Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: OFF-SITE SERVICES AND STAFF	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Corporate Executives		X					
2	Principal in Charge		X					
3	Project Executive		X					
4	Legal (Basic Service)		X					
5	Project Manager			X				
6	Accounting		X	X				
7	Added Accounting for Lender		X					
8	Scheduling		X	X				
9	Special Lender Reporting		X					
10	Life-Cycle		X					
11	Energy Management		X					
12	Production Engineering			X				
13	Purchasing			X				
14	Value Engineering		X					
15	Systems Development		X					
16	Estimating		X					
17	Cost Engineers			X				
18	Project Coordinator			X				
19	Project Expediter			X				
20	Drafting Detailer			X				
21	Drawing Checker			X				
22	Safety Officer			X				
23	E.E.O. Officer		X					
24	Secretarial		X					
25	Clerk-Typist		X					
26	Fringe Benefits for Above		X	X				
27	Vacations for Above		X	X				
28	Bonuses for Above (If Any)		X	X				
29	Legal (Special Services Extras)							X
30	Entertainment, Business Meals, Etc.		X					

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: ON-SITE SERVICES AND STAFF	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Project Manager (If Required)			X				
2	Project Superintendent			X				
3	General Superintendent (If Required)	X						
4	Mechanical Coordinator (If Required)			X				
5	Electrical Coordinator (If Required)			X				
6	Project Engineer (If Required)			X				
7	Office Engineer (If Required)			X				
8	Scheduling Engineer (If Required)			X				
9	Field Engineer (If Required)			X				
10	Draftsman/Detailer (If Required)			X				
11	Drawing Checker (If Required)			X				
12	Field Accountant (If Required)	X						
13	Time Keeper/Checker (If Required)			X				
14	Scheduling Engineer (If Required)			X				
15	Expediter (If Required)			X				
16	Secretary (If Required)			X				
17	Clerk-Typist (If Required)			X				
18	Rodman and Helpers (If Required)			X				
19	Safety Engineer (If Required)			X				
20	E.E.O. Officer (If Required)		X					
21	Independent Surveyor (If Required)						X	
22	Personal Computer (If Required)			X				
23	Copy Machine (If Required)			X				
24	Fax Machine (If Required)			X				
25	Fringe Benefits		X	X				
26	Vacations for Above Staff		X	X				
27	Bonuses for Above (If Any)		X	X				
28	Entertainment, Business Meals, Etc.		X					

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: TRAVEL AND LODGING	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Off-Site Staff Travel Cost		X					
2	Off-Site Staff Transportation		X					
3	On-Site Project Manager Transportation			X				
4	Superintendent's Transportation			X				
5	Engineer's Transportation	X						
6	Project Staff Moving Expense	X						
7	Project Staff Subsistence Costs	X						
8	Travel/Lodging Out of State		X					
9	Entertainment, Business Meals, Etc.		X					

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: TEMPORARY FACILITIES	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Safety Equipment			X				
2	First Aid Supplies			X				
3	Handrails and Toe Boards				X			
4	Opening Protection				X			
5	Fire Extinguishers			X				
6	Watchman Service						X	
7	Office or Trailer Rental			X				
8	Storage or Trailer Rental				X			
9	Waterboy - Ice - Cups			X				
10	Temporary Toilets			X				
11	Change/Shower Rooms	X						
12	Lunch Rooms	X						
13	Temporary Stairs				X			
14	Temporary Enclosures				X			
15	Fireproofing Enclosure				X			
16	Concrete Work Enclosure				X			
17	Masonry Work Enclosure				X			
18	Temporary Building Heating			X				
19	Project Signs			X				
20	Bulletin Boards			X				
21	Temporary Fencing				X			
22	Covered Walkways				X			
23	Barricades				X			
24	Safety Nets				X			
25	Ambulance Cost	X						
26	Security Guard						X	
27	Architect/Engineer Temporary Office						X	

