

DESCRIPTION	INCLUDE IN PRE-CON FEE	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
<b>I. PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES</b>						
1. Design Coordination Meetings Attendance	X					
2. Initial Cost Opinion/Control Estimate	X					
3. Participate In MEP-FP Selection	X					
4. Constructability Analysis Through Completion	X					
5. Cost Analysis/Control Through Completion	X					
6. MEP-FP Design Coordination Reviews	X					
7. CD Document Review	X					
8. Subcontract Bidding/Buyout Process	X					
9. Substance Abuse Policy Management		X				
10. Project Superintendents - stated as dollar amount			X			
11. Field Engineer/Project Manager - stated as dollar amount			X			
12. Corporate Executives/Legal Services		X				
13. Principal In Charge		X				
14. Project Executive		X				
15. Accounting/Purchasing		X				
16. Scheduling/Phasing/Expiditor/Life Cycle Analysis		X				
17. Energy Management		X				
18. Value Engineering	X	X				
19. Estimating	X	X				
20. Project Coordinator		X				
21. Project Expeditor		X				
22. Safety Officer - stated as dollar amount			X			
23. Secretarial		X				
24. Clerk-Typist		X				
25. Project Engineer		X				
26. Scheduling Engineer		X				
27. Time Keeper/Checker		X				
28. Superintendent's Transportation - stated as dollar amount			X			
29. Off-Site Staff Travel Cost		X				
30. Off-Site Staff Transportation		X				
31. On-Site Project Manager Transportation - stated as dollar amount			X			
32. Project Staff Subsistence Costs		X				
<b>(NOTE: PERSONNEL COSTS INCLUDE SALARIES &amp; FRINGE BENEFITS)</b>						

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<b>II. SAFETY, SECURITY, AND SERVICES</b>						
1. Safety Equipment			X			
2. First Aid Supplies			X			
3. Fall Protection			X			
4. Fire Extinguishers/Fire Watch			X			
5. Security Guard/Watchman Service			X			
6. Routine Cleanup			X			
7. Final Cleanup			X			
8. Temporary Fencing			X			
9. Covered Walkways			X			
10. Barricades			X			
11. Debris Hauling/Removal			X			
12. Traffic Control			X			
13. Roadway Maintenance			X			
14. Dust Controls			X			
15. Trash Chute and Hoppers			X			
16. Snow and Ice Removal			X			
<b>III. FACILITIES, EQUIPMENT, AND UTILITIES</b>						
1. Office and Trailer Rentals			X			
2. Waterboy - Ice - Cups			X			
3. Temporary Wiring/Lighting			X			
4. Power Expenses			X			
5. Temporary Water Services			X			
6. Heating Expenses			X			
7. Cooling Expenses			X			
8. Temporary Toilets/Sewer Services			X			
9. Temporary Enclosures/Partitions			X			
10. Project Signs/Bulletin Boards			X			
11. Telephone Expenses			X			
12. Air Compressors			X			
13. Dewatering Equipment						X
14. Generators			X			
15. Miscellaneous Equipment			X			
16. Fuel, Repairs, and Maintenance			X			

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<b>IV. VERTICAL HOISTING (if required)</b>						
1. Hoist (Tower Crane)			X			
2. Small Material Hoist Rental			X			
3. Hoist Landings and Fronts			X			
4. Hoist Operators			X			
5. Hoist Material Skips			X			
6. Hoist Material Hoppers			X			
7. Erect and Dismantle Hoists			X			
8. Fuel, Repairs, Maintenance For Hoists			X			
9. Hoist Communication			X			
10. Crane Rental			X			
11. Crane Operators			X			
12. Erect and Dismantle Crane			X			
13. Fuel, Repairs, Maintenance For Crane			X			
14. Crane Raising/Jumping Cost			X			
15. Temporary Elevator Rental			X			
16. Elevator Operation Cost			X			
17. Elevator Repairs and Maintenance			X			
18. Cage Rider at Elevator			X			
19. Forklift Rental			X			
20. Forklift Operators			X			
21. Fuel, Repairs, Maintenance For Forklifts			X			
22. Elevator Service Costs			X			
23. Safety Inspections For Hoisting Equipment			X			
<b>V. REPRODUCTION AND PRINTING</b>						
1. Cost Study Documents	X					
2. Systems Study Documents	X					
3. Bid Package Documents	X					
4. Bidding Instructions	X					
5. Construction Documents Printing			X			
6. Postage and Express Costs			X			
7. As-Built Documentation			X			
8. As-Built Documents (Printing/Drafting)			X			
9. Accounting Forms		X				
10. Field Reporting Forms		X				
11. Contract Agreement Forms	X	X				
12. Schedule Report Forms		X				
13. Estimating Forms	X	X				
14. Cost Reporting Forms		X				
15. Value Analysis Studies	X	X				
16. Data Processing (In-House)		X				

