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|  | **I. PRE-CONSTRUCTION SERVICES** | **PRE-****CONST.** | **GEN.****COND.** | **BASIC****FEE** | **ARCH****ENGR** | **OWNER** | **COST OF****WORK** |
| 1 | Design Development/Coordination Participation and Meetings Attendance | X |  |  | X |  |  |
| 2 | MEPFP Design Development/Coordination Participation & Meeting Attendance | X |  |  | X |  |  |
| 3 | Equipment Evaluation and Design Coordination | X |  |  | X |  |  |
| 4 | Project Website Participation and Usage | X |  |  | X |  |  |
| 5 | Budget Analysis/Preparation for Each Phase of Design (SD, DD, 85% CD, 100% CD (GMP)) | X |  |  |  |  |  |
| 6 | Schedule Preparation for Each Phase of Design (SD, DD, 85% CD, 100% CD) | X |  |  |  |  |  |
| 7 | Document Review for Each Phase of Design (SD, DD, 85% CD, 100% CD) | X |  |  |  |  |  |
| 8 | Constructability Review for Each Phase of Design (SD, DD, 85% CD, 100% CD) | X |  |  |  |  |  |
| 9 | Value Engineering Review for Each Phase of Design (SD, DD, 85% CD, 100% CD) | X |  |  |  |  |  |
| 10 | Site Logistics Planning | X |  |  |  |  |  |
| 11 | Material Storage Planning | X |  |  |  |  |  |
| 12 | Existing Conditions Investigation & Planning | X |  |  | X |  |  |
| 13 | Life Cycle Analysis | X |  |  | X |  |  |
| 14 | LEED | X |  |  | X |  |  |
|  | **II. CONSTRUCTION MANAGEMENT SERVICE (CONSTRUCTION PHASE)** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
|  | **MANAGEMENT SERVICES** |  |  |  |  |  |  |
| 1 | Project Website Participation and Usage |  | X |  | X |  |  |
| 2 | Design Coordination Participation and Meeting Attendance |  | X |  | X |  |  |
| 3 | MEPFP Design Coordination Participation & Meeting Attendance |  | X |  | X |  |  |
| 4 | Facilities Engineering Coordination Participation & Meeting Attendance |  | X |  |  |  |  |
| 5 | Equipment (Planning & Const. Phase) Equipment Coordination Participation & Meeting Attendance |  | X |  |  |  |  |
| 6 | Construction Activities and Trade Contracts Supervision and Management |  | X |  |  |  |  |
| 7 | Bid Package Creation, Coordination, Distribution and Bidding |  | X |  |  |  |  |
| 8 | Trade Contract & Material Purchase Procurement |  | X |  |  |  |  |
| 9 | Safety Program & Substance Abuse Policy Implementation & Management |  | X |  |  |  |  |
| 10 | Quality Program Implementation & Management |  | X |  |  |  |  |
| 11 | Project Cost Controls - Accounting, Management & Tracking of GMP, CO, VE & Constructability |  | X |  |  |  |  |
| 12 | Project Controls - Management /Tracking of Communications, Documentation, Monthly Report |  | X |  |  |  |  |
| 13 | Project Schedule - Establish, Maintain & Update a Cost-Loaded, Manpower Loaded Schedule |  | X |  |  |  |  |
| 14 | Project Schedule - Establish, Maintain & Update an Earned Value Analysis |  | X |  |  |  |  |
| 15 | Facility Commissioning & Project Closeout - Manage, Conduct, Execute |  | X |  |  |  |  |
|  | **MANAGEMENT SUPERVISION** |  |  |  |  |  |  |
|  | ***PROJECT SITE SUPERVISION (LOCATED ON SITE FULL-TIME)*** |  | **X** |  |  |  |  |
| 1 | Project Director |  | X |  |  |  |  |
| 2 | Project Manager |  | X |  |  |  |  |
| 3 | Project Field Engineer |  | X |  |  |  |  |
| 4 | Project Field MEPFP Engineer |  | X |  |  |  |  |
| 5 | Project Field Safety Engineer |  | X |  |  |  |  |
| 6 | Project Assistant/Secretarial Help |  | X |  |  |  |  |
| 7 | Project Payroll/Timekeeper |  | X |  |  |  |  |
| 8 | Field Superintendent |  | X |  |  |  |  |
| 9 | Field Trade Superintendent |  | X |  |  |  |  |
