



Attachment C

Construction Phase Scope Detail

San Diego Central Courthouse

Superior Court of California

County of San Diego



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

CM at Risk - Construction Phase Scope Detail

Project (On Site Jobsite Staff)		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Operations Manager		X	
2	Project Manager		X	
3	Project Superintendent		X	
4	Project Engineer		X	
5	Home Office Engineer		X	
6	Scheduling Engineer		X	
7	Field Engineer		X	
8	Draftsman/Detailer		X	
9	Record Drawings		X	
10	Field Accountant		X	
11	Time Keeper/Checker		X	
12	Secretarial/Clerk Typist		X	
13	Independent Surveyor	X		
14	Safety & E.E.O. officer		X	
15	Runner/Water Boy		X	
16	Vacation Time/Job Site Staff		X	
17	Sick Leave/Job Site Staff		X	
18	Bonuses/Job Site Staff		X	

Temporary Utilities		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Telephone Installation		X	
2	Telephone Monthly Charges		X	
3	Elect Power Installation		X	
4	Elect Power Dist Wiring		X	
5	Elect Power Monthly Charges		X	
6	Water Service - Installation		X	
7	Water Service - Monthly Costs		X	
8	Heating & Cooling Costs		X	
9	Light Bulbs & Misc. Supplies		X	
10	Clean-Up-Periodical	X		
11	Clean-Up-Final	X		
12	Dump Permits and Fees	X		
13	Recycling/Trash Dumpster Removal/Hauling		X	
14	Flagger/Traffic Control	X		
15	Dust Control	X		
16	Temporary Road and Maintenance		X	
17	Trash Chute & Hopper		X	

Direct Job Costs		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Wages of Construction Labor	X		
2	Labor/Fringe Benefits & Burden	X		
3	Subcontract Costs	X		
4	Material & Equipment/Included	X		
	a. Rental-Contractor Owned Equip	X		
	b. Small Tools - Purchase	X		
	c. Small Tools - Rental	X		
5	Warranty Work & Coordination		X	
6	Corrective Work Damaged by GC or his subs		X	
7	Corrective Work Non-Conforming with Specs		X	

Temporary Facilities		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Office Trailer/Rental		X	
2	Storage Trailer & Tool Shed Rental		X	
3	Office Furniture/Equip/computers		X	
4	Xerox Copies/Misc Printing		X	
5	Postage/UPS/FedEx		X	
6	Project Photographs		X	
7	Temporary Toilets		X	
8	Project Sign		X	
9	Temporary Fencing/Enclosures		X	
10	Covered Walkways		X	
11	Barricades		X	
12	Temporary Stairs		X	
13	Opening Protection		X	
14	Safety Railing & Nets		X	
15	Drinking Water/Cooler/Cup		X	
16	Safety/First Aid Supplies		X	
17	Fire Fighting Equipment		X	
18	Security Guards		X	
19	Watchman Service		X	
20	Staging/Construction Equipment Lay Down Area Lease		X	
21	Contractor/Subcontractor Parking		X	

Miscellaneous Project Costs		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Premium – Contractor Performance and Payment Bonds		X	
2	Premium - Contractor provided insurance (other than OCIP insurance)		X	
3	Premium - OCIP insurance			X
4	Premium - Subcontractor OCIP insurance			X
5	Premium - Subcontractor provided insurance (other than OCIP insurance)	X		
6	Premium - Subcontractor performance and payment bonds	X		
7	Printing - Drwgs & Specs		X	
8	Initial Soils Investigation			X
9	Testing and Inspection			X
10	Maintenance After Occupancy			X
11	Facility Operator/Training		X	
12	Fees- Plan Check			X
13	Fees- Sidewalk Permit			X
14	Fees- Water Connection			X
15	Fees- Water Meter			X
16	Fees- Sanitary Sewer			X
17	Fees- Storm Drain			X
18	Fees- Gas Service			X
19	Fees- Power Service			X
20	Fees- Curb & Gutter			X
21	Fees- Sign			X
Hoisting		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Hoist & Tower Rental	X		
2	Hoist Landing & Fronts	X		
3	Hoist Operator	X		
4	Hoist Safety Inspections	X		
5	Hoist Material Skips/Hoppers	X		
6	Erect & Dismantle Hoists	X		
7	Crane Rental	X		
8	Crane Operators	X		
9	Crane Safety Inspections	X		
10	Erect & Dismantle Crane	X		
11	Fuel, Repairs, Maintenance	X		
12	Crane Raising/Jumping Costs	X		
13	Temporary Elevator/Rental	X		
14	Elevator Operation Costs	X		
15	Elevator Repairs/Maintenance	X		
16	Cage Rider at Elevator	X		

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17	Safety Inspections	X	
18	Forklift Rental	X	
19	Forklift Operator	X	
20	Forklift Safety Inspections	X	
21	Fuel, Repairs, Maintenance	X	
22	Elevator Service Costs	X	

Contractor's Main Office Staff		Direct Cost of the Work	CM at Risk - Construction Phase Services (incl. Overhead and Profit)	Paid by State
1	Corporate Executives		X	
2	Principal in Charge		X	
3	Estimating Cost Engineering		X	
4	Value Engineering		X	
5	Scheduling		X	
6	Drafting and Detailing		X	
7	Purchasing & Contracts		X	
8	Accounting & Bookkeeping		X	
9	Safety & E.E.O Officer		X	
10	Secretarial		X	
11	Clerk/Typist		X	
12	Computer/Data Processing		X	
13	Legal (General Services/Pertaining to Project)		X	
14	Travel & Subsistence		X	
15	Fringe Benefits & Burden		X	
16	Vacation Time/Main Office		X	
17	Bonuses/Main Office		X	