

#	EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
	PRE-CONSTRUCTION SERVICES						
A.	PROJECT MANAGEMENT						
1.	Architectural Consultant Selection					X	
2.	Civil Consultant Selection					X	
3.	Structural Consultant Selection					X	
4.	Mechanical Consultant Selection					X	
5.	Electrical Consultant Selection					X	
6.	Special Consultant Selection					X	
7.	Review Design Concepts	X				X	
8.	Develop Bid Packages	X				X	
9.	Site Use Recommendations	X				X	
10.	Material Selection Recommendations	X				X	
11.	Building Systems Recommendations	X				X	
12.	Building Equipment Recommendations (Movable)				X	X	
13.	Building Equipment Recommendations (Fixed)	X			X	X	
14.	Coordinate Owner-Supplied Fixed Equipment	X			X	X	
15.	Coordinate Owner-Supplied Movable Equipment				X	X	
16.	Construction Feasibility Recommendations	X					
17.	Construction Scheduling Recommendations	X					
18.	Life Cycle Costing Analysis	X					
19.	Informal Value Engineering	X					
20.	Formal Value Engineering	X					
21.	Energy Use Analysis & Recommendations						X
22.	Labor Availability Review (Subcontractors)	X					
23.	Material Availability Review	X					
24.	Equipment Availability Review	X					
25.	Subcontractor Availability Review	X					
26.	Construction Logistical & Execution Plan	X					
B.	PROJECT COST CONTROL						
1.	Total Project Cost Budget	X			X	X	
2.	Construction Cost Budget	X					
3.	Schematic Design Cost Estimate						X
4.	Guaranteed Maximum Price Cost Estimate	X					
5.	GMP Proposal	X					
6.	Bid Package Estimates	X					
7.	Construction Cash Flow Projections (Monthly)	X	X				
8.	Material Surveys & Trade Contractor Estimates	X					
9.	Set-Up Cost Accounting		X				
10.	Set-Up Reporting Methods		X				
11.	Set-Up Payment Procedure		X				
12.	Set-Up Change Order Procedure		X				
13.	Prepare Change Order Cost Estimates		X				
14.	Verify Correctness of Quantities & Prices of All COs		X				
15.	Continued Project Cost Monitoring		X				
C.	PROJECT SCHEDULING						
1.	Preconstruction Activity Schedule (Bar Chart)	X					
2.	Construction Activity Schedule (CPM Set-Up)	X					
3.	Const Activity Schedule w/ Milestones (CPM Updates)		X				
4.	Shop Drawing & Submittal Schedule / Procedure		X				
5.	Mock-Up Schedule & Procedure		X				
6.	Short-Interval Schedules		X				
7.	Occupancy Schedules		X				
D.	SUBCONTRACTOR SELECTION / PURCHASING						
1.	Set Prequalification Criteria	X					
2.	Recommend Subcontractor Selection Methods	X					
3.	Recommend Subcontractor Award Methods	X					
4.	Develop Subcontractor Interest	X					
5.	Prepare Bidding Schedules	X					

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6.	Issue Plans, Specifications & Addenda	x					
7.	Receive Bids	x					
8.	Analyze Bids	x					
9.	Recommend Award	x					
10.	Determine Local Manpower Availability	x					
11.	Prepare Subcontracts & Supplier Contracts		x				
12.	Prepare Change Orders		x				
13.	Verify Correctness of Quantities & Prices of All CO's		x				
14.	Coordinate Owner-Supplied Fixed Equipment		x				
E. CONTRACT DOCUMENT COORDINATION							
1.	Constructibility Review & Recommendations	x					
2.	Responsibility For Temporary Facilities	x					
3.	Review For Jurisdictional Overlap	x					
4.	Review For Inclusion of All Work	x					
5.	Review For Adequately Phased Construction	x					
6.	Identify Long-Lead Items	x					
7.	Identify Commodity Shortages	x					
8.	Review For Installation of Owner Supplied Fixed Equip	x					
9.	Apply For Building Permits				x		
10.	Obtain Building Permits				x		
CONSTRUCTION SERVICES							
