

AIA® Document A201® - 2017

Modified General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

Project No. 17-047 Historic Marine Way Seawall, Roadway, Utility, and Drainage
Improvements
CONSTRUCTION MANAGER AT RISK
City of Delray Beach

THE OWNER:

(Name, legal status and address)

The City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

The Construction Manager:

(Name, legal status, address, and other information)

Man-Con, Inc.
3460 SW 11th Street
Deerfield Beach, FL. 33442

THE A/E PROFESSIONAL:

(Name, legal status and address)

Baxter & Woodman
1601 Forum Place, Suite 400
West Palm Beach, Florida 33401

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the AIA A133-2019 Modified Agreement (the “Agreement”) between the Owner and Contractor (referred to as Construction Manager) and consist of the Agreement and Exhibits thereto, these Modified General Conditions of the Contract, Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the A/E Professional. The Contract Documents also include the RFQ No. No. 2025.006 issued by Owner for this Project. Any of the Contract Documents not attached hereto are hereby incorporated by reference and shall be deemed to be of the same force and effect as if attached hereto. For purposes of the Agreement and these Modified General Conditions, the terms “Contractor” and “Construction Manager” shall be used interchangeably.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the A/E Professional or the A/E Professional’s consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the A/E Professional or the A/E Professional’s consultants, or (4) between any persons or entities other than the Owner and the Contractor, it being specifically understood and agreed that none of the Contractor’s Subcontractors, Sub-subcontractors, materialmen and equipment suppliers shall be deemed to be a third-party beneficiary of this Contract. The A/E Professional shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the A/E Professional’s duties.

§ 1.1.3 The Work

The term “Work” means the construction and services required by the Contract Documents, whether completed or partially completed and includes all Work called for in the Contract Documents to achieve a functioning systems and a fully functioning Project, all in accordance with and as required by all applicable federal, state and local building codes, laws, ordinances, rules and regulations. The Work includes all labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor’s obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the A/E Professional and the A/E Professional’s consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Owner’s Representative as identified in the Agreement shall serve as the Initial Decision Maker. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.1.9 Knowledge

The terms "knowledge," "recognize," and "discover," and their respective derivatives in the Contract Documents as used in reference to the Contractor shall be interpreted to mean that which the Contractor knows, recognizes, and discovers exercising the reasonable care, skill, and diligence required by the Contract Documents in his capacity as a Contractor.

§ 1.1.10 Words such as "provide," "furnish," "furnish and install," "supply," "include," and similar terms shall, unless otherwise noted, be directions to Contractor to provide and pay for (subject to reimbursement by the Owner to the extent required by the Contract Documents) all labor, materials and services necessary for the proper execution and completion of the relevant Contractor's Work. The term "any" shall be interpreted as any and all whenever more than one item would be applicable for completion of the Work in accordance with the Contract Documents.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings. To the extent any conflict or discrepancy exists between the Contract Documents that cannot be resolved between the parties, interpretations will be based on the following priorities:

(1) Executed Modifications, including Change Orders, Construction Change Directives, written Amendments, and other written instruments executed by both Parties, with those of a later date having precedence over those of an earlier date; (2) The GMP Amendment, including all schedules of values, assumptions, clarifications, allowances, contingencies, qualifications, exclusions, cost breakdowns, and exhibits thereto; (3) this Agreement (AIA Document A133-2019), as executed; (4) All Exhibits to this Agreement, including but not limited to insurance and bond exhibits, schedule exhibits, cost-of-the-work exhibits, and any other attachments expressly incorporated into the Agreement; (5) The Modified General Conditions and any Supplementary Conditions; (6) the Drawings and Specifications; (7) Addenda issued prior to execution of this Agreement; (8) other Contract Documents enumerated in Article 15 of the Agreement, excluding Modifications; and (9) RFQ No. 2025-006, including all attachments, addenda, responses, clarifications, and related procurement documents, but solely to the extent expressly incorporated into the Agreement.

In the event of a conflict between a specific provision and a general provision, the more specific provision shall control, regardless of priority ranking. The GMP Amendment's assumptions, qualifications, clarifications, and cost allocations shall control over any inconsistent provisions in the Drawings, Specifications, RFQ No. 2025-006, or other pre-contract procurement documents. No provision contained in RFQ No. 2025-006, Addenda, or procurement materials shall expand the Contractor's scope beyond that expressly set forth in the GMP Amendment and the Contract Documents without a written Modification. RFQ No. 2025-006 shall be interpreted as a procurement and background document and shall not be construed to impose performance standards, warranties, or obligations inconsistent with the executed Agreement unless expressly reaffirmed in a Modification. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

1.2.3.1 On the Drawings, given dimensions shall take precedence over scaled measurements, and large scale drawings over small scale drawings.

1.2.3.2 Before ordering any materials or doing any Work, the Contractor shall verify measurements at the Project site and shall be responsible for the correctness of such measurements. The Contractor must call any such conflict or discrepancy between the Contract Documents and/or between the Contract Documents and applicable standards, codes and ordinances and/or between the Contract Documents and the existing Project which Contractor discovers to the Owner's attention, in writing, prior to proceeding with the Work. To the extent Contractor has sufficient information and access to do so, Contractor must verify all grades, elevations, dimensions, locations and quantities indicated on the Contract Drawings prior to the performance of Work. The Contractor shall, therefore, satisfy itself as to the accuracy of all grades, elevations, dimensions, locations and quantities. This determination by the Contractor is not a determination that the Owner defined elevation or benchmark is appropriate for the Project performance. Rather, the determination is meant to confirm that the Contractor is building to the Owner defined elevation or benchmark.

1.2.3.3 Any errors due to the Contractor's failure to so verify it is proceeding on accordance with the Owner defined grades, elevations, dimensions, locations and quantities shall be promptly rectified by the Contractor without any additional cost to the Owner, except where such errors originate from the design documents or benchmark provided by the Owner. Any differences found shall be submitted to the A/E Professional for resolution before proceeding with the Work and in such time so as not to delay the progress of the Work.

1.2.3.4 Whenever a product to be furnished by Contractor requires it to be in accordance with a Federal Specification, an ASTM Standard, an American National Standards Institute Specification or other Association Standard, including the requirement of compliance with any local certifications for products such as a Notice of Acceptance approving the product, the Contractor shall, present an affidavit from the manufacturer when and if provided by the manufacturer, and when requested by the A/E Professional or Owner or as set forth in the Specifications certifying that the product complies with the particular Standard or Specification. When provided by the manufacturer and requested by the A/E Professional or Owner, the specified support test data shall be submitted to substantiate compliance. Contractor shall make best efforts to obtain an affidavit when requested or required.

§ 1.3 Capitalization

Terms capitalized in these Modified General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of A/E Professionals.

§ 1.4 Interpretation

§ 1.4.1 In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.4.2 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents. Claims for additional costs or extensions of time because of the failure of Contractor to familiarize itself with conditions at the Project site will not be allowed, except for unforeseen or latent site conditions that could not have been reasonably discovered during the site visit. The Contractor shall be solely responsible for providing a safe place for the performance of the Work. The Owner shall not be required to make any adjustment in the Contract Sum or grant an extension to the Contract Time in connection with any failure by the Contractor to comply with the requirements of this Article.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 To the extent set forth in the agreement between the Owner and the A/E Professional, the A/E Professional and the A/E Professional's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the A/E Professional's or A/E Professional's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not

use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, A/E Professional, and the A/E Professional's consultants.

§ 1.5.3 Contractor shall maintain at the Project Site, and shall make available to Owner and A/E Professional, one record copy of the Drawings marked to indicate any deviations from the Contract Documents (the "As-Built Drawings") in good order. The As-Built Drawings shall be prepared and updated during the prosecution of the Work. The prints for As-Built Drawing use will be a set of black-line prints provided by A/E Professional to Contractor at the start of construction. Contractor shall maintain said set in good condition and shall use colored pencils to mark-up said set with "as-built information" in a legible manner to show: (i) deviations from the Drawings made during construction; (ii) details in the Work not previously shown; (iii) changes to existing conditions or existing conditions found to differ from those shown on any existing drawings; (iv) the actual installed position of equipment, piping, conduits, light switches, electric fixtures, circuiting, ducts, dampers, access panels, control valves, drains, openings and stub-outs; and (v) such other information as either Owner or A/E Professional may reasonably request. At the completion of the Work, Contractor shall deliver all As-Built Drawings to Owner. Final payment and any retention shall not be due and owing to Contractor until the final As-Built Drawings required above are delivered to Owner.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the A/E Professional does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 Owner shall provide Contractor with a copy of the Notice of Commencement, as required by Florida law, that it will file for the Project.

§ 2.2 Omitted.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner has retained an A/E Professional lawfully licensed to practice architecture or engineering, or an entity lawfully practicing architecture or engineering, in the jurisdiction where the Project is located. That person or entity is identified as the A/E Professional in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the A/E Professional terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the A/E

Professional. If the termination of the A/E Professional directly impacts the Project Schedule, the Contractor shall be entitled to an adjustment to the Contract Time and to seek an increase of the GMP. However, if the termination impacts the Critical Path, Contractor is entitled to a day for day extension of the Contract Time for the delay.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall make all reasonable efforts to furnish information or services required of the Owner by the Contract Documents with reasonable promptness but in all cases in a timely fashion so as not to delay the Project.. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3. In the event of such a stoppage; if it is determined by the Initial Decision Maker there were not valid grounds for the stoppage, the Contractor shall be entitled to compensation for delays, standby costs, and acceleration costs when work resumes.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the A/E Professional and the A/E Professional may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the A/E Professional additional services of the A/E Professional and/or Owner's Representative made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the A/E Professional, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the A/E Professional in the A/E Professional's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.1.4 Prior to commencement of the Work, Contractor shall provide the Owner with copies of the above current licenses. Contractor further represents that it has read, examined and understands the pertinent Contract Documents and that it is qualified and able to perform this Work; that it has a sufficient number of qualified personnel to assure

timely performance of this Work; that it has the proper tools and equipment to perform this Work; and that it is financially capable of fully performing the Work under this Contract.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the A/E Professional and Owner any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the A/E Professional may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents. The Contractor is not a licensed design professional and shall have no liability for designs utilized in the Work, except for designs provided by the Contractor.

§ 3.2.2.1 The Contractor's obligation to review the Contract Documents is for the limited purpose of facilitating construction and except as otherwise expressly stated herein, does not create a duty to perform professional design review or to discover latent design errors or omissions not reasonably apparent to a contractor exercising reasonable care.

