



ALLOWABLE GENERAL CONDITIONS LINE ITEMS

Allowable General Conditions items are identified below. These items shall be included in the General Conditions cost amount shown as a line item in the Guaranteed Maximum Price Proposal and as detailed on the schedule of values. Items not specifically included below will not be allowed as a General Condition costs.

- Personnel Costs. The actual Worker Wage Rate for Construction Manager's hourly employees and the Monthly Salary Rate of Construction Manager's salaried personnel who are identified to the Owner in advance and in writing but only for the time actually stationed at the Project site with the Owner's prior consent. The Project Manager's Monthly Salary Rate may be included in the General Conditions Costs only when the Project Manager is directly managing the Project. All personnel costs are subject to audit to determine the actual cost of the wages, salaries and allowable employer contributions incurred by the Construction Manager for services performed for the Project.
- Costs of long-distance telephone calls, postage, package delivery and courier service, hardwired telephone service, and reasonable expenses of Construction Manager's jobsite office if incurred at the Project site and directly and solely in support of the Work.

- Costs of materials, supplies, temporary facilities, equipment, and hand tools (except those customarily owned by construction workers), supplied to the Project site by Construction Manager, if such items are fully consumed in the construction of the Work and are included in the list of allowable General Condition Line Items. Cost for used items shall be based on fair market value and may include transportation, installation, and minor maintenance costs, and removal costs. If an item is not fully consumed in the construction of the Work, its cost shall be based on actual cost of the item less its fair market salvage value.
- Rental charges for temporary facilities, equipment, and hand tools (except those customarily owned by construction workers), supplied to the Project site by Construction Manager, provided they are included in the list of allowable General Condition Line Items and Owner has approved the rentals and the rental rates in advance and in writing. Rental rates may include transportation, installation, and minor maintenance costs, and removal costs. For tools, machinery or construction equipment rented directly from the Construction Manager, the rental rate, including freight and delivery costs and all operating expenses except labor, shall be approved in advance by the Owner and shall be in accordance with the “Rental Rate Blue Book for Construction Mobilization Costs” published by Primedia, latest edition, but no higher than the prevailing competitive rates for rental of similar equipment in the Project vicinity.
- The aggregate rental cost of any item charged to Owner shall not exceed ninety percent (90%) of the purchase price and maintenance cost of the item. If the anticipated aggregate rental cost for an item of equipment exceeds ninety percent (90%) of the purchase and maintenance price, Construction Manager shall purchase the equipment and turn it over to Owner upon final completion of the Work or, at Owner’s option, credit the Owner with the fair market resale value of the item.
- Permit and inspection fees that are not subject to exemption.
- Premiums for insurance and bonds to the extent directly attributable to this Project.

On-Site Project Management Staff	
Safety Coordinator/Assistant(s)	CPM Scheduler
Project Executive	Superintendent(s)
Office Engineer(s)	Project Manager(s)

Bonds and Insurance	
Builder's Risk Insurance	Payment and Performance Bonds
General Liability Insurance	Other Project Insurance as Required by Contract

Temporary Project Utilities	
Non-LEED Recycling Dumpsters	Street Rental and Barricades
Project Water, Ice and Supplements to prevent dehydration	Telephone / Internet System Installation
Project Electricity	Fencing and Covered Walkways
Temporary Toilets	Temporary Water Distribution and Meters
Monthly Telephone / Internet Service	Temporary Electrical Distribution and Meters
Temporary Fire Protection	Site Erosion Control (BMP) and Project Entrance(s)

Field Offices & Office Supplies	
Reproduction Services	Move-In/Out and Office Setup
Project Specific Signage	Safety Material and Equipment
Remote Parking Expenses	Employee Identification System
Project/As-Built (Record) Drawings	Office Clean-Up/Janitorial Services
Project Reference Manuals	Monthly Office Trailer Rental Costs
Security System/Watchman	Mobilization and Demobilization (Equipment Only)