
General Liability Insurance	GC			
Builders Risk Insurance	GC			
P&P Bonds	GC			
BACK OF HOUSE				
Computer Equipment	Owner	Owner	Owner	
Security Systems	Owner	Owner	Owner	
Office Equipment	Owner	Owner	Owner	
Music System	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor, GC to provide power and conduit. Speakers and lowvoltage by Owner and rough in and connections by GC
Network	Owner	Owner	Owner	Power GC
Kitchen Equipment	Owner	Owner	Owner	
TELEPHONE SYSTEM				
Conduit / Boxes	GC	GC	GC	With Pull Tape
Wiring	GC	GC	GC	
Outlets	GC	GC	GC	
Equipment	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Plywood Mounting Panel	GC	GC	GC	3/4"
TELEVISION SYSTEM				
Antenna/ Satellite System	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Television Distribution Panel	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Conduit/ Boxes	GC	GC	GC	
Wiring	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Outlet Devices	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Equipment	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Plywood Mounting Panel	GC	GC	GC	3/4"
COMPUTER NETWORK				
Patch Panels	Owner	Owner	Owner	
Conduit / Boxes	GC	GC	GC	
Wiring	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Outlet Devices	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Equipment	Owner	Owner	Owner	
Plywood Mounting Panel	GC	GC	GC	
OPERATIONAL EQUIPMENT				
Appl. & Food Prep Equipment	Owner	Owner	Owner	GC to make MEP connections - Rough In by GC
Ice Machines	Owner	Owner	Owner	GC to make MEP connections - Rough In by GC
Interior Water Feature	N/A	N/A	N/A	Final
Laundry Equipment	Owner	Owner	Owner	GC to make MEP connections
Storage Room Shelving	GC	GC	GC	
Fire Extinguisher Cabinets	GC	GC	GC	
Fire Extinguishers	GC	GC	GC	
Office Carpet and Pad	GC	GC	GC	
Office Carpet Base	GC	GC	GC	
Resilient Flooring	GC	GC	GC	
Vinyl Rubber Base	GC	GC	GC	
Pre-Opening Inv. & Supplies	Owner	Owner	Owner	
PUBLIC AREAS				

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Lighting	GC	GC	GC	
UTILITIES				
Domestic Water	GC	GC	GC	
Fire Sprinkler Service	GC	GC	GC	
Sanitary Sewer	GC	GC	GC	
Gas Service	GC	GC	GC	
Electrical Service	GC	GC	GC	
Set Up Initial & Final Accts	GC	GC	GC	
OTHER				
Irrigation system	GC	GC	GC	
Plantings	GC	GC	GC	
Lighting	GC	GC	GC	
Exterior Water Feature	GC	GC	GC	
Dumpster Enclosure	GC	GC	GC	
Fencing	GC	GC	GC	
Pool	GC	GC	GC	
Pool Equipment	GC	GC	GC	
Pool Deck	GC	GC	GC	
Pool and Patio Furniture	Owner	Owner	GC	
FF & E	Owner	Owner	GC	
ELEVATOR				
Elevator Flooring	GC	GC	GC	
Elevator Wall Panel	GC	GC	GC	
Elevator Lighting	GC	GC	GC	
OPERATING SUPPLIES				
Uniforms	Owner	Owner	Owner	
Housekeeping Supplies	Owner	Owner	Owner	
Front Desk Supplies	Owner	Owner	Owner	
Maintenance Supplies	Owner	Owner	Owner	
Administrative Supplies	Owner	Owner	Owner	
Guestroom Supplies & Acc.	Owner	Owner	Owner	
Guestroom Linens	Owner	Owner	Owner	
Light Bulbs	GC	GC	GC	
Food & Beverage Supplies	Owner	Owner	Owner	
Banquet & Meeting supplies	Owner	Owner	Owner	
MEETING ROOM				
Meeting Room Carpet & Pad	GC	GC	GC	
Meeting Room Carpet Base	GC	GC	GC	
Meeting Room Wall Vinyl	GC	GC	GC	
Meeting Room Furniture	Owner	Owner	GC	
Meeting Room Artwork	Owner	Owner	GC	
Meeting Room Media AV	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor/Low Voltage
Decorative Light Fixtures	GC	GC	GC	
BUSINESS CENTER				
Business Center Carpet & Pad	GC	GC	GC	
Business Center Carpet Base	GC	GC	GC	
Business Center Wall Vinyl	GC	GC	GC	
Business Center Furniture	Owner	Owner	GC	
Business Center Artwork	Owner	Owner	GC	
Business Center Equipment	Owner	Owner	Owner	
Business Center Cabinetry	GC	GC	GC	
FITNESS CENTER				
Fitness Center Flooring	GC	GC	GC	
Fitness Center Equipment	Owner	Owner	Owner	
Fitness Center TV	Owner	Owner	GC	
Fitness Center Mirror	GC	GC	GC	
Fitness Center Signage	Owner	Owner	GC	