§ 3.2.2.2 The Contractor shall be entitled to rely upon the adequacy and completeness of the design, drawings, specifications, geotechnical reports, utility location data, as-built drawings, and other technical information furnished by or through the Owner. The Contractor shall not be responsible for consequences of errors, inconsistencies, or omissions in the Contract Documents or in information furnished by the Owner, provided the Contractor did not have knowledge of such error and failed to report it.

§ 3.2.2.3 Reporting of an error or inconsistency shall not shift design responsibility to the Contractor nor require the Contractor to proceed with affected Work without written clarification and, if applicable, a written Change Order or Construction Change Directive.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the A/E Professional any nonconformity discovered by or made known to the Contractor as a request for information in such form as the A/E Professional may require. The Contractor shall be liable for damage, loss or expense to the Owner, including, without limitation, delays and the cost of correcting defective construction, resulting from the Contractor's performing any construction activity which it knows involves such errors, inconsistency, omission or variation.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the A/E Professional issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall not be entitled to any increase in Contract Price or Contract Time and shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations.

§ 3.2.4.1 If the Contractor performs those obligations of Sections 3.2.2 and 3.2.3, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.2.5 The Contractor represents and warrants that the construction means, methods, procedures and techniques necessary to perform the Work will be consistent with and conform to: (1) good and sound practices within the construction industry; (2) generally prevailing and accepted industry standards applicable to the Work; (3) requirements of any warranties applicable to the Work; and (4) provided the Contract Documents are in accordance with them, the applicable, laws, codes, orders and ordinances identified in the Contract Documents which bear upon the Contractor's performance of the Work. It is not the Contractor's responsibility to determine if the Contract Documents are in accordance with applicable, laws, codes, orders and ordinances. If the Contract Documents are not in accordance with applicable, laws, codes, orders and ordinances, Contractor shall have no liability for its performance of the work in accordance with the Contract Documents unless the Contractor has actual knowledge the Contract Documents are not in accordance with applicable, laws, codes, orders and ordinances,

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and A/E Professional, and shall propose alternative means, methods, techniques, sequences, or procedures. The A/E Professional shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the A/E Professional objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.3.4 Contractor has the responsibility to ensure that all material and equipment suppliers, manufacturers, and Subcontractors, and their respective agents and employees adhere to the requirements of the Contract Documents, and that they order and provide all materials, equipment and supplies in a timely manner. Contractor shall coordinate its Work with that of all others under its control or Owner's control working on or supplying the Project. Contractor shall be responsible for coordination, locations, and routing of all material and equipment as designed by the Owner, A/E Professional, Engineers, and other consultants of the Owner. In areas and locations where the proper and most effective location and routing cannot be made as indicated or coordinated, Contractor shall contact Owner and A/E Professional in writing and meet with all others involved before proceeding with installations, to plan the most effective and efficient method of overall installation. Contractor shall pay all monthly utilities charges for construction until Substantial Completion.

§ 3.3.5 Contractor's Compliance with Contract Documents.

The Contractor shall give all notices, and warrants and represents that the Work when completed will be constructed in compliance with the Contract Documents and: provided the Contract Documents comply with them, all applicable federal, state and local laws, codes, regulations, permits, decisions, orders, professional licenses, ordinances, and other legal requirements of the authorities have jurisdiction over the Project. Contractor shall bear responsibility for and bear all costs necessary to insure full compliance with the Contract Documents and; to the extent the Contract Documents comply with them, all applicable laws, codes and ordinances, including the cost of removing existing Work, the cost of replacing any Work with Work conforming to the applicable requirements. The provisions of this Section shall survive the completion and final payment or termination of this Contract.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the A/E Professional in accordance with Section 3.12.8 or ordered by the A/E Professional in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the A/E Professional and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and A/E Professional that the Work and materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed or authorized by the Contractor or its subcontractors, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the A/E Professional, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.5.3 Warranty Forms.

The Contractor shall obtain warranties, for a minimum period of one (1) year from Final Completion, from all subcontractors in the form attached as an Exhibit to the Agreement. Contractor agrees that it shall secure Extended Warranties for all items having Extended Warranties from the applicable subcontractors, or equipment or material manufacturers, as set forth in the Exhibits to Agreement. Any warranties obtained by the Contractor which deviate from the forms attached hereto must be approved by Owner.

§ 3.5.4 Contractor shall provide to the Owner one (1) electronic copy of the following information:

- .1 All Subcontractor warranties fully executed in the form approved by the Owner;
- .2 All Extended Warranties required by the Contract Documents;
- .3 The Contractor's warranty;
- .4 A list of all Subcontractors, Sub-subcontractors and suppliers who performed work on the Project or who furnished materials for use in the Project, such list to include the name, address, telephone number and responsible person at all such entities;

The delivery, endorsement or assignment of such warranties shall not release the Contractor from obligations pursuant to the Contract Documents.

§ 3.5.5 If the Contractor fails to commence to correct defective or nonconforming Work within three (3) business days from written notice to Contractor, the Owner may correct such defective or nonconforming Work. If the Contractor commences to correct such defective or nonconforming Work but fails to diligently and continuously work on such correction, the Owner may upon an additional three (3) business days' notice to Contractor, correct such item at Contractor's sole cost and expense. Owner may deduct such costs from any monies due Contractor. If the defective or nonconforming Work is discovered after final payment, then Contractor shall pay such cost and expense, including attorney's fees incurred. The Contractor shall bear all costs of correcting such defective Work.

§ 3.5.6 The warranty obligations of this Article shall survive completion and final payment or termination of this Contract for the Work completed as of the date of termination.

§ 3.5.7 In the case of an emergency that poses a threat to health, life, or safety, Contractor, within twenty- four (24) hours of written notice by Owner and/or A/E Professional, shall diligently and continuously pursue any necessary repairs or replacements of defects until corrected and will restore the Work to the condition required by the Contract Documents. Contractor shall restore surface, subsurface, collateral and primary conditions disturbed during warranty work to their prior condition. Contractor agrees that if Contractor fails to diligently pursue correction of any deficiency in a continuous and expeditious manner until completion, Owner may, in its sole discretion, correct such deficiencies at Contractor's sole and exclusive expense and that such action shall not invalidate any conditions of the Contract Documents.

§ 3.5.8 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work which is not in accordance with the requirements of the Contract Documents without reimbursement from the Owner.

§ 3.5.9 If the Owner prefers to accept Work which is not in accordance with the requirements of the Contract Documents, the Owner may do so in writing instead of requiring its removal and correction, in which case the Contract Sum will be reduced as agreed by the Owner and the Contractor. Such adjustment shall be effected whether or not final payment has been made.

§ 3.5.10 Prior to Substantial Completion, Contractor shall obtain all required inspections or other required documentation by the suppliers and Manufacturers' representatives for equipment and supplies during the course of performing the Work and during the warranty period, in order to ensure that all Manufacturer warranties will be honored thorough out the Manufacturer's entire warranty period.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the A/E Professional before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The A/E Professional will promptly investigate such conditions and, if the A/E Professional determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the A/E Professional determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the A/E Professional shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the A/E Professional's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.4.1 The Contractor shall be entitled to rely upon the accuracy of geotechnical reports, test borings, utility location data, as-built drawings, stormwater system mapping, and other subsurface information provided by or through the Owner.

§ 3.7.4.2 Conditions including, but not limited to, undocumented utilities, abandoned piping, unmarked storm structures, contaminated soils not identified in the Contract Documents, groundwater conditions materially different from those reported, soil characteristics inconsistent with provided geotechnical data, or conflicts with public or private utilities shall be considered differing site conditions. Such conditions shall not be deemed 'reasonably inferable' solely because the Work involves drainage infrastructure, excavation, dewatering, or utility construction.

§3.7.4.3 Issuance of a Construction Change Directive arising from subsurface or concealed conditions shall not be deemed a waiver of the Contractor's rights under this Section. The Contractor's entitlement to seek an adjustment of the Contract Sum and Contract Time shall be preserved pending investigation. Where a dispute exists as to whether a condition constitutes a subsurface or otherwise concealed physical condition, the dispute shall be resolved through the claims process.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and A/E Professional. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances or if they are deleted, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 Contractor shall assign to the Project team the key employees ("Key Employees") including without limitation engineers, a superintendent, and a project manager, a list of which shall be provided as part of the GMP Amendment, who shall not be replaced without the Owner's prior written consent, which shall not be unreasonably withheld. Unauthorized replacement of the Key Employees by the Contractor may be deemed to be a material breach of this Agreement. If it is necessary to replace the Key Employee(s), the Contractor shall so advise the Owner in writing and the replacement individual shall likewise be subject to the Owner's approval. The Owner may reply within fourteen A/E Professional(14) days of receipt of the information, stating whether the Owner or the A/E Professional (1) has

reasonable objection to the proposed superintendent or Key Employees or (2) requires additional time for review. Failure of the Owner to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent or Key Employees to whom the Owner or A/E Professional has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after execution of the GMP Amendment, shall submit for the Owner's and A/E Professional's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after the execution of the GMP Amendment, and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the A/E Professional's approval. The A/E Professional's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the A/E Professional reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in strict accordance with the original schedules submitted to the Owner and A/E Professional unless a revision to the schedule is approved in writing by the Owner.

§ 3.10.4 The original construction schedule and all subsequently submitted updated construction schedules shall be in a detailed precedence-style, resource loaded critical path method (CPM) type format satisfactory to the Owner and the A/E Professional which shall also: (1) provide a graphic representation of all activities and events that will occur during performance of the Work; (2) identify each phase of construction and occupancy; and (3) set forth dates that are critical in ensuring the timely and orderly completion of the Work in accordance with the requirements of the Contract Documents (hereinafter referred to as "Milestone Dates"). Contractor shall provide Owner will the original/planned, resource loaded schedule electronic files in P6 or Microsoft Project native electronic files (.xer format). Contractor shall provide use licenses to Owner and A/E Professional for use of Microsoft Project. Upon review and acceptance by the Owner and the A/E Professional of the Milestone Dates, the construction schedule shall be attached to the GMP Amendment as an exhibit to be incorporated in the Contract Documents. The Contractor shall monitor the progress of the Work for conformance with the requirements of the construction schedule and shall promptly advise the Owner of any delays or potential delays. The accepted construction schedule shall be updated one time each month to reflect actual conditions and Contractor shall provide Owner with a copy of the updated resource loaded schedule, the electronic files in P6 native electronic files (.xer format), and a list of all changes made to the schedule, at the time Contractor submits its monthly Payment Application. In the event any progress report or schedule update indicates any delays, the Contractor shall propose an affirmative plan to correct the delay, including resequencing of the Work, overtime and/or additional labor, if necessary. In no event shall any progress report constitute an adjustment in the Contract Time, Milestone Dates, or the Contract Sum unless any such adjustment is agreed to by the Owner and authorized pursuant to properly executed written Change Order. Contractor shall maintain such progress schedule on a current basis in accordance with the provisions of this Section and shall keep proper records available to inspection by Owner to substantiate actual activity, duration and completion dates.