F. GENERAL CONTRACTOR OFF-SITE STAFF & SERVICES							
1.	Corporate Executives	x	x				
2.	Principal In Charge	x	x				
3.	Project Executive	x	x				
4.	Operations Manager	x	x				
5.	Construction Manager	x	x				
6.	Project Manager	x	x				
7.	Project Engineer	x	x				
8.	Mechanical & Electrical Coordinator	x	x				
9.	Safety Manager / Field Audit	x	x				
10.	EEO Officer	x	x				
11.	Human Resources	x	x				
12.	Secretarial	x	x				
13.	Preconstruction Services (OMIT, pre-assigned above)						
14.	Project Estimating	x	x				
15.	Project Accounting	x	x				
16.	Project Data Processing	x	x				
17.	Project Scheduling	x	x				
18.	Project Purchasing	x	x				
19.	Basic Legal Services	x	x				
20.	Home Office Operating Expenses	x	x				
21.	Benefits for Above Personnel	x	x				
22.	Vacations for Above Personnel	x	x				
23.	Bonuses for Above Personnel (If Any)	x	x				
G. GENERAL CONTRACTOR ON-SITE STAFF & SERVICES							
1.	Project Manager(s)		x				
2.	Project Superintendent(s)			x			
3.	Assistant Superintendent(s)			x			
4.	Project Engineer(s)		x				
5.	Field Engineer(s)			x			
6.	Mechanical & Electrical Coordinator(s)		x				
7.	Quality Control Engineer (As Required)		x				
8.	Project Assistant / Clerk / Typist (As Required)		x				
9.	Safety Engineer (As Required)		x				
10.	Field Accounting		x				
11.	Data Processing		x				
12.	Field Engineering & Layout			x			

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13.	Registered Surveyor (As Required)			X			
14.	Security Guard / Watchman Service			X			
15.	Ground Transportation (As Required)			X			
16.	Airline Transportation (As Required)		X				
17.	Meals & Lodging (As Required)		X				
18.	Personnel Moving & Relocation Expense		X				
19.	Personnel Subsistence Costs		X				
20.	Benefits for Above Personnel		X	X			
21.	Vacations for Above Personnel		X	X			
22.	Bonuses for Above Personnel (If Any)		X				
H.	QUALITY CONTROL / WARRANTY						
1.	Implement & Submit Construction Quality Control Plan		X				
2.	Quality Control Responsibility		X				
3.	Quality Control Inspection Responsibility		X				
4.	Field Inspector		X		X		
5.	Inspector's Office				X		
6.	Inspector's Transportation				X		
7.	Inspector's Equipment				X		
8.	Testing & Inspections				X		
9.	Special Inspection Consultants				X		
10.	Special Testing Consultants			X	X		
11.	Concrete Testing				X		
12.	Masonry Testing				X		
13.	Compaction Testing			X	X		
14.	Field Welding & AISC Bolted Connection Testing						
15.	Soils Investigations / Geotechnical Reports				X		
16.	Environmental Testing				X		
17.	Environmental Inspection				X		
18.	Environmental Cleanup Coordination / Govt Document				X		
19.	Special Testing Services				X		
20.	Project Progress Photographs		X				
21.	Warranty Inspections Coordination		X				
22.	Air & Water Balancing			X			
23.	Operator On-Site Training		X				
24.	Prepare Operation Manuals		X				
25.	Prepare Maintenance Manuals		X				
26.	Prepare Preventive Maintenance Manual		X				
27.	Drug Testing & Screening (Field Personnel)		X				
28.	Warranty Inspections Coordination		X				
29.	Warranty Service Cost Reserves		X				
30.	Prepare Punch List(s)		X				
31.	Approve Punch List(s)				X	X	
I.	TEMPORARY FACILITIES						
1.	Temporary Field Office Facility			X			
2.	Field Office Furniture & Equipment		X				
3.	Field Office Copier(s)		X				
4.	Field Office Fax Machine(s)		X				
5.	Field Office Computer(s) & Software		X				
6.	Field Office Supplies		X				
7.	CM/GC's Storage Trailers / Sheds			X			
8.	Field Office Equipment Maintenance & Repairs		X				