|  | ***CORPORATE OFFICE SUPERVISION (ON SITE PART-TIME, OR IN-HOME OFFICE)*** |  |  |  |  |  |  |
| 1 | Home Office - Project Director |  |  | X |  |  |  |
| 2 | Home Office - Project Manager |  |  | X |  |  |  |
| 3 | Home Office - Project Engineer |  |  | X |  |  |  |
| 4 | Home Office - Secretarial & Support Services |  |  | X |  |  |  |
| 5 | Home Office - Payroll, Time Keeper |  |  | X |  |  |  |
| 6 | Home Office - Accounting & Purchasing |  |  | X |  |  |  |
| 7 | Home Office - Information Services & Support |  |  | X |  |  |  |
| 8 | Home Office - Executive & Legal Services |  |  | X |  |  |  |
| 9 | Home Office - Estimating |  |  | X |  |  |  |
| 10 | Home Office - Drafting, Detailing |  |  | X |  |  |  |
| 11 | Home Office - Safety |  |  | X |  |  |  |
| 12 | Home Office - E.E.O. Officer/MBE/WBE Coordinator |  |  | X |  |  |  |
| 13 | ***(NOTE: Hourly/Salary Costs to Include Insurance, Taxes & Fringes)*** |  |  |  |  |  |  |

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|  | **III. GENERAL CONDITIONS** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
|  | ***TEMPORARY FACILITIES*** |  |  |  |  |  |  |
| 1 | Field Office or Trailer Rental |  | X |  |  |  |  |
| 2 | Storage Trailer Rental |  | X |  |  |  |  |
| 3 | Safety Equipment - Hardhats, Glasses, Harnesses, Nets, Barricades, Etc. |  | X |  |  |  |  |
| 4 | First Aid Supplies |  | X |  |  |  |  |
| 5 | Hot Work Permits, Fire Extinguishers & Fire Watch |  | X |  |  |  |  |
| 6 | Security Guard/Watchman Service |  |  |  |  | X |  |
| 7 | Safety Handrails, Cables and Toe Boards |  | X |  |  |  |  |
| 8 | Temporary Stairs, Fencing and Enclosures |  | X |  |  |  |  |
| 9 | Temporary Partitions & Covered Walkways |  | X |  |  |  |  |
| 10 | Project Signs |  | X |  |  |  |  |
|  | ***SITE UTILITIES & SERVICES*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Temporary Telephone Service Installation |  | X |  |  |  |  |
| 2 | Telephone/Fax/Internet Service and Expense |  | X |  |  |  |  |
| 3 | Cellular Phone Service and Expense |  | X |  |  |  |  |
| 4 | Cellular Phone/Telephone/Fax/PC Equipment**/Tablets/Printers/Plotters/Copier** |  |  | X |  |  |  |
| 5 | 2 Way Radio Equipment & Service |  | X |  |  |  |  |
| 6 | Temporary Power Installation |  |  |  |  |  | X |
| 7 | Temporary Power Service and Expense |  |  |  |  | X |  |
| 8 | Temporary Water Service and Expense |  |  |  |  | X |  |
| 9 | Field Ice and Water - Labor, Cups, Ice |  | X |  |  |  |  |
| 10 | Temporary Sewer Service and Expense |  |  |  |  |  | X |
| 11 | Temporary Toilets |  | X |  |  |  |  |
| 12 | **DAILY** Cleanup |  | X |  |  |  |  |
| 13 | Final Cleanup |  | X |  |  |  |  |
| 14 | Dump Permits and Fees |  | X |  |  |  |  |
| 15 | Debris Hauling/Removal |  | X |  |  |  |  |
| 16 | Trash Chute and Hoppers |  | X |  |  |  |  |
| 17 | Traffic Control and Flagging |  | X |  |  |  |  |
| 18 | Temporary Roads |  | X |  |  |  |  |
| 19 | Roadway Cleaning, Maintenance and Dust Control |  | X |  |  |  |  |
|  | ***WEATHER PROTECTION*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
|  |  |  |  |  |  |  |  |
| 1 | Snow,WATER and Ice Removal - Labor and Equipment |  | X |  |  |  |  |
| 2 | De-Watering - Labor and Equipment |  |  |  |  |  | X |
| 3 | Weather Protection - Enclosures, Temporary Protection |  | X |  |  |  |  |
| 4 | Temporary Heating and Cooling Installation |  | X |  |  |  |  |
| 5 | Temporary Heating and Cooling Equipment |  | X |  |  |  |  |
| 6 | Temporary Heating and Cooling Service and Expense |  | X |  |  |  |  |
