

**OZARKS TECHNICAL COMMUNITY COLLEGE  
CONSTRUCTION MANAGEMENT SERVICES AT RISK**

**OTC WAYNESVILLE EDUCATION CENTER  
LOT 4, GW LANE (Outer Road )  
Waynesville, Missouri 65584**

**General Conditions Breakdown**

(Check box to indicate fee allocation)

DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK
<b>PRECONSTRUCTION/CONSTRUCTION MANAGEMENT SERVICES</b>					
1. Design Coordination Meetings Attendance					
2. Initial Cost Opinion/Control Estimate					
3. Participate In MEP-FP Selection					
4. Constructability Analysis Through Completion					
5. Cost Analysis/Control Through Completion					
6. MEP-FP Design Coordination Reviews					
7. CD Document Review					
8. Subcontract Bidding/Buyout Process					
9. MBE/WBE Participation Program Management					
10. Substance Abuse Policy Management					
11. Project Superintendents					
12. Field Engineer/Project Manager					
13. Corporate Executives/Legal Services					
14. Principal In Charge					
15. Project Executive					
16. Accounting/Purchasing					
17. Scheduling/Phasing/Expeditor/Life Cycle Analysis					
18. Energy Management					
19. Production Engineering					
20. Value Engineering					
21. Systems Development					
22. Estimating					
23. Cost Engineers					
24. Project Coordinator					
25. Project Expeditor					

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
26. Drafting Detailer						
27. Drawing Checker						
28. Safety Officer						
29. E.E.O. Officer						
30. Secretarial						
31. Clerk-Typist						
32. Mechanical Coordinator						
33. Electrical Coordinator						
34. Project Engineer						
35. Scheduling Engineer						
36. Time Keeper/Checker						
37. Safety Engineer						
38. Superintendent's Transportation						
39. Off-Site Staff Travel Cost						
40. Off-Site Staff Transportation						
41. On-Site Project Manager Transportation						
42. Engineer's Transportation						
43. Project Staff Moving Expense						
44. Project Staff Subsistence Costs						
(NOTE: PERSONNEL COSTS INCLUDE SALARIES & FRINGE BENEFITS)						
<b>SAFETY, SECURITY AND SERVICES</b>						
1. Safety Equipment						
2. First Aid Supplies						
3. Handrails and Toe Boards						
4. Opening Protection						
5. Fire Extinguishers/Fire Watch						
6. Security Guard/Watchman Service						
7. Routine Cleanup						
8. Final Cleanup						
9. Temporary Fencing						

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
10. Covered Walkways						
11. Barricades						
12. Safety Nets						
13. Ambulance Costs						
14. Debris Hauling/Removal						
15. Traffic Control						
16. Roadway Maintenance						
17. Dust Controls						
18. 2-Way Radio Equipment						
19. Trash Chute and Hoppers						
20. Snow and Ice Removal						
<b>FACILITIES, EQUIPMENT AND UTILITIES</b>						
1. Office and Trailer Rentals						
2. Waterboy - Ice - Cups						
3. Temporary Wiring/Lighting						
4. Power Expenses						
5. Temporary Water Services						
6. Heating Expenses						
7. Cooling Expenses						
8. Temporary Toilets/Sewer Services						
9. Change/Shower Rooms						
10. Lunch Rooms						
11. Temporary Stairs						
12. Temporary Enclosures/Partitions						
13. Project Signs/Bulletin Boards						
14. Telephone Expenses						
15. Temporary Roads						
16. Trucks						
17. Air Compressors						
18. Dewatering Equipment						
19. Generators						