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: ON-SITE UTILITIES AND SERVICES	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Telephone Installation			X				
2	Telephone Expense			X				
3	Temporary Power Service (If Required)				X			
4	Power Expense						X	
5	Temporary Water Service				X			
6	Temporary Heating Service				X			
7	Temporary Cooling Service	X						
8	Heating Energy Charges						X	
9	Cooling Energy Charges	X						
10	Temporary Wiring				X			
11	Lightbulbs				X			
12	Weekly Cleanup			X				
13	Final Cleanup				X			
14	Dump Permits and Fees			X	X			
15	Debris Hauling/Removal			X	X			
16	Flagman/Traffic Control				X			
17	Street/Walk Cleaning (If Required)				X			
18	Dust Controls				X			
19	Temporary Roads (If Required)				X			
20	Roadway Maintenance (If Required)				X			
21	Temporary Water Expense (If Required)						X	
22	Temporary Sewer Expense	X						
23	Two-way Radio Equipment			X				
24	Trash Chute and Hoppers				X			
25	Architect/Engineer Telephone Charges					X		

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: ON-SITE EQUIPMENT	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Automobile and Fuel			X				
2	Pickup Truck and Fuel			X				
3	Flatbed Truck and Fuel				X			
4	Water Truck and Fuel				X			
5	Air Compressor and Fuel				X			
6	Dewatering Equipment and Fuel				X			
7	Generator and Fuel				X			
8	Debris Removal/Hauling Equipment				X			
9	Snow Removal Equipment				X			
10	Tire and Maintenance Cost for Above			X	X			
11	Welder and Fuel				X			
12	Welding Equipment and Fuel				X			
13	Cutter Torches and Fuel				X			
14	Office Rentals or Cost			X				
15	Storage Rentals or Cost				X			
16	Small Tools Purchase			X	X			
17	Small Equipment Rental			X	X			
18	Office Furniture Rental			X				
19	Fax Machine and Supplies (If Required)			X				
20	Copy Machine and Supplies (If Required)			X				
21	Office Equipment and Supplies (If Required)			X				

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: VERTICAL HOISTING	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Hoist and Tower Rental				X			
2	Small Material Hoist Rental				X			
3	Hoist Landings and Fronts				X			
4	Hoist Operators				X			
5	Hoist Safety Inspections				X			
6	Hoist Materials Skips				X			
7	Hoist Material Hoppers				X			
8	Erect and Dismantle Hoists				X			
9	Fuel, Repairs and Maintenance				X			
10	Hoist Communication				X			
11	Crane Rental				X			
12	Crane Operators				X			
13	Crane Safety Inspections				X			
14	Erect and Dismantle Crane				X			
15	Fuel, Repairs, Maintenance				X			
16	Crane Raising/Jumping Cost				X			
17	Temporary Elevator Rental				X			
18	Elevator Operation Cost				X			
19	Elevator Repairs and Maintenance				X			
20	Cage Rider at Elevator				X			
21	Safety Inspections				X			
22	Forklift Rental				X			
23	Forklift Operators				X			
24	Forklift Safety Inspections				X			
25	Fuel, Repairs, Maintenance				X			
26	Elevator Service Costs				X			
27	Crane/Hoist Inspections				X			
28	Erection/Removal of Above				X			

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: TEMPORARY HEATING (If Required)	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Remove Snow and Ice				X			
2	Partitions and Enclosures				X			
3	Piping Cost in Building				X			
4	Fuel Cost for Heating						X	
5	Power Cost for Heating						X	
6	Steam Purchase Cost	X						
7	Furnace Rental	X						
8	Heater Rental			X				
9	Boiler Rental	X						
10	Operator (Temporary System)			X				
11	Operator (Permanent System)						X	
12	Operation Fire Watch				X			
13	Cleaning Costs				X			
14	Maintenance Cost				X			
15	Warranty Cost				X			
16	Filter Change				X			
17	Temporary Office Heating			X				
18	Lunch Room Heating	X						
19	Change/Shower Room Heating	X						
20	Temporary Enclosures				X			
21	Temporary Partitions				X			
22	Temporary Exterior Enclosure				X			
23	Enclosure Moving/Maintenance				X			

