

STUDENT HEALTH CENTER CONSTRUCTION PROJECT
UNIVERSITY OF SOUTH CAROLINA
STATE PROJECT H27-6091-SG

PROJECT COST MATRIX

The following tables provide a common basis for the allocation of various elements of expenses and overhead cost associated with the CM-R's services. For each Preconstruction Services item marked with an "x," provide the estimated total cost, supported by details including units, unit costs, and quantities. All preconstruction services cease upon approval of the GMP change order.
Note: Aggregating similar, small elements of cost is acceptable, provided that the aggregated cost cannot exceed \$10,000. The University may request additional detail and supporting documents for any element of cost as required for its determination of cost reasonableness.

Office/Administrative Expenses	Preconstruction Services	Construction Services	Cost of Work	By Owner
1. CM Field Office, Furniture & Furnishings		X		
2. Office Supplies – Preconstruction Phase	X			
3. Office Supplies – Construction Phase		X		
4. Field Office Equipment & Maintenance		X		
5. Owner/A-E Office, Equipment & Utilities		X		
6. Jobsite Radios/Beepers		X		
7. Copy Machine & Maintenance– Preconstruction.	X			
8. Copy Machine & Maintenance– Construction		X		
9. Computers, Usage, Software & Maintenance – Preconstruction.	X			
10. Computers, Usage, Software & Maintenance--Construction		X		
11. Fax Machine & Service		X		
12. Field Office Telephone		X		
13. Long Distance–Preconstruction.	X			
14. Long Distance–Construction		X		
15. Office Janitorial		X		
16. Postage & Expressage–Preconstruction	X			
17. Postage & Expressage–Construction		X		
18. Plans & Specifications (6 sets per bid pkg.)		X		
19. Scheduling Expenses		X		
20. Construction Photos & Supplies		X		
21. Project Superintendent (only) Moving Expenses		X		
22. Job Travel		X		
23. Job Meetings & Ceremony Expense		X		
24. Partnering Sessions	X	X		
25. Construction Trade Training Program		X		

STUDENT HEALTH CENTER CONSTRUCTION PROJECT
UNIVERSITY OF SOUTH CAROLINA
STATE PROJECT H27-6091-SG

PROJECT COST MATRIX

Office/Administrative Expenses	Preconstruction Services	Construction Services	Cost of Work	By Owner
26. Drawing Coordination Consultant		X		
27. Record Drawings		X		
28. Advertising (for bids)			X	
29. Messenger/Runner/Courier			X	
30. Cost Accounting and Audit	X	X		
31. Records Storage		X		
32. Public Information Program		X		
33. Subtotal Office/Administrative	\$	\$	\$	\$

Temporary Utilities	Preconstruction Services	Construction Services	Cost of Work	By Owner
34. Temporary Electric Service		X		
35. Temporary Water Service		X		
36. Temporary Gas Service		X		
37. Temporary HVAC		X		
38. Temporary Construction Facilities and Services		X		
39. Cleanup and Dumpsters		X		
40. Subtotal Temporary Utilities	\$	\$	\$	\$

Testing, Inspection & Quality Control	Preconstruction Services	Construction Services	Cost of Work	By Owner
41. Testing Laboratory Services				X
42. Soils Testing & Inspections				X
43. Concrete Testing & Inspections				X
44. Building Inspections				X
45. QC/QA Manager		X		
46. Concrete Consultant (w/Owner approval only)	X			
47. Structural Consultant (w/Owner approval only)	X			
48. Envelope Consultant (w/Owner approval only)	X			
49. Subtotal Testing, Inspection & QC	\$	\$	\$	\$

STUDENT HEALTH CENTER CONSTRUCTION PROJECT
UNIVERSITY OF SOUTH CAROLINA
STATE PROJECT H27-6091-SG

PROJECT COST MATRIX

Taxes, Insurance & Fees	Preconstruction Services	Construction Services	Cost of Work	By Others
50. Building Permits		X		
51. Special Permits, Licenses, Fees		X		
52. Utility Connection Permits		X		
53. Operational Permits				X
54. Easements				X
55. Impact Fees		X		
56. Builder's Risk Insurance		X		
57. Insurance Deductibles		X		
58. Liability & Property Insurance for Project		X		
59. Miscellaneous Insurance		X		
60. Sales, Use and Gross Receipts Taxes		X		
61. Performance & Payment Bonds (<u>for CM-R only</u> , not including bonds for subcontractors)		X		
62. Subtotal Taxes, Insurance & Fees	\$	\$	\$	\$

Construction Management Labor	Preconstruction Services	Construction Services	Cost of Work	By Others
63. Payroll Tax and Fringes	X	X		
64. Worker's Compensation Insurance	X	X		
65. CM Labor—Preconstruction (as identified and detailed in the Task-Labor Hour breakdowns for Phases 1 and 2))	X			
66. CM Labor--Construction		X		
67. Safety Officer		X		
68. General Conditions Labor		X		
69. Subtotal CM Labor	\$	\$	\$	\$

Construction Management Fees	Preconstruction Services	Construction Services	Cost of Work	By Others
70. Legal Fees		X		
71. Other CM Fees (provide supporting details)		X		
72. Subtotal CM Fees	\$	\$	\$	\$

STUDENT HEALTH CENTER CONSTRUCTION PROJECT
UNIVERSITY OF SOUTH CAROLINA
STATE PROJECT H27-6091-SG

PROJECT COST MATRIX

Construction Equipment & Tools	Preconstruction Services	Construction Services	Cost of Work	By Others
73. Levels and Transits		X		
74. Field Engineer		X		
75. Layout Crew		X		
76. Engineering Equipment		X		
77. Engineering Supplies		X		
78. Layout/Batter boards			X	
79. Licensed Survey Layout		X		
80. Site Surveys & Soils Reports				X
81. Subtotal Equipment & Tools	\$	\$	\$	\$

Permanent Construction	Preconstruction Services	Construction Services	Cost of Work	By Others
82. Trade Contract Cost			X	
83. Self-Perform Labor & Materials			X	
84. Materials Incorporated into the Work			X	
85. Corrective Work			X	
86. Punch List Work			X	
87. Warranty Work			X	
88. Subtotal Permanent Construction	\$	\$	\$	\$