§ 3.10.5 In the event the Owner determines that the performance of the Work, as of a Milestone Date, has not progressed or reached the level of completion required by the Contract Documents, based on the most recent approved agreed schedule for the Work, the Owner shall have the right to order the Contractor, in writing, to take corrective measures necessary to expedite the progress of construction, including, without limitation, (1) working additional shifts or overtime, (2) supplying additional manpower, equipment, and facilities, (3) re-sequencing the Work to avoid the effects of the potential delay; and (4) other similar measures utilizing the most cost effective and reasonable acceleration methods possible to avoid delays and liquidated damages. All such measures required to keep the Project on schedule and to avoid delays shall be a Cost of the Work but shall not be a basis to increase the Contract Sum. The

Contractor shall have the right to make a Claim for additional compensation pursuant to Article 15 of these Modified General Conditions in the event that the Contractor asserts that these rights were wrongfully exercised.

§ 3.10.6 All time limits and obligations are of the essence in the Contract Documents.

§ 3.10.7 The Owner may exercise the rights furnished the Owner under or pursuant to this Section as frequently as the Owner deems necessary to ensure that the Contractor's performance of the Work will comply with any Milestone Date and/or the Substantial Completion Date set forth in the Contract Documents. Alternatively, Owner may exercise termination rights as provided for in the Contract Documents.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the A/E Professional and Owner, and delivered to the A/E Professional for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the A/E Professional is subject to the limitations of Section 4.2.7. Informational submittals upon which the A/E Professional is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the A/E Professional without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the A/E Professional, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the A/E Professional or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and A/E Professional that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the A/E Professional.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the A/E Professional's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the A/E Professional of such deviation at the time of submittal and (1) the A/E Professional has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been

issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the A/E Professional's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the A/E Professional on previous submittals. In the absence of such notice, the A/E Professional's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the A/E Professional will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the A/E Professional. The Owner and the A/E Professional shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and A/E Professional have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the A/E Professional will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment. If the Work requires the use of sidewalks, public ways or other areas outside of the Owner's Project site, the Contractor shall be responsible for obtaining all necessary approvals for such work, and Contractor shall pay for and obtain all necessary permits, including but not limited to road closure permits. The Contractor shall also arrange and pay for all local police and fire officers and personnel required to be present at or adjacent to the Project site in connection with the work. The Contractor must secure all materials and equipment that are stored on the Project site and shall take all safety precautions necessary to protect such materials and equipment. The Contractor shall be responsible, as a Cost of the Work included as part of the Contract Sum, for all measures to protect the Project site and property adjacent to the Project, from the Contractor's Work.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up and Repair

§ 3.15.1 The Contractor shall at all times keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall, at its sole cost and expense, remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor or Owner may deduct the cost of cleanup from any amounts due Contractor.

§ 3.15.3 Contractor agrees to immediately repair at its sole cost and expense all damages to the Property, including, but not limited to, any damages to real or personal property arising from or relating to Contractor's performance of the Work to the reasonable satisfaction of the Owner.

§ 3.16 Access to Work

The Contractor shall provide the Owner and A/E Professional with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees as a permitted Cost of the Work. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and A/E Professional harmless from loss on account thereof. However, Contractor shall not be responsible for defense or loss or to hold harmless when (a) a particular design, process, or product of a particular manufacturer or manufacturers (the "Copyrighted Material") is required by the Contract Documents, but the Contract Documents do not disclose that the Copyrighted Material is copyrighted, or (b) where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or A/E Professional. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the A/E Professional.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, but subject to the monetary limitations stated herein, the Contractor shall indemnify and hold harmless the Owner, its officers, employees, and agents from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Contractor, its subcontractors, or anyone directly or indirectly employed by them, regardless of whether such acts are active or passive, except to the extent such claims are caused in whole or in part by the negligence, gross negligence, or intentional misconduct of the Owner or those for whom the Owner is responsible.

§ 3.18.2 To the fullest extent permitted by law, and subject to the applicable monetary limitations and conditions of **§ 768.28, Florida Statutes**, the Owner agrees to indemnify and hold harmless the Contractor, its officers, employees, and agents from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, but only to the extent caused by the negligent acts or omissions of the Owner or its employees or agents in connection with the performance of the Contract, and only to the extent such indemnification is not otherwise prohibited by law.

The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth at Sec. 768.28, *Florida Statutes*. Furthermore, in no case, whatsoever, shall such limits extend beyond \$200,000 for any one person or beyond \$300,000 for any judgment which, when totaled with all other judgments, arises out of the same incident or occurrence.

§ 3.18.3 In no event shall either party be required to indemnify the other for the other's own negligence, gross negligence, or intentional misconduct.

§ 3.18.4 The obligations set forth in this Section shall survive the completion or termination of the Contract to the extent necessary to enforce the indemnities provided herein.

§ 3.18.5 In any and all claims against the Indemnified Parties by any employee of the Contractor, or anyone for whose acts any of them may be liable, the indemnification obligation under this provision of this Contract shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or on behalf of the Contractor or any Subcontractor under Workers Compensation Acts, Disability Benefit Acts or other employee benefit acts.

§ 3.18.6 The Parties hereto acknowledge and agree that, to the extent any portion of the indemnification provisions contained herein is deemed void or unenforceable in any action or proceeding, then such portion shall be considered severed such that it will not affect the remaining portions of these indemnification provisions.

§ 3.18.7 The Indemnitors' indemnity obligations under this Section shall also specifically include, without limitation, all claims, fines, penalties, damages (excluding consequential and punitive damages), liability, costs, fees, expenses (including, without limitation, reasonable attorneys' fees and expenses), arising out of, or in connection with or attributable to, any claims made against the Indemnified Parties for (i) bodily injury, sickness, disease, death, or destruction of tangible property caused by Contractor and/or any of its Subcontractors and/or Sub-subcontractors, (ii) violation of or failure to comply with any law, statute, ordinance, rule, regulation, code or requirement of a public authority that bears upon the performance of the Work by the Contractor, and/or any of the Indemnitors, or any person or entity for whom they are responsible, (iii) Contractor's failure to comply with any provision of the Contract Documents including Warranty obligations, and obligations to correct damaged and defective work, (iv) means, methods, procedures, techniques, or sequences of execution or performance of the Work, (v) failure to secure and pay for permits, fees, approvals, licenses, and inspections as required under this Contract and/or the other the Contract Documents, or any violation of any permit or other approval of a public authority applicable to the Work, by the Contractor, a Subcontractor, or any person or entity for whom either is responsible and/or (vi) the negligent acts or omissions of the Owner, its Separate Contractors, permittees, or their respective employees or agents.

Moreover, and without limiting the foregoing, the Indemnitor's indemnity obligations under this Section include any and all claims by third parties against Indemnified Parties for consequential damages arising from and/or in connection with this Contract and/or the performance and/or failure of the Work., but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts the Contractor is liable.

§ 3.18.8 The Contractor shall indemnify and hold harmless all of the Indemnified Parties from and against any costs and expenses (including reasonable attorneys' fees for all trial and appellate levels) incurred by any of the Indemnified Parties in enforcing any of the Contractor's defense, indemnity and hold-harmless obligations under this Contract.

The Owner shall indemnify and hold harmless all of the Indemnified Parties from and against any costs and expenses (including reasonable attorneys' fees for all trial and appellate levels) incurred by any of the Indemnified Parties in enforcing any of the Owner's defense, indemnity and hold-harmless obligations under this Contract.

§ 3.18.9 The Contractor shall include in all Subcontracts provisions by which each Subcontractor agrees to defend, indemnify and hold harmless Contractor and the Indemnified Parties from and against liability, damages, losses and costs, including, but not limited to, reasonable attorneys' fees for all trial and appellate levels, arising out of, in connection with, or resulting from the performance of the Work or any Subcontractor's obligations under the Contract Documents to the same extent and in the same manner as the Contractor is liable to Owner pursuant to this provision.

§ 3.18.10 The provisions of this Section shall survive final completion and final payment or proper termination of this Contract.

§ 3.18.11 In compliance with Fla. Stat. 725.06, the Parties agree that the monetary limitation on the extent of the indemnification shall be limited to One Million Dollars (\$10,000,000.00) which the Parties agree bears a reasonable commercial relationship to the Contract.

ARTICLE 4 A/E PROFESSIONAL

§ 4.1 General

§ 4.1.1 The A/E Professional is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the A/E Professional as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and A/E Professional. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The A/E Professional will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative with the authorities described herein during construction until the date the A/E Professional issues the final Certificate for Payment. The A/E Professional will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents. The A/E Professional shall act impartially when making decisions affecting the interests of both the Owner and the Construction Manager, and any disputes arising from such decisions shall be subject to a mutually agreed dispute resolution process.

§ 4.2.2 The A/E Professional will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the A/E Professional will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The A/E Professional will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the A/E Professional will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The A/E Professional will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The A/E Professional will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the A/E Professional in all communications that relate to or affect the A/E Professional's services or professional responsibilities. The Owner shall promptly notify the A/E Professional of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the A/E Professional's consultants shall be through the A/E Professional. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner.

§ 4.2.5 Based on the A/E Professional's evaluations of the Contractor's Applications for Payment, the A/E Professional will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Owner, Owner's Representative, and A/E Professional have the authority to reject Work that does not conform to the Contract Documents. Whenever the A/E Professional considers it necessary or advisable, the A/E Professional will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the A/E Professional nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the A/E Professional to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The A/E Professional will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The A/E Professional's action will be taken in accordance with the submittal schedule approved by the A/E Professional or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the A/E Professional's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The A/E Professional's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The A/E Professional's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The A/E Professional's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The A/E Professional may prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The A/E Professional will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The A/E Professional will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and A/E Professional agree, the A/E Professional will provide one or more Project representatives to assist in carrying out the A/E Professional's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The A/E Professional will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The A/E Professional's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. The A/E Professional's decisions and interpretations under this Section 4.2.11 shall not constitute Initial Decisions under Article 15, and shall not be a condition precedent to mediation or binding dispute resolution

§ 4.2.12 Interpretations and decisions of the A/E Professional will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the A/E Professional will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The A/E Professional's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The A/E Professional will review and respond to requests for information about the Contract Documents. The A/E Professional's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the A/E Professional will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 4.2.15 Should the Contractor request information, interpretations of Contract Documents, use of alternates, approval of samples (but not Shop Drawings) or make other similar requests (hereinafter "RFI" or "RFIs"), it shall do so in good faith, in writing, and in a reasonable time and fashion. The A/E Professional's response to RFIs will be made in writing and within five (5) business days except for emergencies which shall be within three (3) business days. The period shall be extended if the A/E Professional is not able to respond due to the failure of Contractor to provide adequate and accurate information to the A/E Professional.

