

	A	B	C	D	E
1	<b>Exhibit C to CM/GC Contract</b>				
2	<b>CM/GC Cost Matrix</b>				
3		Direct Cost of Work	General Conditions	CM/GC Fee	Owner Cost
4	Project Superintendent		X		
5	Area Superintendents		X		
6	Project Executive (for project specific time only)		X		
7	Senior Project Manager (for project specific time only)		X		
8	Project Manager		X		
9	Assistant Project Manager		X		
10	Project Engineers		X		
11	Field Engineers		X		
12	Project Administration (secretarial, clerical, etc.)		X		
13	Scheduler (for project specific time only)		X		
14	MEP Coordinator (for project specific time only)		X		
15	LEED Coordinator (for project specific time only)		X		
16	Safety Coordinator (for project specific time only)		X		
17	Employee fringes, vacation and sick leave		X		
18	All travel, lodging, meals, per diem, etc.		X		
19	Jobsite office and storage trailer rental		X		
20	Job office furniture, equipment and expendables		X		
21	Job office security and cleaning		X		
22	Vehicle costs for all CM/GC cars and pickups (including fuel)		X		
23	Postage and FedEx		X		
24	Project photos		X		
25	Computers and software		X		
26	Document printing		X		
27	Warranty and correction of non-conforming work		X		
28	Commissioning coordination		X		
29	Cost estimating (beyond pre-construction phase)		X		
30	Value engineering (beyond pre-construction phase)		X		
31	Temporary toilets		X		
32	Drinking water		X		
33	Contractor signage		X		
34	Safety equipment for CM/GC personnel		X		
35	First aid supplies		X		
36	Substance abuse testing/monitoring		X		
37	CM/GC mobilization/demobilization		X		
38	Jobsite security		X		
39	GM/GC parking/shuttles		X		
40	Telephone and computer installation		X		
41	Telephones, cell phones, radios, pagers		X		
42	Small tools for CM/GC usage		X		
43	Surveying and jobsite layout		X		
44	Barricades		X		
45	Temporary Enclosures		X		
46	Opening protection		X		
47	Safety Railings and fall protection		X		
48	Temporary Stairs		X		
49	Weather protection		X		
50	Mobilization/demobilization		X		
51	Temporary utilities hook up		X		

	A	B	C	D	E
52		Direct Cost of Work	General Conditions	CM/GC Fee	Owner Cost
53	Periodic Clean up		X		
54	Trash removal		X		
55	Contractor Signage		X		
56	Accounting/Data Processing			X	
57	Payroll			X	
58	Bonuses			X	
59	Corporate safety officer			X	
60	Home office administration			X	
61	Corporate IT support			X	
62	Home office payroll costs, fringes, bonuses, etc.			X	
63	Legal			X	
64	CM/GC principals(s) in charge			X	
65	Estimating			X	
66	Value Engineering			X	
67	Corrective/non conforming work repair			X	
68	Warranty repairs			X	
69	Site survey				X
70	Special inspections and testing				X
71	Planning and building permits and fees				X
72	Development fees				X
73	Water, electricity and gas consumption				X
74	Performance/payment bond	X			
75	Subcontractor bonds	X			
76	All risk insurance	X			
77	General liability insurance	X			
78	Subcontracts	X			
79	Wages for trade labor	X			
80	Labor burden for trade labor	X			
81	Rental equipment used on site	X			
82	Temporary fencing	X			
83	Dump fees	X			
84	Final cleanup	X			
85	Flagging/traffic control	X			
86	Dust control	X			
87	Trade permits (if not included in subcontracts)	X			
88	Manlift rental	X			
89	Forklift rental	X			
90	Crane rental	X			