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LOBBY/CORRIDOR AREAS				
Lobby Area Carpet and Pad	GC	GC	GC	
Lobby Area Carpet Base	GC	GC	GC	
Lobby Area Tile and Base	GC	GC	GC	
Lobby/ Corridor Wall Vinyl	GC	GC	GC	
Lobby Area Network	GC	GC	GC	
Decorative Light Fixtures	GC	GC	GC	
Lobby Area Drapery	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor
Lobby Area Furnishings	Owner	Owner	Owner	
Corridor Carpet & Pad	GC	GC	GC	
Corridor Carpet Base	GC	GC	GC	
Luggage Carts	Owner	Owner	Owner	
MISC. PUBLIC AREAS				
Guest Laundry Equipment	Owner	Owner	Owner	GC to make MEP connections
Pantry / Sundry Room FFE	Owner	Owner	Owner	
Trash Recepticles	Owner	Owner	Owner	
Exterior Light Fixtures	GC	GC	GC	
INTERIOR SIGNAGE				
Room Placards/ Franchise Req	Owner	GC	GC	
Courtesy Signs	Owner	GC	GC	
Back of door Fire Exit Signs	Owner	GC	GC	
Emergency Exits/ Code Req	GC	GC	GC	
GUEST UNITS				
Guest Unit Carpet & Pad	GC	GC	GC	
Guest Unit Carpet Base	GC	GC	GC	
Guest Unit LVT Flooring	GC	GC	GC	
Guest Unit Closet	GC	GC	GC	
Guest Unit Drapery & Track	Owner	Owner	Owner	GC to Coordinate Owner provided vendor as a subcontractor
Guest Unit Drapery Valence	GC	GC	GC	
Guest Unit Wall Vinyl	GC	GC	GC	
Guest Unit Bath Accessories	GC	GC	GC	
Guest unit bath tile & base	GC	GC	GC	
Guest unit LVT Flooring	GC	GC	GC	
Guest Unit Tub Surrounds	GC	GC	GC	
Guest Unit Vanity Tops	GC	GC	GC	
Guest Unit Wood Skirts	GC	GC	GC	
Decorative Light Fixtures	GC	GC	GC	
Guest Unit Microwave	Owner	Owner	GC	
Guest Unit Refrigerator	Owner	Owner	GC	
Guest Unit Cabinets	GC	[illegible]	GC	
Guest Unit Furniture	Owner	[illegible]	GC	
[illegible]	Owner	GC	[illegible]	
Guest Unit Telephone	Owner	Owner	Owner	
Guest Unit Television	Owner	Owner	GC	
PTAC Units incl Verona	GC	GC	GC	
Electronic Locks	GC	GC	GC	
[illegible]/ thresholds/ Frames	GC	GC	GC	Painting GC
EXTERIOR & SITE				
Site L[illegible]	GC	GC	GC	
Exterior [illegible] Lighting	GC	GC	GC	
EXTERIOR SIGNAGE				
Logo Signs	Owner	Owner	Owner	GC to coordinate owner provided vendor as a subcontractor. GC to provide blocking and power.
Parking Signs	GC	GC	GC	
Walks/ Parking	GC	GC	GC	
Flagpole	GC	GC	GC	
LANDSCAPING				
Street Trees	GC	GC	GC	

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Fitness Center Water Cooler	Owner	Owner	GC	GC to install water line
BREAKROOM				
Breakroom Flooring	GC	GC	GC	
Breakroom FF&E	Owner	Owner	GC	
PUBLIC RESTROOM				
Public Restroom Flooring	GC	GC	GC	
Public Restroom Furnishings	GC	GC	GC	
Public Restroom Wall Vinyl	GC	GC	GC	
Public Restroom Artwork	Owner	GC	GC	
Public Restroom Equipment	GC	GC	GC	
KEYED LOCKS & PANIC BARS & ELECTRIC LOCKS				
(AS NOTED ABOVE)	GC	GC	GC	

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KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

Fairfield
BY MARRIOTT
INN & SUITES

DAWSONVILLE, GEORGIA

PROTOTYPE VERSION 2016
REV 7 12-21-18

4 STORY, 92 UNITS
w/ INDOOR POOL

FAIRFIELD
DAWSON FOREST ROAD
DAWSONVILLE, GA
30534

CLIENT

RIMROCK COMPANIES
10000 RIVERSIDE AVE
SUITE 32201
JACKSONVILLE, FL 32204

PHILLIPS JOB NUMBER 1972101

ISSUE DATE 08/23/2019

DRAWN BY/CHECKED BY JU / JU

DRAWING TITLE

RESPONSABILITY MATRIX

SHEET NUMBER

CS-5

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