§ 4.2.16 With regard to the submission and approval of Shop Drawings or other submittals, the period of time for response is as soon as reasonably possible, but no longer than ten (10) business days, except for emergencies which shall be reviewed by A/E Professional in three (3) business days. It is Contractor's responsibility to determine in advance the amount of time A/E Professional will take to review Shop Drawings or submittals and what information will be required for adequate review. Contractor is further responsible for submitting thorough and complete requests for review or approval in sufficient time so as not to cause any delay to the Contractor's Work. Contractor shall submit Shop Drawings in accordance with the submittal schedule. Contractor will not be entitled to an extension of the Contract Time or increase to the Contract Sum due to any delay on the part of A/E Professional, unless Contractor can demonstrate by clear and convincing documentation that Contractor properly submitted the request in accordance with the approved submittal schedule and A/E Professional failed, due to no fault of Contractor, to respond in accordance with the approved submittal schedule, and was in fact delayed, which delay could not have otherwise been avoided by Contractor.

§ 4.2.17 Notwithstanding any other provision to the Contract, the A/E Professional or its consultant(s) does not have authority to authorize changes to the Contract Documents. Only Owner shall be authorized to execute Change Orders, or otherwise modify these Contract Documents. Should Contractor desire to change any materials, or equipment required by Construction Change Directives, Contractor must first notify the Owner and A/E Professional of its intent

to deviate from the Contract Documents, Change Order, or Construction Change Directives and obtain written approval for performance of any Work which changes or deviates from the Contract Documents. Failure to obtain said approval in writing will bar Contractor from any claim for additional compensation, delays or arguing that the A/E Professional or its consultants directed the work.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term “Subcontractor” is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term “Subcontractor” does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term “Sub-subcontractor” is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, at the time the GMP Amendment is executed, shall notify the Owner and A/E Professional of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the A/E Professional may notify the Contractor whether the Owner or the A/E Professional (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the A/E Professional to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or A/E Professional has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or A/E Professional has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or A/E Professional has no reasonable objection. In the event that such objection by the Owner or A/E Professional directly causes an increase in the Project cost or time, the Contractor’s compensation and time shall be subject to an equitable adjustment.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or A/E Professional provide a merit-based grounds, which include, but are not limited to: (1) demonstrated lack of relevant experience or qualifications for the scope of work, (2) unsatisfactory past performance, including documented issues with quality, safety, or timeliness, (3) failure to maintain required licenses, certifications, or insurance, (4) financial instability or inability to adequately staff or complete the work, (6) history of safety violations or non-compliance with applicable laws and regulations, and (7) conflicts of interest or prior disputes involving Owner or related parties. In the event that such objection by the Owner or A/E Professional directly causes an increase in the Project cost or time, the Contractor’s compensation and time shall be subject to an equitable adjustment. Notwithstanding the above limitations, the Contractor shall be entitled to replace any subcontractor who materially breaches its subcontract.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor’s Work that the Contractor, by these Contract Documents, assumes toward the Owner and A/E Professional. Each subcontract agreement shall preserve and protect the rights of the Owner and A/E Professional under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the

Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.3.1 Subcontract Agreements. Contractor hereby agrees that each subcontract agreement shall contain provisions granting the Contractor the right to terminate the subcontract at any time for the Contractor's convenience and without cause. Each subcontract agreement shall preserve and protect the rights of the Owner under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar written agreements with Sub-Subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-Subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 The Contractor hereby assigns to the Owner an option to accept assignment of all of Contractor's contract rights with respect to Subcontractors and material and equipment suppliers that contracted to provide Work, materials and equipment to the Project in accordance with the Contract Documents, provided that Owner may elect in writing to exercise that option only after proper termination of the Contractor for Contractor's default. For those subcontract agreements which the Owner accepts by notifying the Subcontractors and Contractor in writing, the option shall include, but not be limited to, all Contractor's rights to make claims regarding quality of the Work and warranty claims. It is further agreed that all Subcontracts and material and equipment purchase contracts entered into by Contractor or its Subcontractors or material suppliers, shall contain a provision stating that, if after termination of Contractor for Contractor's default or completion of the Work, the Owner may bring any claim directly against any Subcontractor of Contractor, including any surety bond furnished for or on behalf of such Subcontractor, for breach of contract, warranty rights, quality of workmanship, and create third party beneficiary rights of Owner in said agreements. It is further agreed and understood that such assignment(s) and third party beneficiary rights are part of the consideration to Owner for entering into this Agreement with Contractor and may not be withdrawn. Subcontractor or equipment and material suppliers shall be notified of Owner's rights. Additionally, nothing contained in this Agreement shall constitute an assignment of Contractor's rights against the Owner or create any third party beneficiary rights in any Subcontractors or material and equipment suppliers of Contractor. The purpose of this provision is to allow the Owner, in addition to Contractor, to make claim for damage or indemnification directly against any Subcontractors or material and equipment suppliers that may be ultimately responsible for defects or deficiencies in the Work or materials and equipment. Additionally, this assignment is for the purpose of permitting Owner to require any such Subcontractor or materials and equipment suppliers to complete the unperformed obligations under such Subcontract, should the Contractor be in default or be terminated by Owner.

§ 5.4.2 Nothing in this Article or Agreement shall be deemed to create any contractual relationship between the Owner and any Subcontractor, material provider or supplier or to create any rights of any Subcontractor against the Owner for any actions, debts, obligations, responsibilities or liabilities occurring prior to any assignment executed pursuant to this Article.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Contractor shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall have the authority to direct and manage the activities of Separate Contractors to ensure proper coordination with the Contractor's Work. Separate Contractors must obtain written approval from Contractor prior to accessing the Project site.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Reserved.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the A/E Professional will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and A/E Professional. A Construction Change Directive requires agreement by the Owner and A/E Professional and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the A/E Professional alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the A/E Professional and signed by the Owner, Contractor, and A/E Professional stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 All Claims arising out of or relating to a Change Order shall be deemed waived unless expressly reserved in such Change Order. Contractor may preserve Claims, including Claims for extension of the Contract Time, by providing written notice to the Owner and A/E Professional within the time set forth in Article 15 of these Modified General Conditions. . Notwithstanding any other provision to the Contract, the A/E Professional or its consultant will not have authority to authorize changes to the Contract Documents.

§ 7.2.3 Agreement on any Change Order shall constitute a final settlement of all matters which the Contractor knew or should have known relating to the change in the Work that is the subject of the Change Order, including but not limited to all direct and indirect costs associated with such change and all adjustments to the Contract Sum and Contract Time, unless otherwise stated therein. The Contractor shall not waive claims for unforeseen conditions that could not have been reasonably anticipated at the time of the Change Order.

§ 7.2.4 Change Order requests shall not be considered unless and until submitted in writing to the Owner and the A/E Professional together with documentation detailing the change and supporting the requested increase or decrease in the Contract Sum and/or Contract Time. Such documentation must show: (i) all materials by quantity and price, (ii) all labor by unit price, (iii) insurance, (iv) permits, (v) payroll taxes and employee benefits, (vi) equipment by quantity and rate, (vii) Subcontractor markup, (viii) Contractor's Fee; (ix) a clear and concise statement of the basis for the claim, including dates and names of parties and people involved, with back up information, Contract Documents relied upon, including reference to sections of the Drawings and Specifications, daily reports, weather reports, meeting

minutes, correspondence and the like; and (x) an updated schedule meeting the requirements of the Contract Documents, showing the impact of the Change to the agreed upon Project Schedule. Any requested increase to Contract Sum for the Contractor's General Condition costs shall be limited to actual on-site cost increases for General Conditions items incurred as a direct result of the change.

§ 7.2.5 Except for (1) reasonably unforeseeable tariffs imposed subsequent to the execution of the GMP Amendment, and (2) as contemplated by Article 8, under no circumstances shall an increase in the cost of materials or labor be considered the basis for a Claims by the Contractor for additional compensation, no matter how severe the increase of the cost of the materials or labor to the Contractor.

§ 7.2.6 In the event of any dispute between Owner and Contractor arising out or relating to the requirements of the Contract, any modification, or the terms of a pending Change Order, the Contractor shall continue to perform the Work, including any Work required by pending Change Orders, and Construction Change Directives and Owner shall continue to make payments of undisputed sums in accordance with the Contract Documents, pending final resolution of such dispute. However, Contractor shall not be required to continue to perform the Work if doing so involves a risk of personal or property damage.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the A/E Professional and signed by the Owner and A/E Professional, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.1.1 Prior to issuance of a Construction Change Directive, the Owner and Contractor shall participate in a good-faith conference to attempt to agree upon a Change Order. A Construction Change Directive shall not be issued unless (a) the parties are unable to agree within five (5) business days after submission of the Contractor's proposal, or (b) emergency conditions require immediate direction.

§ 7.3.1.2 A Construction Change Directive shall not require acceleration, out-of-sequence operations, or resequencing of Work, unless agreed upon by the Parties in writing.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4** As provided in Section 7.3.4.

Where a Construction Change Directive involves excavation, unsuitable soils, groundwater control, dewatering, trenching, shoring, utility relocation, or other underground work, the Owner shall establish provisional unit prices, a not-to-exceed amount, or an allowance sufficient to permit interim payment prior to directing continuation.

§ 7.3.4 If the Contractor does not respond or disagree with the method for adjustment in the Contract Sum within ten (10) days, the A/E Professional shall propose the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. The Contractor shall have ten (10) days to review and negotiate the proposed adjustment. If Contractor disputes the adjustment, Contractor shall so advise the Owner and may initiate a Claim pursuant to Article 15 within twenty-one (21) additional days. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present,

in such form as the A/E Professional may reasonably prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the A/E Professional;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the A/E Professional of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time. Any determination by the Architect shall be deemed interim only and shall not limit the Contractor's right to assert a Claim for additional compensation or time under Article 15.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the A/E Professional. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Contractor shall be entitled to include in Applications for Payment all documented costs actually incurred pursuant to a Construction Change Directive. The A/E Professional will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the A/E Professional determines, in the A/E Professional's professional judgment, to be reasonably justified. The A/E Professional's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the A/E Professional concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the A/E Professional will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The A/E Professional may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The A/E Professional's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the A/E Professional and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the A/E Professional's order for a minor change without prior notice to the A/E Professional that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the A/E Professional in accordance with Section 9.8.

