

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 | General Conditions |
| Administrative Assistant/Secretary | General Conditions |
| Travel and Entertainment | General Conditions |
| Computer Hardware/Software | General Conditions |
| Office Supplies | General Conditions |
| Postage & Shipping | General Conditions |
| 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 |
| Building Commissioning Services | General Conditions |
| | |
| Insurance | |
| General Liability | Cost of the Work |
| Subcontractor Bonds (if applicable-see RFP Section IV) | Cost of the Work |
| Builder's Risk Insurance | Cost of the Work |
| | |
| * Cost of the Work – Cost shall be included in a subcontractor bid package | |