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17. Reference Materials		X				
18. Duplication Expense (Miscellaneous)			X			
19. Shop Drawing Printing			X			
20. Maintenance Manuals		X				
21. Operation Manuals		X				
22. Special Forms			X			
<b>VI. QUALITY CONTROLS</b>						
1. Special Inspection Consultants						X
2. Special Testing Consultants			X			
3. Concrete Testing			X			
4. Masonry Testing			X			
5. Compaction Testing			X			
6. Welding Testing			X			
7. Soils Investigations					X	
8. Special Testing Services						X
9. Supplies and Materials (Field Office)			X			
10. Project Photographs (During Construction)			X			
11. Warranty Inspections Coordination		X				
12. Air and Water Balancing						X
13. Operator On-Site Training						X
14. Prepare Operation Manuals		X				
15. Prepare Maintenance Manuals		X				
<b>VII. PERMITS AND SPECIAL FEES</b>						
1. Storage Yard Rental			X			
3. Parking Fees			X			
4. Curb and Gutter Permits			X			
5. Sign Permits			X			
6. Staking & Layout Fees and Costs			X			
7. Sidewalk Permits			X			
8. Landscape Permits			X			
9. Street/Curb Design Charge			X			
10. Building Permits			X			
11. Plan Check Fees			X			
12. Water Connection Fee					X	
13. Sanitary Connection Fee					X	
14. Storm Connection Fee					X	
15. Gas Service Charge			X			
16. Power Service Charge			X			
17. Steam Service Charge			X			
18. Chiller Water Service Charge			X			
19. Special Tap Fees					X	

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20. Contractor's Licenses		X				
21. Zoning Fees/Consultants					X	
<b>VIII. INSURANCE AND BONDS</b>						
1. Builders Risk Insurance - stated as dollar amount			X			
2. Errors and Omissions		X		X		
3. General Liability		X				
4. Completed Operations Liability		X				
5. Excess Liability Coverage		X				
6. Workman's Compensation (On-Site Staff)		X				
7. FICA Insurance (On-Site Staff)		X				
8. Federal Unemployment (On-Site Staff)		X				
9. State Unemployment (On-Site Staff)		X				
10. Payment Bond - Stated as a dollar amount			X			
11. Performance Bond-stated as a dollar amount			X			
12. Off-Site Staff Insurance		X				
13. Off-Site Staff Taxes		X				
<b>IX. OTHER COSTS</b>						
1. Project Taxes						X
2. Construction Equipment						X
3. Construction and Services						X
4. Construction Materials						X
5. Cost of Design and Engineering				X		
6. A/E Cost for Bid Packages				X		
7. Preliminary Soils Investigations					X	
8. Title/Development Cost					X	
9. Land Costs					X	
10. Financing/Interest Cost					X	
11. Interim Financing Costs					X	
12. Owner Change Contingency						X
13. Project Operation After Move-In					X	
14. Project Maintenance After Move-In					X	
15. Moving Coordination					X	
16. Moving Costs					X	
17. Corrective Work (1 year)		X				
18. C.M. General Overhead Cost		X				
19. C.M. Profit/Margin		X				
20. Costs Over GMP		X				