§ 8.1.4 The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or the A/E Professional; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries impacting the South Florida construction industry, (4) unavoidable casualties, (5) adverse weather conditions documented in accordance with Section 15.1.6.2, or (6) by other force majeure causes beyond the Contractor’s control, that the Contractor asserts, and the A/E Professional determines, justify delay, then the Contract Time shall be extended for such reasonable time as the A/E Professional may determine.

§ 8.3.2 Adjustments in the Contract Time will be permitted for a delay only to the extent such delay (1) is not caused, in whole or in part, by the Contractor, or its Subcontractors and material suppliers; (2) could not be limited or avoided by the Contractor’s timely notice to the Owner of the delay; (3) is of a duration not less than one (1) Business day; (4) impacts the critical path of the Project and (5) was mitigated by the Contractor to the maximum extent practicable. All requests for extensions of time other than those associated with changes in the Work, must be submitted in writing to the Owner within five (5) calendar days of the event giving rise to the delay. Failure to so request an extension will constitute a waiver of any right for an extension of time.

§ 8.3.3 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.4 In entering into the Contract, the Contractor represents and warrants that it has considered all impacts and potential impacts associated with the following: COVID-19 and any other worldwide pandemics known at the time of execution of the Agreement (“Pandemics”) and (2) the current military conflicts which are known at the time of execution of this Agreement (“Military Conflicts”). Contractor further represents and warrants that in entering into this Contract, it has accounted for any and all labor or material shortages, delivery lead time, or price increases that may be caused by local and or national conditions, including but not limited to impacts from the Pandemics and the Military Conflicts. Contractor also represents and warrants that in determining time requirements for procurement, installation, and construction completion, Contractor has taken into account the impacts of the Pandemics and the Military Conflicts, and has included all of those factors in the Construction Schedule and Contract Sum. In the event the Pandemics and/or Military Conflicts impact the Construction Schedule or Contract Sum in an unforeseeable manner, the Contractor may assert a Claim in accordance with Article 15. However, should a new pandemic or military conflict arise that was not known at the time of execution, the Contractor shall be entitled to an appropriate extension of time and adjustment in the Contract Sum.

§ 8.3.5 No Damage for Delays. Except for delays due to changes in the Work, the gross negligence of the Owner, the A/E Professional or active interference by the Owner, Contractor’s sole and exclusive remedy for delays shall be an increase to the Contract Time. Except under such circumstances, Contractor shall be entitled to seek an increase

in the Contract Price. Owner's proper exercise of its rights under this Contract shall in no way be considered active interference.

§ 8.3.6 All schedule float shall be the property of Contractor.

§ 8.4 Owner's Delay and Entitlement to Liquidated Damages

§ 8.4.1 The Contractor acknowledges that the Contract Time for the Substantial Completion of the Work requires that the Substantial Completion of the entire Work occur on or before specified date(s) as provided in the Agreement, subject to any extensions of the Contract Time. The Contractor acknowledges and agrees that because the Owner's damages would be uncertain and difficult (if not impossible) to accurately estimate, and Owner shall be entitled to liquidated damages as provided in the Contract Documents. Liquidated damages are set forth in the Agreement.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Owner's Representative before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Owner's Representative. This schedule, unless objected to by the Owner's Representative, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Owner's Representative and supported by such data to substantiate its accuracy as the Owner's Representative may require, and unless objected to by the Owner's Representative, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least twenty (20) days before the date established for each progress payment, the Contractor shall submit to the Owner's Representative an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Owner's Representative require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 Along with the Contractor's Application for Payment, Contractor shall submit to Owner and Owner's Representative the following;

- .1** a sworn and certified progress payment affidavit which recites that all laborers, material suppliers and subcontractors dealing with the Contractor have been paid in full up through the end date of the prior Application for Payment affidavit;
- .2** partial releases of lien from Contractor, material suppliers and subcontractors and any lienors serving a Notice to Owner as required by this section 9.3, and evidence of proof of payment of any indebtedness incurred with respect to the Work of Contractor for which Owner has made payment as may be required by Owner;
- .3** evidence that all Work has been fully performed as required pursuant to the Contract Documents up to the time of the request for payment, and the Work has been inspected and accepted by the Owner's Representative and any governmental authorities required to inspect the Work, and such other evidence that the Owner may reasonably require;
- .4** any updated construction schedules, including updated as-built/Redline schedule; and
- .5** Any other document or information required elsewhere in the Contract Documents as a condition precedent to payment.

§ 9.3.1.2 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Owner's Representative, but not yet included in Change Orders.

§ 9.3.1.3 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Owner's Representative will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Owner's Representative determines is properly due, and notify the Contractor and Owner of the Owner's Representative's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Owner's Representative's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Owner's Representative to the Owner, based on the Owner's Representative's evaluation of the Work and the data in the Application for Payment, that, to the best of the Owner's Representative's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Owner's Representative. However, the issuance of a Certificate for Payment will not be a representation that the Owner's Representative has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Owner's Representative or Owner may withhold or reject a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if the representations to the Owner required by Section 9.4.2 cannot be made. If the Owner's Representative is unable to certify payment in the amount of the Application, the Owner's Representative will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Owner's Representative cannot agree on a revised amount, the Owner's Representative will promptly issue a Certificate for Payment for the amount for which the Owner's Representative is able to make such representations to the Owner. The Owner's Representative may also withhold a Certificate for Payment to such extent as may be necessary to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;

- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
- .7 failure to carry out the Work in accordance with the Contract Documents;
- .8 failure to provide releases of lien for each Application for Payment in accordance with the Contract Documents, but in that event, the amount withheld shall not exceed the amount due; as reflected in the previous Application for Payment, to the lienor(s) for whom releases have not been provided; or
- .9 failure of the Work to progress according to schedule; or
- .10 any other failure to perform a material obligation contained in the Contract Documents.

The reason(s) for withholding any payment or rejecting a Certificate for Payment shall be provided to the Contractor, in writing and with supporting documentation, at the time the decision to withhold or reject is made.

§ 9.5.2 When either party disputes the Owner's Representative's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.6 Progress Payments

§ 9.6.1 After the Owner's Representative has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Owner's Representative.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Owner's Representative will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Owner's Representative and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Owner's Representative shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner.

§ 9.6.9 Payments to Subcontractors by the Owner.

§ 9.6.9.1 If the Owner fails to approve an application for payment for a cause which is the fault of the Contractor and not the fault of a particular subcontractor, or if the Contractor fails to make a payment which is properly due to a

particular subcontractor, the Owner may, after ten (10) calendar days' written notice to Contractor, pay such subcontractor and Contractor jointly, less the amount to be retained under his subcontract, unless the Contractor can demonstrate a good faith reason why the subcontractor should not be paid.

§ 9.6.9.2 The Owner shall have no obligation to pay, or to see to the payment of, any monies to any subcontractor. Nothing contained in herein shall be deemed to create any contractual relationship between the Owner and any subcontractor or to create any rights in any subcontractor against the Owner.

§ 9.6.10 No payments made under this Contract shall be evidence of performance of this Contract, either wholly or in part, and no payment including final payment shall be construed to be an acceptance of defective Work or improper materials, nor shall use of the Work by the Owner constitute acceptance of the Work hereunder or any part thereof or a waiver of any of the Owner's claims..

§ 9.6.11 If the Owner is entitled to reimbursement or payment from the Contractor or Surety under or pursuant to the Contract Documents; and as finally determined in the Dispute Resolution Process, such payment shall be made promptly upon written demand by the Owner. Notwithstanding anything contained in the Contract Documents to the contrary, if the Contractor or Surety fail to promptly make any undisputed payment due the Owner after such written notice, the Owner shall have an absolute right to offset such amount against the Contract Sum and may, in the Owner's reasonable discretion, elect either to: (1) deduct an amount equal to that which the Owner is entitled from any payment then or thereafter due the Contractor from the Owner; or (2) issue a written notice to the Contractor reducing the Contract Sum by an amount equal to that which the Owner is entitled. Nothing contained herein shall be deemed an admission of liability by Contractor nor limit Contractor's right to contest same. Nothing contained in this Section requires consent of Surety or notice to surety of Owner's intent to take such action.

§ 9.6.12 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier, to the extent such claim arises from the Contractor's actions or omissions. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Owner's Representative does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor all undisputed amounts within twenty-one (21) days after the date established in the Contract Documents, the amount certified by the Owner's Representative or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Owner's Representative, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use and obtain all permits, licenses, and certificates required for such use. Specifically, and in addition to the foregoing, in order to achieve Substantial Completion for the Work, Contractor must achieve the following additional, minimum requirements:

1. Site cleanup and restoration of all exterior elements including roof surfaces, ledges, gutters, windows, exterior facades (including without limitation removal of all excess materials, debris, supplies, equipment, temporary structures, ladders, scaffolding, staging and/or trailers) has been completed;
2. All parking areas, all landscaping, all exterior building finishes, all interior building finishes, all interior spaces, all structural, mechanical, and technical systems required by the Contract Documents, all fire and life safety systems, are completed and ready for use or occupancy;

3. The Work is ready for occupancy, completed in accordance with the Drawings and Specifications and the Contract Documents including, but not limited to: (1) low voltage system, if any; (2) MEP trim out, if any; (3) security systems, if any; (4) finish painting, if any; (5) designated flooring, if any; (6) millwork, if any; and (7) cabinets, if any; all as applicable, are complete.
4. The Work is ready for occupancy, completed in accordance with the Plans and Specifications and the Contract Documents and, to the extent it is within the Contractor's scope of Work, all persons or entities having jurisdiction over the Project have issued the appropriate permits, and authorizations for the construction and use of the Work and the Work has received a temporary or final Certificate of Occupancy; provided, however, that the Contractor shall not be held liable for delays in obtaining permits or the Certificate of Occupancy due to government processing delays, Owner's failure to timely provide necessary information, or direct interference by Owner.
5. Contractor has complied with the turnover obligations set forth in § 9.9 (including subparts) below.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the A/E Professional a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the A/E Professional will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the A/E Professional's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the A/E Professional. In such case, the Contractor shall then submit a request for another inspection by the A/E Professional to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the A/E Professional will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use or Turnover

§ 9.9.1 The Contractor shall be responsible for operating and maintaining the Work and all systems and equipment that are part of the Work until Substantial Completion as defined in AIA A201 Modified General Conditions above or until a mutually agreed upon earlier Turnover as set forth herein.

§ 9.9.2 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use or turnover is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the A/E Professional as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be

unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the A/E Professional.

