

ATTACHMENT H- Exhibit B
COSTS FOR GENERAL CONDITIONS WORK MATRIX

Direct Costs/GC Work Costs Matrix

	Description	Construction Costs Paid by Owner		Costs Included in CM/GC Fee	Misc. Costs Paid by Owner
		Direct Reimbursement NO FEE	General Conditions Work		
PROJECT STAFFING/LABOR					
1	Principal In Charge			X	
2	Corporate Executive/Officers			X	
3	Project Executive (for project specific time only)			X	
4	Senior Project Manager (for project specific time only)		X		
5	Project Manager		X		
6	General Superintendent			X	
7	Project Superintendent		X		
8	Site/Area Superintendents		X		
9	Project Engineers		X		
10	Field Engineers		X		
11	General Foreman		X		
12	Working Foreman for Direct Cost of the Work	X			
13	Working Foreman for General Conditions Work		X		
14	Project Admin (in support of site personnel)		X		
15	Project Coordinator (in support of site personnel)		X		
16	Estimator		X		
17	Scheduler		X		
18	BIM Manager		X		
19	MEP Coordinator		X		
20	LEED Coordinator		X		
21	Safety Coordinator (site based)		X		
22	Safety Manager (Internal / Consultant)		X		
23	Detailer for Direct Cost of the Work	X			
24	Detailer for General Conditions Work		X		
25	Wages (including labor burden) for CM/GC self-performed work associated	X			
26	Wages (including labor burden) for CM/GC self-performed work associated		X		
27	Wages (including labor burden) for all other CM/GC staff not specifically identified within this matrix		X		
28	All Sick Leave		X		
29	All Vacation Time		X		
30	All Disability Leave		X		
31	Project Staff Training and Education			X	
32	Subcontracts associated with Direct Cost of the Work	X			
33	Subcontracts associated with General Conditions Work		X		
34	All other subcontracts unless approved otherwise by District			X	

JOBSITE OFFICE & EXPENSES					
35	Office Trailer Rental		X		
36	Jobsite Office material costs and expendables		X		
37	District & A/E Temp Office Rental (Furnished by CM/GC)		X		
38	Office Furniture/Equipment		X		
39	Computers, Printers, Copiers, TVs, Software, and other IT			X	
40	Cellular phones and service			X	
41	Plans & Specifications for sub bidding		X		
42	Plans & Specifications for day-to-day job operations		X		
43	As-builts		X		
44	Operation and Maintenance Manuals		X		
45	Warranties		X		
46	Public Notices		X		
47	Publications/Advertisements		X		
48	Postage/FedEx/Courier Service		X		
49	Project Progress Photos		X		
50	Drinking water, Coffee/Tea, Ice, Cups, Snacks, Pop, etc.		X		
51	Petty Cash		X		
52	Office Supplies		X		
53	Storage Trailer rental		X		



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INSURANCE & BONDS				
54 Insurance GL (in accordance with District contract only)				X
55 Builder's Risk				X
56 General Contractor Bond (Payment)	X			
57 General Contractor Bond (Performance)	X			
58 Subcontractors Bonds	X			

PERMITS				
59 Demolition/Haz Mat/Haul Permit	X			
60 Noise Permit	X			
61 Grading Permit				X
62 Foundation Permit				X
63 Building Permit				X
64 Tree Permit	X			
65 Right-of-way Use/Closure Permits		X		

TEMPORARY FACILITIES & UTILITY EXPENSES				
66 Mobilization/Demobilization		X		
67 Project Signage		X		
68 Temporary telephone/internet connection		X		
69 Temporary/Haul Roads and Work Pads		X		
70 Temporary Utility bills		X		
71 Franchise Utility Charges for Temporary Service Installation (Line)		X		
72 Temporary Toilets		X		
73 Temporary Water		X		
74 Temporary Fencing		X		
75 Temporary Enclosures (Inc. covered walkways & lights)		X		
76 Temporary Partitions		X		
77 Temporary Stairs		X		
78 Temporary Power & Equipment		X		
79 Temporary HVAC Service & Equipment		X		
80 Temporary Storage Facilities		X		
81 Temporary Road		X		
82 Weather Protection		X		