| 7 | Use of Permanent HVAC System (Warranty Extensions) |  |  |  |  |  | X |
| 8 | Filter Change |  |  |  |  |  | X |
| 9 | Cleaning Cost |  |  |  |  |  | X |
| 10 | Maintenance Cost |  | X |  |  |  |  |
| 11 | Extended Warranty Cost |  | X |  |  |  |  |
|  | ***QUALITY CONTROL*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Field Inspector/Inspectors Office |  |  |  |  | X |  |
| 2 | Special Inspection Consultants |  |  |  |  | X |  |
| 3 | Special Testing Consultants |  |  |  |  | X |  |
| 4 | Concrete Testing |  |  |  |  | X |  |
| 5 | Masonry Testing |  |  |  |  | X |  |
| 6 | Compaction Testing |  |  |  |  | X |  |
| 7 | Welding Testing |  |  |  |  | X |  |
| 8 | Soils Investigations |  |  |  |  | X |  |

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| 9 | Special Testing Services |  |  |  |  | X |  |
| 10 | Supplies and Materials (Field Office) |  | X |  |  |  |  |
| 11 | Project Photographs |  | X |  |  |  |  |
| 12 | Warranty Inspections Coordination |  | X |  |  |  |  |
| 13 | MEPFP Testing and Balancing |  |  |  |  |  | X |
| 14 | Project Site Orientation(s) and Training |  |  |  |  |  | X |
| 15 | Commissioning |  |  |  |  | X |  |
| 16 | Enhanced Commissioning |  |  |  |  | X |  |
|  | ***ON SITE EQUIPMENT*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Field Supervision Pick-up Trucks |  | X |  |  |  |  |
| 2 | Small Tools Purchase, Rental and Usage - Drills, Saws, etc. |  | X |  |  |  |  |
| 3 | Consumables - Blades, Bits, Tape, Paint, etc. |  | X |  |  |  |  |
| 4 | Equipment Rental - Air Compressors, Generators, Jack-Hammers, Welders, etc. |  | X |  |  |  |  |
| 5 | Large Equipment Rental - (Including Delivery, Operator, and Expenses) - Lull, Forklift, Lifts, etc. |  |  |  |  |  | X |
| 6 | Material Skips, Hoppers and Rigging - Delivery, Rental and Expense |  |  |  |  |  | X |
| 7 | Landings and Platforms - Fabricate/Supply, Labor, Erection, Removal and Expense |  |  |  |  |  | X |
| 8 | Material Hoist and Tower Crane Rental - Delivery, Operator, Erection, Removal and Expense |  |  |  |  |  | X |
| 9 | Crane Raising/Jumping Cost |  |  |  |  |  | X |
| 10 | Crane Rental - Delivery, Operator, Erection, Removal and Expense |  |  |  |  |  | X |
| 11 | CRANE Safety Inspections |  |  |  |  |  | X |
| 12 | Temporary Elevator Rental - Delivery, Operator, Erection, Removal and Expense |  |  |  |  |  | X |
| 13 | Temporary Elevator Rental Operation - Labor, Service and Expense |  |  |  |  |  | X |
| 14 | Temporary Elevator Operator - (Prior to Commissioning) |  |  |  |  |  | X |
| 15 | Safety Inspections, Fuel, Repairs, Maintenance |  |  |  |  |  | X |
|  | ***TRAVEL*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Full-Time Project Field Office Staff - Mileage |  | X |  |  |  |  |
| 2 | Full-Time Project Field Supervision Staff - Mileage |  | X |  |  |  |  |
| 3 | Home Office - Part-Time Project Staff - Mileage |  |  | X |  |  |  |
| 4 | Home Office - Corporate Supervision - Mileage |  |  | X |  |  |  |
|  | ***REPRODUCTION, PRINTING, POSTAGE*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Feasibility and Cost Study Documents |  |  |  |  | X |  |
| 2 | MEPFP System Study Documents |  |  |  |  | X |  |
| 3 | Design Document Issues (By Phase) |  |  |  |  | X |  |
| 4 | Construction Document Issue |  |  |  |  | X |  |
| 5 | Bid Package Documents/Bidding Instructions |  |  |  |  | X |  |
| 6 | Shop Drawing Copying and Printing |  |  |  |  |  | X |
| 7 | As-Built documentation Submission (hard copy, AutoCAD) |  |  |  |  |  | X |
