

Fee Matrix

Description	Included in Cost of the Work	Not Included - Paid By Owner	Not Included - In Subcontractor Scope of Work	Comments
Construction Manager Overhead and Profit	X			
Site Office Staff	X			
Travel Costs for Site Office Staff	X			
Mobilization & Demobilization	X			
Courier Service	X			
Parking costs - Meetings Off Project Site	X			
Parking costs - Site Parking - For CM Project Staff (\$10/day)	X			
Parking costs - Site Parking - Subcontractors			X	
Building Permit		X		
Trade Permits			X	
Consultants Fees		X		
Commissioning Agent		X		
Design Consultants		X		
Insurance - As described in Section 12	X			
Insurance - All other Insurance (Wrap Up Liability, Property, Boiler & Machinery, etc)		X		To be Cost of the Work once agreed to by all parties
Bonding	X			
Digital Project Photos (Non-Professional) - Includes Preconstruction Photos	X			
Professional Photos		X		
Mock Ups (if needed)			X	
Removal of hazardous materials			X	
Printing - For CM Use Only (Also includes for Subcontractor Distribution)	X			
Print Drawings & Specifications (Also includes for Subcontractor Distribution)	X			
Print Drawings & Specifications - IFC (Also includes for Subcontractor Distribution)	X			
Third Party Inspection & Testing		X		
Security Personnel and Equipment (part time or full time)		X		CM is responsible for security of their site. If Owner requires additional it will be considered Cost of the Work.
Webcam and Remote Security		X		CM is responsible for security of their site. If Owner requires additional it will be considered Cost of the Work.
Safety Supplies For Project Staff	X			
Safety Supplies For Site	X			
Site Office complete with office furniture	X			
Site Office Phones, Internet Access	X			
Computers & LAN Setup for Project Staff	X			
On Site Printer for Project Staff	X			
Site Office Supplies	X			
Project Management Software for CM Staff	X			
Elevators - protection of cabs	X			Access route to be determined
Temporary use of Elevators - Operator		X		
Temporary use of Elevators - Maintenance, etc.		X		
Daily Cleaning of site and building (General Clean Up only)	X			General labour is expected to be CM direct cost
Disposal Bins - For General Clean Up	X			
Disposal Bins - Subtrades			X	
Small Tools - CM Own Forces Work	X			
Final Cleaning (Interior)	X			
Final Cleaning (Site)	X			
Final Cleaning - Restoring original conditions	X	X		Any blinds / windows / door etc. that may have been removed and are slated to remain.
Closeout Submittals Submission	X			
Provide As-Built Drawings in ACAD/Revit format to Owner Upon Completion		X		
General Protections	X			
Protect Finish Flooring with plywood/MDF - Supply, install, maintain, removal			X	
Protect Finished Flooring			X	
Protect or repair interior spaces outside of Labs			X	Access route to be determined
Protect Walls			X	
Protection - Subtrades			X	
M&E Coordinator		X		
Safety Coordinator	X			

Column Heading Legend:

1. Included - All identified costs are to be included in the Total Fixed Fee
2. Not Included - Paid By Owner - Depending on the requirements these elements may be considered Cost of the Work.
3. Not Included - In Subcontractor scope of work - Depending on the requirements these elements may be included in tender packages for sub-trades.