

## Appendix 5 - CM/GC General Conditions and Fee Matrix

| <b>Construction Staff (For Project Specific Time)</b>   |  |                    |           |              |
|---|--|--------------------|-----------|--------------|
| Costs below must include fringe benefits, vacation, phone, computer, vehicle, gas, training, bonus and any other misc. cost associated with labor |  |                    |           |              |
| Item #  | Description  | General Conditions | CM/GC Fee | Cost of Work |
| 1   | Project Executive                                      | X                  |           |              |
| 2   | Senior Project Manager                                 | X                  |           |              |
| 3   | Project Manager  | X                  |           |              |
| 4   | Assistant Project Manager                              | X                  |           |              |
| 5   | General Superintendent                                 | X                  |           |              |
| 6   | Project Superintendent                                 | X                  |           |              |
| 7   | Assistant Project Superintendent                       | X                  |           |              |
| 8   | MEP Coordinator  | X                  |           |              |
| 9   | Project Engineer                                       | X                  |           |              |
| 10  | Office Engineer  | X                  |           |              |
| 11  | Scheduling   | X                  |           |              |
| 12  | Field Engineer   | X                  |           |              |
| 13  | Admin/ Receptionist                                    | X                  |           |              |
| 13  | Plan Clerk/ Document Management                        | X                  |           |              |
| 14  | Intern   | X                  |           |              |
| 15  | Field Accountant                                       | X                  |           |              |
| 16  | Field Staff to manage CM/GC work                       | X                  |           |              |
| 17  | Trades that were competitively bid                     |                    |           | X            |
| 18  | Layout/ Surveying                                      |                    |           | X            |
| 19  | Safety Manager   | X                  |           |              |
| 20  | Flagman/Traffic Control                                |                    |           | X            |
| 21  | Security Guard   |                    |           | X            |
| 22  | QA/QC Manager  | X                  |           |              |
| 23  | Staff Travel, Transportation, Lodging, Meals, Training | X                  |           |              |
| <b>Off-Site Construction Services and Staff (Corporate Office)</b>  |  |                    |           |              |
| Costs below must include fringe benefits, vacation, phone, computer, vehicle, gas, training, bonus and any other misc. cost associated with labor |  |                    |           |              |
| Item #  | Description  | General Conditions | CM/GC Fee | Cost of Work |
| 24  | Corporate Executives                                   |                    | X         |              |
| 25  | Principal in Charge                                    |                    | X         |              |
| 26  | Project Executive/Construction Manager                 |                    | X         |              |
| 27  | Operations Manager                                     |                    | X         |              |
| 28  | Purchasing Manager                                     |                    | X         |              |
| 29  | Legal Counsel  |                    | X         |              |
| 30  | Project Manager  |                    | X         |              |
| 31  | MEP Coordinator  |                    | X         |              |
| 32  | Accounting/ Cost Manager                               |                    | X         |              |
| 33  | Controller   |                    | X         |              |
| 34  | Scheduling   |                    | X         |              |
| 35  | Tech/ Network Support                                  |                    | X         |              |
| 36  | Project Coordinator/Assistant Project Eng              |                    | X         |              |
| 37  | BIM Coordinator / Drafting Detailer                    |                    | X         |              |
| 38  | Safety Officer   |                    | X         |              |
| 39  | Secretarial  |                    | X         |              |
| 40  | General Administrator                                  |                    | X         |              |
| 41  | Corporate Travel, Transportation, Lodging, Meals       |                    | X         |              |
| 42  | Bonuses  |                    | X         |              |

| <b>Temporary Facilities</b>               |   |                           |                  |                     |
|---|---|---------------------------|------------------|---------------------|
| <b>Item #</b>                             | <b>Description</b>                                | <b>General Conditions</b> | <b>CM/GC Fee</b> | <b>Cost of Work</b> |
| 43  | Office/ Trailer Rental, Furnishings, and Cleaning | X                         |                  |                     |
| 44  | Copy/Fax/Printer & Supplies                       | X                         |                  |                     |
| 45  | Safety Equipment, Fire Ext & First Aid            | X                         |                  |                     |
| 46  | Temporary Toilets                                 | X                         |                  |                     |
| 47  | Handrails and Toe Boards                          |                           |                  | X                   |
| 48  | Opening Protection                                |                           |                  | X                   |
| 49  | Water-Ice-Cups, etc.                              | X                         |                  |                     |
| 50  | Temporary Stairs                                  |                           |                  | X                   |
| 51  | Temporary Enclosures/ Weather Protection          |                           |                  | X                   |
| 52  | Temporary Building Heating                        |                           |                  | X                   |
| 53  | Project Signs & Bulletin Boards                   |                           |                  | X                   |
| 54  | Temporary Fencing                                 |                           |                  | X                   |
| 55  | Covered Walkways                                  |                           |                  | X                   |
| 56  | Barricades  |                           |                  | X                   |
| 57  | Safety Nets                                       |                           |                  | X                   |
| <b>Overhead, Fee, Insurance and Bonds</b> |   |                           |                  |                     |
| <b>Item #</b>                             | <b>Description</b>                                | <b>General Conditions</b> | <b>CM/GC Fee</b> | <b>Cost of Work</b> |
| 58  | Profit and Overhead                               |                           | X                |                     |
| 59  | Builders Risk Insurance                           |                           |                  | X                   |
| 60  | General Liability                                 |                           |                  | X                   |
| 61  | Performance & Payment Bonds                       |                           |                  | X                   |
| 62  | Subcontractor Bonds                               |                           |                  | X                   |
| 63  | Subcontractor Default Insurance                   |                           |                  | X                   |
| <b>On-Site Equipment and Utilities</b>    |   |                           |                  |                     |
| <b>Item #</b>                             | <b>Description</b>                                | <b>General Conditions</b> | <b>CM/GC Fee</b> | <b>Cost of Work</b> |
| 64  | Trailers/ Job Office                              | X                         |                  |                     |
| 65  | Mobilization/ Demobilization of Job Office        | X                         |                  |                     |
| 66  | Utilities for Job Office (set-up and consumption) | X                         |                  |                     |
| 67  | Document Management Programs                      | X                         |                  |                     |
| 68  | Safety/ Ceromony Lunches                          | X                         |                  |                     |
| 69  | Construction Progress Photos                      | X                         |                  |                     |
| 70  | Off-site Storage                                  |                           |                  | X                   |
| 71  | Final Clean                                       |                           |                  | X                   |
| 72  | Debris Hauling/Removal                            |                           |                  | X                   |
| 73  | Trash Chute and Hoppers                           |                           |                  | X                   |
| 74  | Dust Controls/ Street Cleaning                    |                           |                  | X                   |
| 75  | Temporary Roads (If Required)                     |                           |                  | X                   |
| 76  | Radio or other communication equipment            |                           |                  | X                   |
| 77  | On site storage                                   |                           |                  | X                   |
| 78  | Rental Lifts and Contractor owned lifts           |                           |                  | X                   |
| 79  | Small Tools Purchase                              |                           |                  | X                   |
| 80  | Small Equipment Rental                            |                           |                  | X                   |
| 81  | Crane and Hoisting                                |                           |                  | X                   |
| 81  | Erect and Dismantle Hoists/ Crane                 |                           |                  | X                   |
| 82  | Crane/ Hoist Operator                             |                           |                  | X                   |
| 82  | Temporary Elevator Rental                         |                           |                  | X                   |
| 83  | Elevator Operations Cost                          |                           |                  | X                   |