

EXHIBIT A

GENERAL CONDITIONS: The following outline shall be used as the basis for establishing the Construction Manager's Fixed General Conditions.

General	
Permit Costs/Plan Check Fees	Cost of the Work
Testing	Cost of the Work
All costs of the Home/Local Office	General Conditions
Preconstruction	
Estimating Staff	NIC-see PART A
Administrative Assistant/Secretary	NIC-see PART A
Travel and Entertainment	NIC-see PART A
Computer Hardware/Software	NIC-see PART A
Office Supplies	NIC-see PART A
Postage & Shipping	NIC-see PART A
Project Management	
Project Executive/Director	General Conditions
Project Manager	General Conditions
Project Engineer	General Conditions
Trade/Discipline Coordinator	General Conditions
Document Engineer/BIM Modeler/Digital Software Engineer	General Conditions
Contract Manager	General Conditions
Project Clerical	General Conditions
Project Accounting	General Conditions
Accounting Processing	General Conditions
Subcontractor/Vendor Payables	General Conditions
Superintendents (Project/General)	General Conditions
Safety Coordinator/Engineer	General Conditions
Quality Control	General Conditions
Travel and Out of Town Expenses	
Moving Expenses	General Conditions
Travel & Expenses – Employee	General Conditions
Travel & Expenses – Jobsite	General Conditions
Management Vehicles	General Conditions
Management Vehicles Fuel & Repairs	General Conditions
Management Vehicles Insurance	General Conditions
Field Engineering	
Primary Control Only	Cost of the Work
Additional Engineering Layout	Cost of the Work

Safety	
Safety Program and Testing	General Conditions
Signage	General Conditions
Project Consumables (PPE)	General Conditions
Drug Testing	General Conditions
First Aid Supplies	General Conditions
Field Office & Equipment	
Field Office Trailer Rent (including mobilization/demobilization)	General Conditions
Field Office Equipment (including vehicles)	General Conditions
Trailer and Compound Insurance	General Conditions
Office Equipment	General Conditions
Computers/Hardware/Software	General Conditions
Field Office Supplies	General Conditions
Postage & Shipping	General Conditions
Courier Service	General Conditions
Sanitary Supplies	General Conditions
Ice/Water/Cups/Beverages	General Conditions
Telephone/Data System/Service	General Conditions
Telephone/Data Installation	Cost of the Work
Cellular Phones	General Conditions
Refundable Deposits	General Conditions
Temporary Utilities – Office Compound	Cost of the Work
Project Documentation	
Production Drawings and Printing for Bidding/Construction	General Conditions
Onsite Printing	General Conditions
Digital Plan Management	General Conditions
Monthly Aerial Photos and Progress Photos	General Conditions
Project Closeout Documents	General Conditions
As-Built Drawings	General Conditions
Document Scanning/Archiving	General Conditions
Temporary Facilities	
Traffic Control	General Conditions
All Mobilization/Demobilization	General Conditions
Field Office Set-up	General Conditions
Maintenance and Cleaning of Field Office	General Conditions
Storage Trailers	General Conditions
Repair Streets, Curbs, Walks (unless part of scope of work)	General Conditions
Temporary Roads	General Conditions
Temporary Stairs & Landings (Field Office)	General Conditions
Job Signs	General Conditions
Temporary Signage	General Conditions

Communication System	General Conditions
Field Communication	General Conditions
Personnel/Material Lift	Cost of the Work
Temporary Utilities	
Temporary Electric Service for Field Office Compound	Cost of the Work
Temporary Electric Service for Construction	Cost of the Work *
Temporary Lights & Wiring for Construction Use	Cost of the Work *
Temporary Water	Cost of the Work
Temporary Toilets	General Conditions
Sanitary Supplies	General Conditions
Temporary Heat and Equipment (Cold Weather Construction)	Cost of the Work *
Temporary Protection	
Protect Stored Materials	Cost of the Work *
Protect New Work	Cost of the Work *
Protection of Existing Facilities	Cost of the Work *
Weather Protection	Cost of the Work *
Materials & Labor Staging	
Employee Vans/Buses/Shuttles	Cost of the Work
Storage Facilities (on/off site) – Subcontractor	Cost of the Work *
Storage Facilities (on/off site) – Construction Manager	Cost of the Work
Transportation & Handling	Cost of the Work *
Mobile Crane and Lifts	Cost of the Work *
Clean-up	
Daily Clean-up	Cost of the Work *
Trash Chutes	Cost of the Work
Trash Containers & Buggies	Cost of the Work
Recycling Required by Contract	Cost of the Work
Construction Manager Equipment & Tools	
CM Owned Equipment Rental (up to 100% of value)	Cost of the Work
Third Party Equipment Rental	Cost of the Work
Fuels/Lubricants/Repairs	Cost of the Work
Freight	Cost of the Work
Scaffolding and Stages	Cost of the Work *
Small Tools	General Conditions
Supplies and Consumables	General Conditions
Other	
Data Processing	General Conditions
Incentive Compensation	General Conditions
Insurance Inspections	General Conditions

Partnering Expenses	General Conditions
TERO Fees	Cost of the Work
TERO Worker Permits	Cost of the Work *
Job Fairs	Cost of the Work
Warranty Work Costs of Construction Manager	General Conditions
Warranty Walk Costs of the Construction Manager	General Conditions
Punchlist Labor and Costs of Construction Manager	General Conditions
Insurance	
General Liability	Cost of the Work
Subcontractor Bonds	Cost of the Work
Builder's Risk Insurance	Cost of the Work
* Cost of the Work – Cost typically included in a subcontractor bid package	