

Appendix C

DOUGLAS COUNTY SCHOOL DISTRICT 0001

CONSTRUCTION MANAGER/GENERAL CONTRACTOR or DESIGN/BUILDER

METHOD OF PAYMENT

Phase: <u>OFF-SITE SERVICES AND STAFF</u>		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					
7	Added Accounting for Lender		X					
8	Scheduling		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

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Phase: <u>TEMPORARY FACILITIES</u>		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/Security Guard 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	Architect/Engineer Temporary Office			X				

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Phase: <u>ON-SITE UTILITIES AND SERVICES</u>		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		

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

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Phase: <u>VERTICAL HOISTING</u>		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			