PROFESSIONAL & VARIOUS SERVICES				
83 Soil Report				X
84 Testing and Inspections				X
85 Facility Training		X		
86 Air and water balancing (coordination with Building Management)		X		
87 Value Engineering		X		
88 Legal			X	
89 Completion Photography		X		
90 Computer			X	
91 CPM			X	
92 Layout & Surveying		X		
93 Public and Private Locate Services		X		
94 Accounting/Data Processing			X	
95 Construction Auditing (with District approval)		X		
96 Engineering			X	

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SAFETY & SITE SECURITY				
97 Safety meeting & Stand-downs		X		
98 Safety Treatments & Arrangements		X		
99 Safety equipment for CM/GC personnel. Subs provide own in COW		X		
100 First Aid Kits & supplies for CM/GC personnel. Subs provide own in		X		
101 Fire Extinguishers (During Construction)		X		
102 Safety railing, handrails and nets		X		
103 Safety Signage		X		
104 Hard Hats, Goggles, Gloves, etc.		X		
105 Security		X		
106 Security Guard / Watch		X		
107 Flagging/Traffic control		X		
108 Opening Protection		X		
109 Barricades & Lights		X		
110 Walkie Talkies		X		
111 Drug Screening		X		
112 Badging Process		X		
113 Snow/Ice Removal. Salt/Rock for Icy Conditions		X		
114 Infection Control Measures		X		
115 Cooling/Shade Covers		X		
POLLUTION CONTROL				
116 Dust Control		X		
117 Noise Control		X		
118 Erosion Control		X		
119 Mandated Erosion Control Inspection Services				X
120 Pollution Control		X		
TRANSPORTATION, HANDLING, CONVEYANCE & FREIGHT				
121 Project Vehicle Rental		X		
122 Project Vehicle Fuel/Maintenance		X		
123 Parking/Shuttles		X		
124 Personal Vehicle Mileage		X		
125 Man-lift Materials and Rental		X		
126 Man-lift Erect/Dismantle		X		
127 Man-lift Operator		X		
128 Crane Rental		X		
129 Forklifts		X		
130 Freight & Transport Costs (inc. manpower, Overseas Freight, Inland Trucking,		X		
131 Trash Chute		X		
132 Miscellaneous Hauling & Errands		X		
133 Material Handling & Distribution		X		
134 Dump Permits/Fees		X		
135 Trash Removal/Hauling		X		

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EQUIPMENT & RENTALS & MAINTENANCE				
136	Material & Equipment related to Direct Cost of the Work	X		
137	Rental-Contractor Owned Equip (less than \$2000 will be purchased)	X		
138	Flatbed Truck Rental/Operation			X
139	Flatbed Fuel/Maintenance			X
140	Mobile Crane			X
141	Tower Crane			X
142	Tower Crane Foundation (including engineering and removal if			X
143	Tower Crane Safety Inspections/Certification			X
144	Tower Crane FAA Review and Requirements			X
145	Tower Crane Operation Costs			X
146	Man hoist (including engineering and patching of tie points)			X
147	Man hoist Foundation (including engineering and removal if			X
148	Man hoist Operation Costs			X
149	Scaffolding			X
150	Shoring			X
151	Truck			X
152	Forklift			X
153	Generators			X
154	Pumps			X
155	Fuel			X
156	Maintenance/Repairs			X
157	Water Truck (for general site maintenance)			X
158	Air Compressor (for general maintenance)			X
159	Water Pumping Equipment			X
160	Other Dewatering Equipment			X
161	Equipment Rental- Third Party			X
SMALL TOOLS				
162	Small Tools & Maintenance (less than \$2000 will be purchased)			X
CLEAN UP				
163	Periodic Cleanup			X
164	Final Cleanup			X
165	Rubbish Service			X
MISCELLANEOUS & OTHER				
164	Travel, Hotel, Per Diem and related Costs for District requested travel			X
165	Travel, Hotel, Per Diem and related Costs for site based staff			X
166	Bonuses		X	
167	Warranty		X	
168	Warranty Inspection Coordination			X
169	Entertainment		X	
170	Company Meeting		X	
171	Company Sponsored Party		X	
172	Corrective Work not due to Contractor Fault			X
173	All Other Corrective/Non-Conforming Work		X	
174	Royalties/Licensing Fees	X		
175	Project Taxes		X	

NOTE: Anything not specifically delineated herein is considered a part of the General Conditions Work