EXHIBIT D DIRECT COSTS/GENERAL CONDITIONS WORK COSTS MATRIX

	Construction	n costs/Paid by Owner		
Description	Direct Cost of the Work	General Conditions Work Costs	Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
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		X**		
8 Project Admin		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		
Travel, Hotel, Meals, etc. (in accordance with Agreement for product 19 verification only)		X		
20 Sick Leave - included in hourly rates		X		
21 Bonuses			Х	
22 Jobsite Office material costs and expendables		X		
23 Warranty			Х	
24 Corrective/Non-conforming repair			Х	
25 Corrective work not due to contractor default			Х	
26 PM auto rental		X		
27 PM auto fuel for on-site job-related errands only - not travel from home		Х		
28 Project Superintendent truck rental		X		
Project Superintendent truck fuel for on-site job-related errands only - not 29 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 Personal Comupters/software			X	
37 General Contractor Bond	Х			
38 Subcontractor Bonds	X*			

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

	Construction costs/Paid by Owner			
Description	Direct Cost of the Work	General Conditions Work Costs	Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
81 Weather protection		X		
82 Mobilization/Demobilization		X		
83 Craft Parking			X	
84 Craft Shuttles				
85 Telephone and Data line Installation		X		
Telephone Bills (On-site hard line phone service - if cell phones max \$50/mo reimbursement in alignment with OSU staff costs)		X		
87 Temp utilities hookup		X		
88 Temp utility bills				X
89 Periodic Cleanup	X			
90 Final cleanup	X			
91 Dump permits/fees	X			
92 Trash removal/Hauling	X			
93 Flagging/Traffic control	X			
94 Dust Control	X			
95 Trash chute	X			
96 Trade permits				X
97 Manlift Materials and Rental	X			
98 Manlift Erect/Dismantle	X			
99 Manlift operator	X			
100 Crane rental	X			
101 Crane operator & bellman	X			
102 Crane Erect/Dismantle/Jump	X			
103 Crane Service agreement costs	X			
104 Temp elevator operator	X			
105 Temp elevator agreement	X			
106 Forklift rental	X			
107 Forklift operator	X			
108 Equipment Fuel	X			
	*Subject to Negotiation			
*** Field Engineer = in:	stall, adjust, and/or tro	uble-shoot equipment payroll, clerical services		