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
20. Miscellaneous Equipment						
21. Fuel, Repairs, and Maintenance						
<b>VERTICAL HOISTING</b>						
1. Hoist (Tower Crane)						
2. Small Material Hoist Rental						
3. Hoist Landings and Fronts						
4. Hoist Operators						
5. Hoist Material Skips						
6. Hoist Material Hoppers						
7. Erect and Dismantle Hoists						
8. Fuel, Repairs, Maintenance For Hoists						
9. Hoist Communication						
10. Crane Rental						
11. Crane Operators						
12. Erect and Dismantle Crane						
13. Fuel, Repairs, Maintenance For Crane						
14. Crane Raising/Jumping Cost						
15. Temporary Elevator Rental						
16. Elevator Operation Cost						
17. Elevator Repairs and Maintenance						
18. Cage Rider at Elevator						
19. Forklift Rental						
20. Forklift Operators						
21. Fuel, Repairs, Maintenance For Forklifts						
22. Elevator Service Costs						
23. Safety Inspections For Hoisting Equipment						
<b>REPRODUCTION AND PRINTING</b>						
1. Cost Study Documents						
2. Systems Study Documents						
3. Bid Package Documents						
4. Bidding Instructions						

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
5. Construction Documents Printing						
6. Postage and Express Costs						
7. As-Built Documentation						
8. As-Built Documents (Printing/Drafting)						
9. Accounting Forms						
10. Field Reporting Forms						
11. Contract Agreement Forms						
12. Schedule Report Forms						
13. Estimating Forms						
14. Cost Reporting Forms						
15. Presentation Charts and Graphics						
16. Value Analysis Studies						
17. Data Processing (In-House)						
18. Reference Materials						
19. Duplication Expense (Miscellaneous)						
20. Shop Drawing Printing						
21. Maintenance Manuals						
22. Operation Manuals						
23. Special Forms						
<b>QUALITY CONTROLS</b>						
1. Chief Inspector						
2. Field Inspector						
3. Inspector's Office						
4. Inspector's Transportation						
5. Inspector's Equipment						
6. Special Inspection Consultants						
7. Special Testing Consultants						
8. Concrete Testing						
9. Masonry Testing						
10. Compaction Testing						
11. Welding Testing						

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
12. Soils Investigations						
13. Special Testing Services						
14. Supplies and Materials (Field Office)						
15. Project Photographs						
16. Warranty Inspections Coordination						
17. Air and Water Balancing						
18. Operator On-Site Training						
19 Prepare Operation Manuals						
20. Prepare Maintenance Manuals						
<b>PERMITS AND SPECIAL FEES</b>						
1. Storage Yard Rental						
2. Parking Lot Rentals						
3. Parking Fees						
4. Curb and Gutter Permits						
5. Sign Permits						
6. Staking & Layout Fees and Costs						
7. Sidewalk Permits						
8. Landscape Permits						
9. Street/Curb Design Charge						
10. Building Permits						
11. Plan Check Fees						
12. Water Connection Fee						
13. Sanitary Connection Fee						
14. Storm Connection Fee						
15. Gas Service Charge						
16. Power Service Charge						
17. Steam Service Charge						
18. Chiller Water Service Charge						
19. Special Tap Fees						
20. Contractor's Licenses						
21. Royalties						

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DESCRIPTION	INCLUDE IN FEE	INCLUDE IN GENERAL CONDITIONS	A/E	OWNER	DIRECT COST OF WORK	
22. Zoning Fees/Consultants						
23. Use Fees						
24. Constructon Equipment Licenses						
25. Construction Equipment Permits						
26. A.G.C. Fees						
<b>INSURANCE AND BONDS</b>						
1. Builders Risk Insurance						
2. Errors and Omissions						
3. General Liability						
4. Completed Operations Liability						
5. Excess Liability Coverage						
6. Workman's Compensation (On-Site Staff)						
7. FICA Insurance (On-Site Staff)						
8. Federal Unemployment (On-Site Staff)						
9. State Unemployment (On-Site Staff)						
10. Payment Bond						
11. Performance Bond						
12. Off-Site Staff Insurance						
13. Off-Site Staff Taxes						
<b>OTHER COSTS</b>						
1. Project Taxes						
2. Construction Equipment						
3. Construction and Services						
4. Construction Materials						
5 Cost of Design and Engineering						
6. A/E Cost for Bid Packages						
7. Preliminary Soils Investigations						
8. Title/Development Cost						
9. Land Costs						
10. Financing/Interest Cost						
11. Interim Financing Costs						