§ 9.9.2 Immediately prior to such partial occupancy or use or turnover, the Owner, Contractor, and A/E Professional shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use or turnover of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.9.4 Prior to the time of Substantial Completion, Turnover or any partial occupancy or use may occur from Contractor to Owner, the following minimum requirements must be met by Contractor and submitted to Owner:

1. Contractor's installers and operation and regular maintenance personnel have met with Owner's representative and the property manager(s) for the Project or other individuals as may be designated by Owner, at the Project site, to provide complete instructions and training needed for proper start-up, operation, shut-down and maintenance of that part of Work. Instructions by manufacturer's representatives are required where installers are not experts in operating/maintenance procedures, or as specified in the Construction Documents. For operational equipment, installers shall demonstrate startup, shut-down, emergency operations, noise and vibration adjustments, safety, economy/efficiency adjustments, and other applicable operations, and shall review maintenance and operating instructions which are required to be performed in order to maintain in force applicable warranties, guaranties and bonds;
2. Contractor has provided Owner with Three (3) heavy duty, bound, hard-cover books and one (1) electronic copy of same, properly identified on both the front and the spine of each binder and indexed, in suitable sets of manageable size, containing the following information related to all equipment and systems on the Project:
 1. Training, maintenance and operating manual information;
 2. emergency instructions;
 3. spare part listings;
 4. wiring diagrams;
 5. recommended "turn around" cycles;
 6. inspections procedures;
 7. shop drawings, product data, and any other applicable information;
 8. detailed information and records for maintenance performed on all equipment and systems on the Project, operated and maintained by Contractor prior to Substantial Completion
3. Contractor has provided Owner with Three (3) heavy duty, bound, hard-cover books and one (1) electronic copy of same, properly identified on both the front and the spine of each binder and indexed, in suitable sets of manageable size, containing the following information:
 1. All Subcontractor warranties fully executed in the form approved by the Owner;
 2. All Extended Warranties required by the Contract Documents;
 3. The Contractor's warranty; and
 4. A list of all Subcontractors, Sub-subcontractors and suppliers who performed Work on the Project or who furnished equipment or materials for use in the Project, such list to include the name, address, email address, and telephone number of the responsible person at all such entities.
4. Contractor has provided Owner the Red Line drawings as required by the Contract Documents.

§ 9.9.5 The delivery, endorsement or assignment of such warranties shall not release the Contractor from obligations pursuant to the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Statutory Requirements for Final Payment:

§ 9.10.1.1 Upon receipt of written notice from Contractor that the Work is ready for final inspection and acceptance, the Owner and A/E Professional, will promptly make the Final Inspection and shall prepare a Final Punch List as required by the Florida Statutes. To the extent this Project involves more than one building or structure, or will proceed in multiple phases, the Owner will provide a Final Punch List for each building, structure, or phase of the Project within the time limitations set forth in this Article.

§ 9.10.1.2 The Owner shall work with the Owner's Representative and/or A/E Professional to prepare the Final Punch List, which shall include a list of items and the estimated cost to complete each such item, which is required to render complete, satisfactory, and acceptable the Work of the Contractor.

§ 9.10.1.3 the Owner shall develop the Final Punch List no later than sixty (60) calendar days after the Project has achieved Substantial Completion. The Owner shall deliver the Final Punch List to Contractor within five (5) calendar days of its development.

§ 9.10.1.4 All items in the Final Punch List shall be completed by the Contractor within thirty (30) calendar days after Contractor's receipt of the Final Punch List. If the Final Punch List is not provided to the Contractor by the agreed upon date for delivery of the Final Punch List, the Contract Time for completion shall be extended by the number of days that the Owner exceeded the delivery date.

§ 9.10.1.5 Notwithstanding anything to the contrary contained in any Contract Documents or any attachment thereto, the Owner may withhold from payments to Contractor a sum equal to one hundred and fifty percent (150%) of the cost of the items on the Final Punch List (the "Final Punch List Balance").

§ 9.10.1.6 Within twenty (20) business days after the Final Punch List is created, the Owner shall pay the Contractor any remaining contract balance, including all retainage previously withheld, excluding an amount equal to the Final Punch List Balance as set forth in Section 9.10.1.5.

§ 9.10.1.7 The failure to include any corrective work or pending items not yet completed on the Final Punch List does not alter the responsibility of the Contractor to complete all the construction services purchased pursuant to the Agreement. All items that require correction under the Contract Documents, which are identified after the preparation and delivery of the Final Punch List remain the obligation of the Contractor as defined by the Contract Documents.

§ 9.10.1.8 Upon Contractor's completion of the Final Punch List, Contractor may submit to the Owner a final Application for Payment requesting the Final Punch List Balance set forth in Section 9.10.1.5.

§ 9.10.1.9 If Owner finds the Work acceptable, the requisite documents have been submitted and the requirements of the Contract Documents fully satisfied, and all conditions of the permits and regulatory agencies have been met, a Final Certificate of Payment shall be issued, stating that the requirements of the Contract Documents have been performed and the Work is ready for acceptance under the terms and conditions thereof.

§ 9.10.1.10 If a good faith dispute exists as to whether one or more items identified on the Final Punch List have been completed in accordance with the Contract Documents, Owner may continue to withhold up to 150% of the total cost to complete such item.

§ 9.10.1.11 Owner is not required to pay or release any amounts to Contractor that are the subject of a good faith dispute made in writing pursuant to the Agreement. Owner and Contractor shall comply with the conditions for dispute resolution of Claims set forth in Article 15.

§ 9.10.1.12 Retainage. Five percent (5%) of all monies earned by Contractor shall be retained by Owner until twenty (20) business days after creation of the Final Punch List as set forth this section. Within twenty (20) business days after the Final Punch List is created, the Owner shall pay the Contractor any remaining contract balance, including all retainage previously withheld, with the exception of an amount equal to 150% of the estimated cost to complete the items identified on the Final Punch List, as set forth herein.

§ 9.10.1.13 This Agreement is intended to comply with the requirements of Sections 218.735 and 255.073-079, Florida Statutes, as applicable. If this Article or Agreement contains any provision found to be unlawful under Sections

218.735 and 255.073-079, Florida Statutes, the same shall be deemed to be of no effect and shall be deemed stricken from this Agreement without affecting the binding force of this Agreement as it shall remain after omitting such provision.

§ 9.10.2 Final payment, including any remaining retention shall not become due until the Contractor satisfies the requirements of the Contract Documents. As used in the Contract Documents, "Final Completion" shall mean such time after Substantial Completion and the following express conditions precedent to Final Payment have been met:

- .1 the A/E Professional has issued a Certificate of Final Completion;
- .2 all "punch list" items have been fully completed to the reasonable satisfaction of Owner and A/E Professional, unless the failure of the same to issue is not due to the failure of Contractor to complete its scope of Work;
- .3 the final certificate of occupancy and all final governmental and utility authority permits have been issued, unless the final certificate of occupancy or permits are delayed for reasons that are beyond the control of the Contractor and those for whom the Contractor is responsible;
- .4 Contractor has fully cleaned and restored the site with respect to all of the final punch list work; and
- .5 all temporary utilities are disconnected;

§ 9.10.3 In addition to the above, Contractor shall have performed and or submitted (as applicable) to the A/E Professional and/or Owner's Representative and Owner the following:

- .1 an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, or shall be paid out of Contractor's final payment;
- .2 consent of surety, if any, to final payment;
- .3 documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties;
- .4 all previously undelivered manufacturer and Subcontractor guarantees, warranties and manuals and documents;
- .5 final and or conditional releases of lien, waivers of claim, satisfactions of liens or claims, and such other affidavits as may be reasonably required by the Owner to assure a lien-free and claim-free completion of the Work; Where Contractor is in a dispute with a Subcontractor and or supplier, consent of surety to Final Payment is acceptable.
- .6 To the extent A/E Professional in missing any shop drawings and or submittals, Contractor will provide any such items requested in writing;
- .7 evidence that all temporary utilities have been disconnected;
- .8 the Contractor has fully cleaned and restored the site, including removal of all rubbish and construction debris;
- .9 all final governmental permits for which Contractor is responsible under the Contract Documents have been issued and all permits have been closed out,
- .10 Contractor has complied with all partial occupancy or Turnover obligations set forth in the AIA A201 Modified General Conditions above; and

.11 Contractor has complied with all other requirements of the Contract Documents.

§ 9.10.4 The Contractor's obligation to complete all Work in accordance with the Contract Documents shall not be deemed waived, excused, or otherwise satisfied by any failure of any person or entity to include, discover, or identify any incomplete or defective Work in any punch list, completion list, or inspection report, including without limitation the Substantial Completion Punch List, or any further punch lists.

§ 9.10.5 Final payment may be withheld on account of (1) defective Work not remedied, (2) claims or liens filed, (3) failure of the Contractor to make payments properly to subcontractors or for labor, materials, or equipment, (4) failure to provide waivers of lien for all lienors giving notices, (5) damage to the Owner's property caused by Contractor, its subcontractors or anyone working for Contractor, in which case a reasonable estimated amount of such damages shall be withheld from Contractor's payment until such damages are satisfactorily corrected, (6) failure to carry out the Work in accordance with the Contract Documents.

§ 9.10.6 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the A/E Professional and/or Owner's Representative so confirms, the Owner shall, upon application by the Contractor and certification by the A/E Professional and/or Owner's Representative, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the A/E Professional and/or Owner's Representative prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.7. The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.8 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

§ 9.10.9 Prior to final payment, Contractor shall (1) organize maintenance and operating manual information into suitable sets of manageable size, and bind into individual binders properly identified and indexed; (2) include as applicable emergency instructions, spare part listing, warranties, guarantees or wiring diagrams, recommended "turn around" cycles, inspections procedures, shop drawings, product data, and any other applicable information; (3) Bind each manual of each set in heavy-duty, three-ring vinyl cover binders, and include pocket folders for folded sheet information; and (4) mark identification on both the front and the spine of each binder.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss to property caused by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under the Contract Documents, to the extent such damage or loss is attributable to their acts or omissions. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable in whole or in part to the negligent acts or omissions of the Owner or A/E Professional or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable in whole or in part to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under the Agreement.

§ 10.2.6 Any damage to adjacent property or improvements shall be promptly repaired by the Contractor, if caused by Contractor or its Subcontractors, any Sub-subcontractor or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, to the extent such damage is attributable to their acts or omissions. The foregoing is not intended to prevent the Contractor from making claim against any insurance that may provide coverage to the Contractor.

§ 10.2.7 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents and theft. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and A/E Professional.