9.	Architect / Engineer Temporary Office						X
10.	Project Sign		X				
11.	Directional / Warning Signs		X				
12.	Bulletin Boards		X				
13.	Potable Drinking Water / Ice / Cups		X				
14.	Temporary Toilets / Sanitary Sewer			X			
15.	Temporary Construction Fencing / Silt Fencing			X			
16.	Barricades			X			
17.	Covered Walkways						X

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18.	Safety Equipment			x			
19.	First Aid Station & Supplies		x				
20.	Handrails / Toe Boards / Opening Protection			x			
21.	Safety Nets						x
22.	Temporary Stairs						x
23.	Fire Extinguishers			x			
24.	Flagman / Traffic Control			x			
25.	Job Hauling Charges			x			
J.	TEMPORARY UTILITIES						
1.	Temp Telephone Install Equipment & Monthly Fee			x			
2.	Telephone Expense (Long Distance Charges)			x			
3.	Telephone Expense (Internet Charges)			x			
4.	Cellular Phone Charges			x			
5.	Arch / Engr Telephone Charges (Local Calls)					x	
6.	Temporary Electrical Service / Distribution			x			
7.	Temporary Electrical Wiring & Lighting			x			
8.	Lightbulbs & Temp Electrical Maintenance			x			
9.	Electrical Power Consumption Expense			x			
10.	Temporary Water Service / Distribution			x			
11.	Temporary Water Consumption Expense			x			
12.	Temporary Gas Service / Distribution			x			
13.	Temporary Gas Service Consumption Expense			x			
14.	Temporary Heating Service (Permanent System)			x			
K.	CLEAN-UP						
1.	Daily Clean-Up			x			
2.	Final Clean-Up			x			
3.	Final Glass Cleaning			x			
4.	Debris Hauling/Removal			x			
5.	Trash Chutes						x
6.	Trash Dumpsters			x			
7.	Dump Permits & Fees			x			
8.	Dust Control			x			
L.	WEATHER PROTECTION / TEMPORARY HEATING						
1.	Remove Snow & Ice (Site)			x			
2.	Remove Snow & Ice (Buildings)			x			
3.	Temporary Enclosures (Buildings)			x			
4.	Temporary Weather Protection for Sub Trades			x			
5.	Temporary Heating Equipment for Sub Trades			x			
6.	Temporary Field Office Heating Energy Cost			x			
7.	Fuel Cost for Heating (Permanent Heat System)				x		
8.	Permanent Heat System Filter Replacement			x			
9.	Maintenance Cost (Permanent Heat System)			x			
10.	Warranty Cost (Permanent Heat System)			x			
11.	Temporary Heat Energy / Fuel			x			
M.	ON-SITE EQUIPMENT / HOISTING						
1.	Automobile(s) & Fuel		x				
2.	Pick-Up Truck(s) & Fuel		x				
3.	Tires & Maintenance Cost for CM/GC Equipment		x				
4.	Hoisting Equipment & Fuel			x			
5.	Mobile Crane(s)			x			
6.	Material/Personnel Hoist(s)			x			
7.	Crane & Hoist Operator(s)			x			
8.	Temporary Elevator Cab Protection						x
9.	Temporary Elevator Maintenance Charges						x
10.	2-Way Radio Equipment		x				
N.	SMALL TOOLS & EXPENDABLE SUPPLIES						
1.	Small Tools (CM/GC's Only)			x			

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2.	Expendable Supplies (CM/GC's Only)			x			
O.	ECO BUILD REQUIREMENTS						
1.	MR2.1 Const Waste Management, Salvage or Recycle 50%						x
2.	MR2.2 Const Waste Management, Salvage Additional 25%			x			
3.	MR5.1 Local/Regional Materials, 20% Manufactured Locally			x			
4.	MR5.2 Local/Regional Materials, 10% Harvested Locally			x			
5.	IAQ3.1 Construction IAQ Management Plan, Const			x			
6.	IAQ4.1 Low-Emitting Materials, Adhesives & Sealants			x			
7.	IAQ4.2 Low-Emitting Materials, Paints			x			
8.	IAQ4.3 Low-Emitting Materials, Carpet			x			
9.	IAQ4.4 Low-Emitting Materials, Composite Wood			x			
P.	DOCUMENT REPRODUCTION / PRINTING						
1.	Cost Study Drawings & Specifications				x		
2.	Bid Package Drawings & Specifications				x		