| 8 | Final As-Built Documents Issue (Drafting and Printing) |  |  |  | X |  |  |
| 9 | Presentation Charts and Graphics |  |  |  |  | X |  |
| 10 | Reference Materials |  |  |  |  | X |  |
| 11 | Preparation and Distribution of Operations and Maintenance Manuals |  |  |  |  |  | X |
| 12 | Postage and UPS/FedEx Costs |  | X |  |  |  |  |
| 13 | Courier Expense |  | X |  |  |  |  |
| 14 | Field Office Copier Equipment Purchase/Rental Expense |  | X |  |  |  |  |
| 15 | Special Forms |  | X |  |  |  |  |
|  | ***PERMITS, SERVICES AND FEES*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Layout |  | X |  |  |  |  |
| 2 | Surveying and Staking |  |  |  |  |  | X |
| 3 | Parking fees |  |  |  |  |  | X |
| 4 | Parking Meter Permits and Fees |  | X |  |  |  |  |
| 5 | Storage Yard Rental |  |  |  |  |  | X |
| 6 | Parking Lot Rental |  |  |  |  |  | X |
| 7 | Curb and Gutter Permits |  |  |  |  |  | X |
| 8 | Sign Permits |  |  |  |  |  | X |
| 9 | Sidewalk Permits |  |  |  |  |  | X |
| 10 | Landscape Permits |  |  |  |  |  | X |

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| 11 | Building Permits |  |  |  |  |  | X |
| 12 | Plan Check Fee |  |  |  |  |  | X |
| 13 | Water Service Fee |  |  |  |  | X |  |
| 14 | Sanitary Service Fee |  |  |  |  | X |  |
| 15 | Storm Service Fee |  |  |  |  | X |  |
| 16 | Gas Service Fees |  |  |  |  | X |  |
| 17 | Power Service Fees |  |  |  |  | X |  |
| 18 | Tap Fees |  |  |  |  |  | X |
| 19 | Contractors Licenses |  |  |  |  |  | X |
| 20 | Royalties |  |  |  |  |  | X |
| 21 | Zoning Fees/Consultants |  |  |  |  | X |  |
| 22 | Use Fees |  |  |  |  | X |  |
| 23 | Construction Equipment Permits and Licenses |  |  |  |  |  | X |
| 24 | Professional Organizational Fees |  | X |  |  |  |  |
|  | ***INSURANCE, TAXES AND BONDS*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Builders Risk Insurance |  |  |  |  |  | X |
| 2 | Performance and Payment Bonds |  |  |  |  |  | X |
| 3 | Error and Omissions |  |  |  | X |  |  |
| 4 | Auto Insurance |  | X |  |  |  |  |
| 5 | General Liability |  |  |  |  |  | X |
| 6 | Complete Operations Liability |  |  |  |  |  | X |
| 7 | Excess (Umbrella) Liability Coverage |  |  |  |  |  | X |
| 8 | Workman's Compensation |  |  |  |  |  | X |
| 9 | Home Office Staff - Insurance |  |  | X |  |  |  |
| 10 | Home Office Staff - Taxes |  |  | X |  |  |  |
|  | ***OTHER COSTS*** | **PRE- CONST.** | **GEN. COND.** | **BASIC FEE** | **ARCH ENGR** | **OWNER** | **COST OF WORK** |
| 1 | Land Costs |  |  |  |  | X |  |
| 2 | Title/Development Costs |  |  |  |  | X |  |
| 3 | Financing/Interest Cost |  |  |  |  | X |  |
| 4 | Impact fees |  |  |  |  | X |  |
| 5 | Preliminary Soils Investigations |  |  |  |  | X |  |
| 6 | Owner Change Contingency |  |  |  |  | X |  |
| 7 | Building Operation After Commissioning |  |  |  |  | X |  |
| 8 | Building Maintenance After Commissioning |  |  |  |  | X |  |
| 9 | User Group Moving Coordination and Moving Costs |  |  |  |  | X |  |
| 10 | Design and Engineering Costs and Expenses |  |  |  | X |  |  |
| 11 | Architectural and Engineering - Cost for Bid package Design Coordination |  |  |  | X |  |  |
| 12 | Project Taxes |  |  |  |  |  | X |
| 13 | Construction - Labor, Material, Equipment and Subcontractors |  |  |  |  |  | X |
| 14 | Unknown/Unforeseen Existing Conditions Extra Work |  |  |  |  | X |  |
| 15 | Costs of Emergency Work |  |  |  |  | X |  |
| 16 | C.M. General Overhead Cost |  |  | X |  |  |  |
| 17 | Costs over GMP |  |  | X |  |  |  |