

EXHIBIT C
DIRECT COSTS/GENERAL CONDITIONS WORK COSTS MATRIX

	Description	Construction costs/Paid by Owner		Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
		Direct Cost of the Work	General Conditions Work Costs		
Costs Related to CM Staffing & Job Office					
1	Project Superintendent		X		
2	Area Superintendents		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	Project Engineers		X		
7	Field Engineers = install, adjust, and/or trouble-shoot equipment		X		
8	Project Admin = on-site office manager, payroll, clerical services		X*		
9	Scheduler (for project specific time only)		X		
10	MEP Coordinator (for project specific time only)		X		
11	LEED Coordinator (for project specific time only)		X		
12	Safety Coordinator (for project specific time only)		X		
13	Detailer	X			
14	Accounting/Data Processing			X	
15	Payroll Accountant			X	
16	Surveying	X			
17	Benefits - included in hourly rates		X		
18	Vacation Time - included in hourly rates		X		
19	Travel, Hotel, Meals, etc. (in accordance with Agreement for product verification only)		X		
20	Sick Leave - included in hourly rates		X		
21	Bonuses			X	
22	Jobsite Office material costs and expendables		X		
23	Warranty			X	
24	Corrective/Non-conforming repair			X	
25	Corrective work not due to contractor default			X	
26	PM auto rental		X		
27	PM auto fuel for on-site job-related errands only - not travel from home		X		
28	Project Superintendent truck rental		X		
29	Project Superintendent truck fuel for on-site job-related errands only - not travel from home		X		
30	Office Trailer Rental		X		
31	Office Furniture/Equipment		X*		
32	Blueprints for sub bidding - Allowance		X*		
33	Blueprints for day-to-day job operations		X		
34	Postage/FedEx		X		
35	Project Photos		X		
36	Phones/Computers & other Electronic Devices, associated services charges			X	
37	General Contractor Bond	X			
38	Subcontractor Bonds	X*			

*May be subject to negotiation

	Description	Construction costs/Paid by Owner		Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
		Direct Cost of the Work	General Conditions Work Costs		
39	Insurance GL, Auto (in accordance with OSU contract only)			X	
40	Insurance All Risk	X			
41	Soils report				X
42	Testing and Inspections				X
43	Facility training	X			
44	Building Permits/Fees				X
45	Development Permits/fees				X
46	Estimating	X			
47	Corporate accounting			X	
48	Corporate safety officer			X	
49	Main office administration			X	
50	Corporate IT director			X	
51	Legal			X	
52	Main office payroll costs			X	
53	Main office fringe/bonus costs			X	
54	Construction Wages for trade labor	X*			
55	Labor Burden for trade labor, including Workers Comp premiums	X*			
56	Subcontracts	X			
57	Material & Equipment related to craft labor & site logistics	X			
58	Rental-Contractor Owned equip (less than \$2000 will be purchased)	X*			
59	Small Tools (less than \$2000 will be purchased)		X*		
60	Job truck rental/operation		X		
61	Job truck fuel		X		
62	Water truck		X		
63	Dewatering		X		
64	Equipment rental -third party	X			
65	Storage Trailer rental		X		
66	Temporary Toilets		X		
67	Project Signage		X		
68	Temporary Fencing		X		
69	Barricades		X		
70	Temporary Enclosures		X		
71	Temporary Stairs		X		
72	Opening Protection		X		
73	Safety railing and nets		X		
74	Drinking water (NOT coffee) and supplies (cups)		X		
75	Safety equipment for CMGC personnel. Generic only - not logo materials. Subs provide own in COW.	X	X		
76	First Aid supplies for CMGC personnel. Subs provide own in COW.	X	X		
77	Security		X*		
78	Weather protection		X		
79	Mobilization/Demobilization		X		
80	Craft Parking			X	
81	Craft Shuttles			X	
82	Telephone and Data line Installation		X		
83	Temp utilities hookup		X		
84	Temp utility bills				X

*May be subject to negotiation

	Description	Construction costs/Paid by Owner		Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
		Direct Cost of the Work	General Conditions Work Costs		
85	Periodic Cleanup	X			
86	Final cleanup	X			
87	Dump permits/fees	X			
88	Trash removal/Hauling	X			
89	Flagging/Traffic control	X			
90	Dust Control	X			
91	Trash chute	X			
92	Trade permits				X
93	Manlift Materials and Rental	X			
94	Manlift Erect/Dismantle	X			
95	Manlift operator	X			
96	Crane rental	X			
97	Crane operator & bellman	X			
98	Crane Erect/Dismantle/Jump	X			
99	Crane Service agreement costs	X			
100	Temp elevator operator	X			
101	Temp elevator agreement	X			
102	Forklift rental	X			
103	Forklift operator	X			
104	Equipment Fuel	X			