§ 10.2.8 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.9 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and A/E Professional of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and A/E Professional the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the A/E Professional will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or A/E Professional has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the A/E Professional

have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 The Owner shall indemnify and hold harmless the Contractor, Subcontractors, A/E Professional, A/E Professional's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7. Within ten (10) days of executing the GMP Amendment, the Contractor shall furnish a hurricane preparedness plan to secure the site and prevent damage to the Project, which shall be attached as an exhibit to the Agreement as an Exhibit.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the RFQ No. 2025-006 and reflected in the Insurance Exhibits attached to the Agreement. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located and having an A.M. BEST's rating of "A-X" or better. The Owner, A/E Professional, and A/E Professional's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The insurance required by Section 11.1 shall be the primary insurance and shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater and shall name Owner, A/E Professional and A/E Professional's Consultants as additional and named insureds covering bodily injury, death, property damage and personal injury and Owner as an additional insured for claims to the extent caused by the Contractor's negligent acts or omissions during the Contractor's completed operations. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment except for completed operations coverage, which shall be maintained for two (2) years after the completion of the Project.

§ 11.1.3 The Contractor shall not commence any portion of the Work under the Contract until it has obtained all insurance required under this Article 11 or the Agreement and, except for completed operations insurance or except as otherwise provided herein.

§ 11.1.4 The not-to-exceed deductible on all insurance required of Contractor under this Article 11 or the Agreement shall be One Hundred Thousand Dollars (\$100,000) and shall in all events be paid by the Contractor.

§ 11.1.5 Certificates of insurance, Additional and Named Insured Endorsements, and actual copies of the Insurance Policies in accordance with this Article shall be delivered to the Owner prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance, and the certificates of insurance and endorsements are attached hereto as an exhibit to be incorporated in the Contract Documents. These certificates and

the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 60 days' prior written notice has been given to the Owner. Contractor shall not commence Work and shall not be entitled to any payments under the Contract Documents until the required policies have been delivered to Owner and reviewed by Owner's insurance professional and found to be in compliance with the Contract Documents.

§ 11.1.6 An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Article 9 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

§ 11.1.7 Contractor's failure to provide and maintain the insurance required by this Contract shall be grounds for termination, and Contractor shall be liable for all losses, damages, costs and expenses associated with the failure to maintain the required insurance.

§ 11.1.8 Except to the extent covered by and paid by insurance, the Contractor shall be responsible for all loss or damage Contractor or its Subcontractors cause to the Work, including the Contractor's materials delivered to site for incorporation therein and all property issued to the Contractor by the Owner for use or incorporation in the Work.

§ 11.1.9 The Contractor shall secure, pay for, and maintain whatever insurance they may deem necessary for protection against loss of owned or rented capital equipment and tools, including any tools owned by mechanic, any tools, equipment, stagings, towers and forms owned or rented by its subcontractors or agents under this Contract. Failure of the Contractor to secure such insurance or to maintain adequate levels of coverage shall not obligate the Owner or its agents and employees for any losses of owned or rented equipment or for any Work damaged. If the Contractor secures such insurance, the insurance policy shall include a waiver of subrogation as follows: "It is agreed that in no event shall this insurance company have any right of recovery against the Owner." The Contractor agrees to cooperate fully with the insurance company or companies in carrying out the provisions and conditions of all policies applicable to Work to be done, as well as all rules and recommendations of such company or companies in regard to accident prevention, reports and audits. The Contractor further agrees that notice of every accident will not only be reported immediately to the Owner, and also to such insurance company or companies.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall be responsible for maintaining the Owner's usual liability insurance and Builder's Risk coverage.

§ 11.2.2 The Owner's Builder's Risk insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until completion of the Project.

- .1** Deductibles: The Owner's Builder's Risk insurance shall have a reasonable deductible, with such deductible amount to be determined at the sole discretion of the Owner. The Contractor shall pay for any deductibles on the Owner's insurance policies for claims to the extent they arise as a result of the Contractor's, or third parties for which Contractor is responsible, acts, errors, or omissions under this Agreement.
- .2** Any Owner's Builder's Risk insurance policy shall extend only to materials actually installed in the Project or at the premises ready for installation (unless otherwise agreed by the insurer). Any plant, materials, equipment, tools or fixtures forming a part of the capital assets of the Contractor or belonging to any of its employees shall not be covered by the builders risk insurance maintained by Owner. Any such Builder's Risk insurance policy shall be subject to the usual limitations and exclusions normally contained in such policies of insurance, including, without limitation, a reasonable deductible at the discretion of the Owner. In the event of any loss or damage paid by the Builder's Risk policy, such proceeds shall be accepted and used by Owner at Owner's sole discretion.
- .3** Unless otherwise provided in the Contract Documents, the Builder's Risk insurance shall cover portions of the Work stored off the Site after written approval of the Owner at the value

established in the approval, and also portions of the Work in transit.

§ 11.3 Waivers of Subrogation

§ 11.3.1 Except for losses due to the negligence or breach of contract of a, subcontractor, sub-subcontractor or persons they are responsible for, the Owner and Contractor waive all rights against each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other for compensation for damages caused by fire or other perils to the extent paid for by the Owner's Builder's Risk insurance, Owner's property insurance, or by the Contractor's liability insurance obtained pursuant to this Article, except such rights as they have to proceeds of such insurance held by the Owner and the Contractor. This shall not act as a waiver of any other rights or remedies under the Contract Documents.

§ 11.3.2 A loss insured under the property or Builder's Risk insurance for the Property shall be adjusted by the Owner, using reasonable discretion and not as a fiduciary for Contractor or any other interested party, and made payable to the Owner for the insureds, as their interest may appear, subject to requirements of any applicable mortgagee clause. The Owner shall act in good faith and consult with the Construction Manager regarding the adjustment and distribution of insurance proceeds. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate written agreements where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.3 The Owner shall not be required to give bond for performance of the Owner's duties. The Owner may deposit in a separate account insurance proceeds so received, which the Owner shall distribute in accordance with the terms of any settlement reached with the Builder's Risk insurer. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor in accordance with this Agreement and paid for by Owner.

§ 11.4 Performance of Bond and Payment of Bond

§ 11.4.1 If required by the terms of RFQ No. 2025-006, Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in RFQ No. 2025-006.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.4.3 To the extent required by RFQ No. 2025-006, Contractor shall provide the Owner with a 100% performance bond in the amount of the Contract Sum utilizing the form provided with these Contract Documents which shall incorporate the obligation of Surety referenced in this Contract and an unconditional payment bond in accordance with Fla. Stat. § 713.23 in the amount of the Contract Sum covering the faithful performance of the Contract and payment of all obligations thereunder. The bonds shall be executed by a surety that is licensed in Florida and shall remain in effect as required by law and the Contract Documents. The bonds shall be effective as of the Commencement Date as defined in the Contract and shall cover all Work and obligations under the Contract Documents.

§ 11.4.4 The Contractor shall, upon approval of the bonds by the Owner, record the bonds with the County Clerk's Office of the county in which the work is to be performed and promptly furnish the Owner with a certified copy of the recorded bonds.

§ 11.4.5 Both the payment bond and the performance bond under this Article shall display the Surety's bond number, and attach a rider containing the following provisions:

- .1** Surety hereby agrees that it consents to and waives notice of any addition, alteration, omission, change, or other modification of the Contract Documents, except for changes that materially affect the scope of work or the Contract Sum. Any other addition, alteration, change, extension of time, backcharge, or other modification of the Contract Documents, or forbearance on the part of either Owner or Contractor to the other, shall not release Surety of its obligations hereunder, and notice to the surety of such matters is hereby waived.
- .2** Surety hereby stipulates and agrees that the obligation of said Surety and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition, or change in or of the said Contract or the Work to be performed thereunder, except for (i)

changes that materially affect the scope of work or the Contract Sum, or by any payment thereunder before the time required therein, or (iii) by any waiver of any provisions thereof, or (ii) by any assignment, subletting or other transfer thereof or of any part thereof, or of any Work to be performed or any moneys due or to become due thereunder. Surety expressly consents to the payment provisions as provided in this Contract. In any event, even if the Surety fails to include such language in its bond, by incorporating this Contract into the Payment and Performance Bonds furnished for this Project, Surety agrees to the provisions of this Article and the provisions of § 11.4.4.

- .3 Surety hereby agrees that if, after the 14 day Notice to the Contractor and Surety, the Contractor and Surety do not cure the default as provided in this Section, then the Surety, in addition to the Contractor, without the need to terminate the Contractor, shall be liable to Owner for any damages the Owner may sustain and be entitled to pursuant to the Contract and the bonds. No further Notices shall be required by Owner.

§ 11.4.6 Should Contractor fail to perform any of its obligations under this Contract, the Owner shall give the Contractor and Surety a fourteen day (14) Notice of Default. After receipt of the 14 day Notice provided herein, the Contractor and Surety shall have the right and opportunity to cure the default(s). If, after the 14 day Notice, the Contractor and Surety do not cure the default as provided in this Section, then the Surety, in addition to the Contractor, without the need to terminate the Contractor, shall be liable to Owner for any damages the Owner may sustain and be entitled to pursuant to this Contract and the bonds. No further Notices shall be required by Owner.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the A/E Professional's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the A/E Professional, be uncovered for the A/E Professional's examination and be replaced. This shall be at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the A/E Professional has not specifically requested to examine prior to its being covered, the A/E Professional may request to see such Work and it shall be uncovered by the Contractor. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the GMP and Contract Time.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the A/E Professional or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the A/E Professional's services and expenses made necessary thereby (including attorneys' fees), shall be at the Contractor's expense. The obligations of this Section shall survive completion and final payment or termination of the Agreement.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under the Agreement, if, within one (1) year after the date of Final Completion of all the Work or any longer period provided in an Extended Warranty, is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so. The Owner shall give such notice promptly after discovery of the condition. If the Contractor fails to commence correction of nonconforming Work within five (5) business days after receipt of prior reasonable notice by the Owner, the Owner may correct the nonconforming Work in accordance with the Agreement. Contractor is obligated to reimburse Owner for all corrective costs and damages incurred as a result of Contractor's failure to correct nonconforming Work. This obligation shall survive completion and final payment or termination of the Contract.

§ 12.2.2.2 The one-year period for correction of Work or any longer period provided in an Extended Warranty shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work or any longer period provided in an Extended Warranty shall be extended for corrected Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work. Notwithstanding the foregoing, any claims related to the Contractor's obligations under the Contract Documents must be brought within the applicable statute of limitations period as provided by Florida law.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made. If payments due to the Contractor are insufficient to cover the adjustment, Contractor shall pay the difference to the Owner.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Agreement and the Contract Documents shall be governed by the law of the State of Florida without regard to conflicts of law provisions.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, A/E Professional, Contractor, or Construction Manager shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing. The invalidity of any part or provisions of the Contract Documents shall not affect the validity or enforceability of any other part of the Contract Documents. Any waiver by the Owner or Construction Manager of any breach of the Contract Documents shall not be held to be a waiver of any other or subsequent breach, and any waiver by the Owner or Construction Manager of any right to terminate the Contract shall not be held to be a waiver of any breach of the Contract Documents, but both parties retain all their rights to recover damages therefor.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the A/E Professional timely notice of when and where tests and inspections are to be made so that the A/E Professional may be present for such

procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or the GMP Amendment is executed. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require, or issue the appropriate Change Order or Construction Change Directive.