3.	Construction Drawings & Specifications (30 Sets Max.)				x		
4.	Subcontractor / Supplier Prequalification Forms	x	x				
5.	Bidding Instructions	x	x				
6.	Postage & Express Delivery Costs	x	x				
7.	Subcontract & Supplier Contract Agreement Forms	x	x				
8.	Shop Drawing Reproduction		x				
9.	Printing & Duplication Expense (Miscellaneous)	x	x				
10.	As-Built Documents (Mark-ups & Recording)			x			
11.	As-Built Documents (Computer Aided Drafting)			x			
12.	As-Built Documents (Printing)			x			
13.	Maintenance Manuals (From Subs)			x			
14.	Operation Manuals (From Subs)			x			
15.	Estimating Forms	x	x				
16.	Schedule Report Forms	x	x				
17.	Accounting Forms	x	x				
18.	Field Reporting Forms		x				
19.	Cost Reporting Forms		x				
20.	Special Forms	x	x				
Q.	INSURANCE & BONDS						
1.	Builder's Risk Insurance			x			
2.	Builder's Risk Deductable			x			
3.	Special Insurance - Earthquake						x
4.	Special Insurance - Fire						x
5.	Special Insurance - Flood						x
6.	Special Insurance - Machinery & Equipment			x			x
7.	General Liability Insurance			x			
8.	Umbrella Liability Insurance			x			
9.	Excess Liability Insurance						x
10.	Completed Products Insurance			x			
11.	Professional Liability Insurance					x	
12.	Workman's Compensation Insurance (CM/GC's Only)	x	x	x			
13.	FICA / Medicare Insurance (CM/GC's Only)	x	x	x			
14.	Federal Unemployment Insurance (CM/GC's Only)	x	x	x			
15.	State Unemployment Insurance (CM/GC's Only)	x	x	x			
16.	Performance Bond			x			
17.	Payment Bond			x			
18.	Subcontractor & Supplier Bonds			x			
R.	PERMITS & FEES						
1.	Foundation Permit				x		
2.	Superstructure Permit				x		
3.	Building Permit (General)				x		
4.	Mechanical Building Permit			x			
5.	Electrical Building Permit			x			
6.	Plan Check Fees				x		

#	EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
7.	Street Use Permit						x
8.	Curb & Gutter Permit						x
9.	Sidewalk Permit						x
10.	Landscape Permit						x
11.	Street / Curb Design Charge						x
12.	Sign Permits						x
13.	Site Drainage Study						
14.	Site Drainage Permit				x		
15.	Utility Development Fees				x		
16.	Plant Investment Fees				x		
17.	Electrical Primary Construction Fee				x		
18.	Water Service Construction Fee						x
19.	Gas Service Construction Fee				x		
20.	Water Tap (Inspection) Fee				x		
21.	Sanitary Tap (Inspection) Fee				x		
22.	Storm Tap (Inspection) Fee						x
23.	Special Tap Fees						x
24.	Contractor's Licenses		x				
25.	Zoning Fees				x		
26.	Construction Equipment Licenses			x			
27.	Construction Equipment Permits			x			
S.	OTHER COSTS						
1.	Sales & Use Taxes (As Required)(EXEMPT)						x
2.	Construction Labor Costs			x			
3.	Construction Material Costs			x			
4.	Construction Equipment Costs			x			
5.	Cost of Design & Engineering				x		
6.	A/E Cost for Bid Packages				x		
7.	Preliminary Soils Investigation				x		
8.	Title / Development Cost				x		
9.	Land Costs				x		
10.	Financing / Interest Cost				x		
11.	Interim Financing Costs				x		
12.	Building Operation After Move-In				x		
13.	Building Maintenance After Move-In				x		
14.	FF&E Coordination Services						x
15.	Owner Moving Transition Manual						
16.	Owner Moving Costs						x
17.	GMP Financial Responsibilities				x		
18.	Preconstruction Services	x					
19.	Construction Management Services		x				
20.	Guaranteed Maximum Price Proposal	x					
21.	Weekly Project Team & Subcontractor Meetings		x				
22.	Weekly Project Meeting Minutes & Distribution		x				
23.	CM/GC Overhead Cost	x	x				
24.	CM/GC Profit & Margin	x	x				