

**EXHIBIT A
CONSTRUCTION MANAGER'S DESIGNATED SERVICES AND METHOD OF PAYMENT**

	Fee (included in cost proposal item #1)	Pre-construction phase service (included in cost proposal item #2)	Construction Phase Services (Included in cost proposal item #3)	Cost of Work (included in GMP and incorporated by amendment)	By Owner or Others
Construction Managers Principal Office Expenses - Expenses of the Construction Manager's principal office and offices other than the site office.					
Principals/Officers at the principal office and not directly assigned to the project.	X				
Expenses of the Construction Manager's principal office.	X				
Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work.	X				
Other costs of the principal office not directly related to the project.	X				
Construction Manager Staff Expenses - Construction manager management staff costs during the pre-construction or construction phases including the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits. During the pre-construction, construction, occupancy, closeout and warranty phases of the project, including but not limited to the following:					
Officers, Support Staff, and other employees located at principal offices other than the site office and not directly assigned to the project.	X				
Principal designated for the project.	X				
Project Manager(s)		X	X		
Superintendent(s)		X	X		
Safety Coordinator		X	X		
Other site based or offsite personnel included in project staffing matrix including necessary assistants, estimators, project engineers, coordinators, schedulers, field office clerical and support staff, BIM/VDC personnel, etc.		X	X		
Other personnel and staffing costs as required to complete the Work required by the Agreement.		X	X		
Construction Manager Jobsite Expenses - Costs of supplies and services incurred in the performance of services provided in this Agreement and directly attributable to the project. Costs to be reimbursed shall be actual costs without markup.					
Site Office Trailer			X		
Site Office trailer siting and installation (including utility connections)			X		
Site office furnishings and maintenance			X		
Site Office supplies			X		
Drinking water/ice			X		
Postage, deliveries			X		
Telephone			X		
Installation of data service to the site office			X		
Internet service for site office			X		
Computer and Information Technology - hardware, software, fees, etc.			X		
Owner's Project Website					X
Site Office equipment - Copier, fax machine, etc.			X		
Site Office utilities consumption			X		
Bid Document Printing					X
Printing other than bid documents			X		
Photographic Documentation (still, aerial)			X		X
Project site web cam					X

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Construction Managers General Liability Insurance (amount based on estimated construction cost)				X	
Construction Managers Professional Liability Insurance				X	
Builders Risk Property Insurance			X		
Consultants Employed by the Construction Manager				X	
Safety, First Aid, and Health Facilities				X	
Small Tools not provided by Trade Contractors				X	
Quality Control Testing of Soil, Concrete, Welding, etc.					X
Jobsite Security				X	
Staff Transportation and travel expenses				X	
Staff Subsistence, living expenses, moving expenses, etc.				X	
Vehicles provided for use of construction management staff				X	
Other cost associated with the Construction Manager's on-site operations and necessary to complete the Work required by the Agreement.				X	
Site Meeting Trailer with furniture and AV			X		
Owner Office Trailer with installation and utility connections			X		
General Conditions Expenses - Cost of Construction Support Activities and General Requirements work performed in support of other contractors work.					
Construction Managers Performance and Payment Bond (amount based on estimated construction cost)				X	
Temporary Fencing (including protection of existing trees, shrubs, etc.)			X		
Safety barricades and traffic control				X	
Erosion control or storm drainage management				X	
Mud tracking mitigation and control				X	
Project identification signage				X	
Project safety signage			X		
Security access for workers and watchmen services			X		
Temporary access roads and field office parking				X	
Temporary staging and storage areas and facilities				X	
Material handling and personnel hoisting systems				X	
Temporary utilities - power, water, steam, gas, communication systems				X	
Jobsite Restrooms			X		
Temporary stairs and ladders				X	
Scaffolding used by multiple trades				X	
Temporary protection and enclosures				X	
Temporary heating, cooling, humidity control equipment				X	
Dumpsters, trash cutes, trash removal services, etc.			X		
General cleanup				X	
Final Cleaning			X		
Dust Control			X		
Snow Removal			X		
Dewatering Well points, headers and pumps				X	
Incidental construction work				X	

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Costs of Construction and Other Costs					
Equipment - cranes, hoists, lifts, generators, conveying equipment, etc.				X	
Surveying and layout services				X	
Construction Manager Overhead and Profit	X				
Wages paid for labor in the direct employ of the Construction Manager not included above for self-performed portions of the Work				X	
Cost of all materials, supplies and equipment incorporated in the Work				X	
Payments to Subcontractors for work performed during the construction phase under this Agreement				X	
Cost of all materials, supplies and equipment used or consumed in the performance of the Work				X	
Other costs incurred by the Construction Manager during the execution of project construction phase and necessary to complete the Work required by the Agreement.				X	

END OF SECTION