§ 13.4.2 If the A/E Professional, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the A/E Professional will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the A/E Professional of when and where tests and inspections are to be made so that the A/E Professional may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures, additional testing, and compensation for the services and expenses of the A/E Professional, A/E Professional's consultants, Owner's consultants, including special and threshold inspectors or other engineers, shall be at the Contractor's expense. Owner may deduct such amounts from the balance due the Contractor.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the A/E Professional.

§ 13.4.5 If the A/E Professional is to observe tests, inspections, or approvals required by the Contract Documents, the A/E Professional will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest as provided in the Agreement.

§ 13.6 Time Limits on Claims

The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract within the time period specified by applicable law.

§ 13.7 It shall be incumbent upon the Contractor to have permit revisions issued and executed by the Building Department in a timely manner so as not to delay the construction process. The Parties acknowledge that the Contractor has no control over the Building Department. If actions or inactions of the Building Department cause a delay of the Project, Contractor shall be entitled to seek an equitable adjustment of the Contract Time and the GMP.

§ 13.8 The Construction work Saturdays, Sundays, Holidays or after normal hours, if approved, shall be at no additional cost to the Owner, unless the Owner directs Contractor to perform accelerated work to mitigate delays that are not caused, in whole or in part, by Contractors, its subcontractors, or any parties for whom Contractor exercises supervisory authority..

§ 13.9 Maintenance

Various materials and finishes of materials exposed to the Florida environment will begin to deteriorate over time. Materials such as rooftop equipment, piping, conduits, etc., as well as finishes for stainless steel, wood, aluminum, etc. are all subject to deterioration. The Contractor is to provide the Owner a maintenance program for various products on the project. All maintenance required prior to Substantial Completion or partial occupancy or Turnover will be performed by Contractor as part of the Work. Contractor shall not be responsible for maintenance following Substantial Completion or partial occupancy or Turnover.

§ 13.10 Maintenance Records

After Substantial Completion (but before Final Payment) or upon occupancy, the Contractor shall meet with and arrange for each installer of parts of Work requiring regular maintenance to meet with Owner's representative and the property manager(s) for the Project or other individuals as may be designated by Owner, at the Project site, to provide

basic instructions needed for proper operation and maintenance of that part of Work. Instructions by manufacturer's representatives are required where installers are not experts in operating/maintenance procedures, or as specified in the Construction Documents. For operational equipment, installers shall demonstrate startup, shut-down, emergency operations, noise and vibration adjustments, safety, economy/efficiency adjustments, and other applicable operations, and shall review maintenance and operating instructions which are required to be performed in order to maintain in force applicable warranties, guaranties and bonds. Completion of all training is an express condition precedent to Final Payment.

§ 13.11 No Agency Relationship

It is understood that Contractor is not herein appointed the agent of Owner but is and shall remain an independent contractor. Accordingly, all aspects of Contractor's performance of the Agreement, except as specifically provided in the Agreement, shall be under the direction and control of Contractor.

§ 13.12 Third Parties

No provision in the Agreement shall create or give to third parties any claim or right of action against Owner.

§ 13.13 Place of Work

Contractor, under regulations prescribed by Owner, shall use only established roadways, and such temporary roadways as may be approved by Owner. When materials or equipment are transported in performance of the Work, vehicles shall not be loaded beyond the load limit as established by federal, state or local law regulations (including, but not limited to, the City Standards a/k/a Engineering Manual). When it is necessary to cross curbing and/or sidewalks, protection against damage shall be provided by Contractor, and any damage caused will be immediately repaired by Contractor, at Contractor's cost, and if not repaired by Contractor within five days after notice in writing, Owner may make such repairs and charge the amount of such repairs to the Contractor. All existing sidewalks, curbs and pavements disturbed, broken, removed, or otherwise damaged by Contractor, during the performance of the Work under the Agreement, shall be replaced by the Contractor at its sole expense. Replaced or repaired sidewalks, curbs, and pavements shall be constructed of similar materials and by similar methods to the original construction. Replaced or repaired sidewalks, curbs and payment shall be smoothly blended into the existing Work and shall not present depressions or humps and shall be acceptable to Owner.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped; or
- .3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.2, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon thirty (30) days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional

days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2 The Owner may terminate the Contract if the Contractor

- .1 refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents;
- .5 admits in writing its inability to pay its debts generally as they become due, or if the Contractor makes a general assignment for the benefit of its creditors, or if a receiver, liquidator, trustee or assignee is appointed on account of its bankruptcy or insolvency;
- .6 submits an Application for Payment, sworn statement, waiver of lien, affidavit or document that is intentionally falsely filed; or
- .7 has a construction lien filed against any part of the Work or the site of the project for work performed under the Agreement for which the Contractor has been paid by the Owner and not promptly bonded or insured over by the Contractor in accordance with Florida Statutes after ten (10) working days written notice to the Contractor.

§ 14.1.2 When any of the reasons described in Section 14.1.1 exist, the Owner, may, without prejudice to any other remedy it may have and after giving the Contractor seven (7) day's written notice, terminate the Agreement and take possession of the site and all materials, tools, equipment and machinery thereon owned by the Contractor and may finish the Work by whatever reasonable method the Owner may deem expedient. A/E Professional

§ 14.1.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.1.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.1.4 The Owner's right to terminate the Contract, pursuant to this Section, shall be in addition to and not in limitation of any rights or remedies existing hereunder or pursuant thereto or at law or in equity.

§ 14.2 Suspension by the Owner for Convenience

§ 14.2.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.2.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.2.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.3 Termination by the Owner for Convenience

§ 14.3.1 The Owner may, within seven (7) calendar day's prior written notice, terminate the Contract for the Owner's convenience and without cause.

§ 14.3.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.3.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement. In the event of Termination for Convenience, the Owner shall not be liable to the Contractor for lost profits on any Work not performed, home office overhead on any Work not performed, or any other type of consequential, special or indirect damages, except for actual costs incurred directly as a result of the termination, and Contractor hereby waives same. All costs of performance claimed by Contractor must be fully supported by the Contractor's invoices and other documentation acceptable to the Owner, and shall be subject to the Owner's audit. The Contractor shall make its records available at reasonable times and places for the Owner's audit. Payments to the Contractor shall be reduced by any setoffs, damages, claims to which the Owner is entitled under this Contract.

§ 14.3.4 The Owner's right to terminate the Contract shall be in addition to and not in limitation of any rights or remedies existing hereunder or pursuant thereto or at law or in equity.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents. Submittal of a request for Change Order shall not be considered notice of a Claim required by this Article.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the A/E Professional, if the A/E Professional is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The A/E Professional will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given as soon as practicable after the condition giving rise to the Claim is discovered and prior to Contractor incurring additional unauthorized costs. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If exceptional or unusual adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Cap on Claims for Consequential Damages

To the fullest extent permitted by law, the aggregate liability of Owner and Contractor, respectively, for any consequential, incidental, indirect, special, or punitive damages arising out of or relating to this Agreement or the Work shall not exceed Five Million Dollars (\$5,000,000)

For purposes of this Section, consequential damages include, without limitation:

- Loss of use, income, or revenue
- Loss of profits or business opportunities
- Loss of financing or increased financing costs
- Loss of reputation or business interruption

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Owner's Representative will serve as the Initial Decision Maker. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner. Contractor must continue with its Work when a Claim is pending before the Initial Decision Maker.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the A/E Professional, if the A/E Professional is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision is not binding on the parties and is subject to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 In the event that the parties agree in writing to mediation, such mediation shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. The written agreement to mediate shall be filed with the person or entity administering the mediation. If the mediation process is initiated concurrently with the filing of binding dispute resolution, including litigation, proceedings, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.3.5 Litigation

Litigation of Claims, disputes or other matters in question between the Owner and Contractor arising out of or relating to this Contract or breach thereof, which are not resolved by mediation, shall be subject to and decided by litigation exclusively in the state courts of Palm Beach County, Florida. Contractor and Owner consent to the venue of the State Courts of Palm Beach County, Florida and specifically recognize and acknowledge the waiver of any right to remove any action to federal court on the basis of diversity jurisdiction or on any other basis.

§ 15.3.6 In the event of any litigation arising out of or relating to this Agreement or the Contract Documents, the prevailing party shall recover from the non prevailing party, all reasonable attorney's fees, paralegal fees and Court costs incurred by the prevailing party.

§16 Miscellaneous

§ 16.1 Modification

No change or modification of the Contract shall be valid unless in writing and signed by all parties hereto, excluding Construction Change Directives which do not require the signature of the Contractor. No waiver of any of the provisions of this Contract shall be valid unless in writing and signed by the party against whom it is sought to be enforced.

§ 16.2 Rights and Remedies

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not in limitation of any duties, obligations, rights and remedies otherwise imposed or available

by law. All indemnities, representations, and waivers made by Contractor in favor of Owner shall survive completion of the Work, the making of final payment, and any termination of the Agreement.

§ 16.4 Severability and Waiver

If any term or provision of the Contract, or the application thereof to any person or circumstances, shall be invalid or unenforceable to any extent, if such invalid, illegal, or unenforceable provision is material to the allocation of risk, compensation, or responsibility between the Owner and the Construction Manager, the parties shall promptly negotiate in good faith to replace such provision with a valid and enforceable provision that most nearly reflects their original intent and the economic balance of this Agreement. If such invalid, illegal, or unenforceable provision is not material to the allocation of risk, compensation, or responsibility between the Owner and the Construction Manager the remainder of the Contract or the application of the Contract to persons or circumstances other than those against whom or which such term or provision is invalid or unenforceable, shall not be affected thereby, and each term and provision of the Contract shall be valid and enforceable to the fullest extent permissible by law.

The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions the Contract, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right as respects further performance.

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

OWNER/CITY OF DELRAY BEACH

Alexis Givings, City Clerk

By: _____
Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney

Construction Manager

By: _____

Print Name: _____

Title: _____

(SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____ by _____ (name of person), as _____ (type of authority) for _____ (name of party on behalf of whom instrument was executed).

Personally known ___ OR Produced Identification
Type of Identification Produced _____

Notary Public – State of _____