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: REPRODUCTION AND PRINTING	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Cost Study Documents						X	
2	Systems Study Documents						X	
3	Bid Package Documents						X	
4	Bidding Instructions		X					
5	Construction Documents						X	
6	Postage and Express Costs			X				
7	As-Built Documents (Drafting)						X	
8	As-Built Documents (Printing)						X	
9	Accounting Forms		X					
10	Field Reporting Forms		X					
11	Contract Agreements		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	X			
21	Data Processing (Outside Services)	X						
22	Maintenance Manuals			X	X			
23	Operation Manuals			X	X			
24	Special Forms		X					
25	As-Built Record (Field)			X				
26	As-Built Master Drafting						X	

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: QUALITY CONTROL	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Chief Inspector						X	
2	Field Inspector						X	
3	Inspectors Office						X	
4	Inspectors Transportation						X	
5	Inspectors 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	Welding Inspections						X	
13	Fireproofing Inspections						X	
14	Soils Investigations						X	
15	Special Testing Services						X	
16	Supplies and Materials (Field Office)						X	
17	Project Photographs			X			X	
18	Warranty Inspections Coordination			X	X			
19	Air and Water Balancing			X	X			
20	Operator On-Site Training			X	X			
21	Prepare Operation Manuals			X	X			
22	Prepare Maintenance Manuals			X	X			

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: PERMITS AND SPECIAL FEES	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Storage Yard Rental				X			
2	Parking Lot Rentals				X			
3	Parking Fees				X			
4	Curb and Gutter Permits						X	
5	Sign Permits						X	
6	Staking Fees						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	
20	Contractors Licenses		X					
21	Royalties	X						
22	Zoning Fees/Consultants						X	
23	Use Fees						X	
24	Construction Equipment Licenses		X	X	X			
25	Construction Equipment Permits		X	X	X			
26	Street Bonds/Permits						X	
27	AGC/ABC Project Fees		X					

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: INSURANCES AND BONDS	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Builders Risk Insurance						X	
2	Errors and Omissions					X		
3	General Liability				X			
4	Product Liability	X						
5	Excess Liability Coverage				X			
6	Workmen's Compensation		X	X	X			
7	FICA Insurance		X	X	X			
8	Federal Unemployment		X	X	X			
9	State Unemployment		X	X	X			
10	Payment Bond				X			
11	Performance Bond				X			
12	Street/Property Bonds						X	
13	State/Local Bonds						X	
14	Contractors Bonds				X			
15	Warrantee Bond Costs						X	
16	Subcontractor Bonds:				X			
	Note: The school district will only allow a maximum of 3-4 subcontractors to be bonded for which the district will pay for the bonds. Any bonding of subcontractors in excess of 4 cannot be included in the GMP.							
17	Off-site Staff Insurance		X					
18	Off-site Staff Taxes		X					

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: OTHER COSTS	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Project Taxes (On Construction Work)			X	X			
2	Construction Equipment			X	X			
3	Construction Services			X	X			
4	Construction Materials			X	X			
5	Cost of Design and Engineering						X	
6	A/E Cost for Bid Packages					X		
7	A/E Fast Track Cost Extras					X		
8	Preliminary Soils Investigations						X	
9	Title/Development Cost						X	
10	Land Costs						X	
11	Financing/Interest Cost						X	
12	Interim Financing Costs						X	
13	Owner Change Contingency						X	
14	Building Operation after Move-In						X	
15	Building Maintenance after Move-In						X	
16	Moving Coordination						X	
17	Moving Costs						X	
18	Corrective Work Extra		X					
19	Costs of Emergency Work						X	
20	CMGC Overhead Cost		X					
21	CMGC Profit Margin		X					
22	GMP Financial Responsibility						X	
23	Late Payment Interest						X	
24	Environmental Impact Studies						X	

Appendix B

JEFFERSON COUNTY SCHOOL DISTRICT R-1

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

	Phase: ADDITIONAL SERVICES	**Not Required**	**Basic Fee**	**General Conditions Cost**	**Direct Cost of Work**	**With A/E Services**	**Owner Expense**	**Additional Services**
1	Services Not Listed Previously							X
2								
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