

Fees/General Conditions for CMAr

Construction Management Fee Percentage:

Construction Management Preconstruction Services Fee:

Construction Management General Conditions Monthly Reimbursable:

Construction Management General Conditions Duration

\$10,000

\$40,000

10

3.0%

3.125%

Lump Sum

Per Month

Months

COST RESPONSIBILITY MATRIX for CMAr						
DESCRIPTION	CMAR FEE	PRECON FEE	GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
I. PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES						
1. Design Coordination Meetings Attendance		X				
2. Initial Cost Opinion/Control Estimate		X				
3. Participate in MEP-FP Selection				X	X	
4. Constructability Analysis Through Completion		X	X			
5. Cost Analysis/Control Through Completion		X	X			
6. MEP-FP Design Coordination Reviews		X				
7. CD Document Review		X				
8. Subcontract Bidding/Buyout Process			X			
9. Small/Local Participation Program Management			X			
10. Substance Abuse Policy Management			X			
11. Project Superintendent			X			
12. Field Engineer/Project Manager			X			
13. Corporate Executives/Legal Services	X					
14. Principal in Charge	X					
15. Project Executive			X			
16. Accounting/Purchasing			X			
17. Scheduling/Phasing/Expeditior		X	X			X
18. Energy Management				X		
19. Production Engineering				X		
20. Value engineering		X				
21. Systems Development				X		
22. Estimating		X				
23. Cost Engineers			X			
24. Project Coordinator			X			
25. Project Expeditior			X			
26. Drafting Detailer						X
27. Drawing Checker			X			
28. Safety Officer	X					
29. E.E.O. Officer	X					
30. Secretarial			X			
31. Clerk-typist			X			
32. Mechanical Coordinator						X
33. Electrical Coordinator						X
34. Project Engineer			X			
35. Scheduling Engineer			X			
36. Time Keeper/Checker			X			
37. Safety Engineer						X
38. Superintendent's Transportation			X			
39. Off-Site Staff Travel Cost			X			
40. Off-Site Staff Transportation			X			
41. On-Site Project Manager Transportation			X			
42. Engineer's Transportation			X			
43. Project Staff Moving Expense			X			
44. Project Staff Subsistence Cost			X			

COST RESPONSIBILITY MATRIX for CMaR

DESCRIPTION	CMAR FEE	PRECON FEE	GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
II. SAFETY, SECURITY, AND SERVICES						
1. Safety Equipment						X
2. First Aid Supplies						X
3. Handrails and toe Boards						X
4. Opening Protection						X
5. Fire Extinguishers/Fire Watch						X
6. Security Guard/Watchman Service						X
7. Routine Cleanup						X
8. Final Cleanup						X
9. Temporary Fencing						X
10. Covered Walkways						X
11. Barricades						X
12. Safety Nets						X
13. Ambulance Costs						X
14. Debris Hauling/Removal						X
15. Traffic Control						X
16. Roadway Maintenance						X
17. Dust Controls						X
18. 2-Way Radio Equipment						X
19. Trash Chute and Hoppers						X
20. Snow and Ice Removal						X
1. Office and Trailer Rentals			X			
2. Waterboy-Ice-Cups						X
3. Temporary Wiring/Lighting						X
4. Power Expense						X
5. Temporary Water Service						X
6. Heating Expense						X
7. Cooling Expense						X
8. Temporary Toilets/Sewer Services						X
9. Change/Shower Rooms						X
10. Lunch Rooms						X
11. Temporary Stairs						X
12. Temporary Enclosures/Partitions						X
13. Project Signs/Bulletin Boards						X
14. Telephone Expenses			X			
15. Temporary Roads						X
16. Trucks						X
17. Air Compressors						X
18. Dewatering Equipment						X
19. Generators						X
20. Miscellaneous Equipment						X
21. Fuel, Repairs, and Maintenance						X

COST RESPONSIBILITY MATRIX for CMaR

DESCRIPTION	CMAR FEE	PRECON FEE	GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
IV. VERTICAL HOISTING						
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
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					
12. Schedule Report Forms			X			
13. Estimating Forms		X				
14. Cost Reporting Forms			X			
15. Presentation Charts and Graphics			X			
16. Value Analysis Studies		X				
17. Data Processing (In-House)			X			
18. Reference Materials	X					
19. Duplication Expense (Miscellaneous)			X			
20. Shop Drawing Printing			X			
21. Maintenance Manuals			X			
22. Operation Manuals			X			
23. Special Forms			X			

COST RESPONSIBILITY MATRIX for CMaR

DESCRIPTION	CMAR FEE	PRECON FEE	GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
VI. QUALITY CONTROLS						
1. Chief inspector						X
2. Field Inspector						X
3. Inspector's Office						X
4. Inspector's Transportation						X
5. Inspector's Equipment						X
6. Special Inspection Consultants						X
7. Special Testing Consultants						X
8. Concrete Testing						X
9. Masonry Testing						X
10. Compaction Testing						X
11. Welding Testing						X
12. Soils Investigations				X		
12. Special Testing Services						X
14. Supplies and Materials (Field Office)						X
15. Project Photographs			X			
16. Warranty Inspections Coordination						X
17. Air and Water Balancing						X
18. Operator On-Site Training						X
19. Prepare Operation Manuals			X			
20. Prepare Maintenance Manual			X			
1. Storage Yard Rentals						X
2. Parking Lot Rentals						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 Fee					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	
20. Contractor's Licenses	X					
21. Royalties						X
22. Zoning Fees/Consultants					X	
23. Use Fees					X	
24. Construction Equipment Licenses	X					
25. Construction Equipment Permits	X					
26. A.G.C. Fees	X					

COST RESPONSIBILITY MATRIX for CMaR

DESCRIPTION	CMAR FEE	PRECON FEE	GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK (BID PKGS)
VIII. INSURANCE AND BONDS						
1. Builders Risk Insurance						X
2. Errors and Omissions				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						X
11. Performance Bond						X
12. Off-Site Staff Insurance			X			
13. Off-Site Staff Taxes			X			
1. Project Taxes						X
2. Construction Equipment						X
3. Construction and Services						X
4. Construction Materials						X
5. Cost of Design and Engineering				X	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						X
18. Costs of Emergency Work						X
19. C.M. General Overhead Cost	X					
20. C.M. Profit/Margin	X					
21. Cost Over GMP	X					

(NOTE: PERSONNEL COSTS INCLUDE SALARIES & FRINGE BENEFITS)