The Specified General Conditions should be clearly defined. GSCM is often used and best applied to large projects that are heavily phased, occurred activities, or early in design work needed understanding of permitting constraints, site logistics, contracts, or complexity of construction. Quantifying the amount of time in personnel and other potential general condition items that will be needed during the construction phase is best determined during the construction preconstruction phase. A project staff and key personnel should be clearly defined. Public Agencies should only ask for the SGCs as it affects the project. They shall not ask for the anticipated level of effort that will be determined during the construction phase. Keeping GCM in place for the CPM plan would help identify the level of effort in the SGC is not required for the evaluation. This would help ensure the SGCs are not used to inflate the cost of work. Providing a catch all for anticipated staffing should not be part of the SGC analysis. For example, “All other supporting staff” should not be included.

**Proposed Changes (Best Practices/Best Practices):**

- **1a:** Provision should be removed stating that the time in personnel should be clearly defined. Public Agencies should only ask for the SGCs as it affects the project. They shall not ask for the anticipated level of effort that will be determined during the construction phase. Keeping GCM in place for the CPM plan would help identify the level of effort in the SGC is not required for the evaluation. This would help ensure the SGCs are not used to inflate the cost of work. Providing a catch all for anticipated staffing should not be part of the SGC analysis. For example, “All other supporting staff” should not be included.
- **1b:** Provision should be removed stating that the time in personnel should be clearly defined. Public Agencies should only ask for the SGCs as it affects the project. They shall not ask for the anticipated level of effort that will be determined during the construction phase. Keeping GCM in place for the CPM plan would help identify the level of effort in the SGC is not required for the evaluation. This would help ensure the SGCs are not used to inflate the cost of work. Providing a catch all for anticipated staffing should not be part of the SGC analysis. For example, “All other supporting staff” should not be included.

**Response:**

- It can be difficult to lock down a fixed amount for SGCs on certain projects and the fixed amount can end up being negotiated as the work is clarified during design and preconstruction. Using a fixed amount is desirable, however flexibility in what pricing is required would benefit the industry to allow for more meaningful cost certainty for a project. Potentially revising the language to require the ability of agencies to use other price factors during GCM procurement. Need to be aware of how this change would affect flow down RBC.

**Scope (Procurement/Preconstruction/Construction/Administration):**

- **Legislation:**
  - After the committee has selected the most qualified bidders, at the time specified by the public body, these finalists shall submit final proposals, including sealed bids for the period in or on the estimated maximum allowable construction cost and the one or more price-related factors (an amount for the general conditions work specified in the request for proposal). All price-related factors used for evaluation purposes must be clearly delineated in the solicitation.