

AIA® Document A133® – 2019

Modified Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the [] day of [] in the year 2026
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

The City of Delray Beach, Florida
A municipal corporation and a political subdivision of the State of Florida, its successors and assigns
100 NW 1st Avenue
Delray Beach, FL 33444

and the **Construction Manager**:

Kiewit Infrastructure South Co.
6301 NW 5th Way Suite 3200
Ft Lauderdale, FL 33309

for the following Project:
(Name, location, and detailed description)

RFQ No. 2025-023
Tropic Isle Neighborhood Improvements Project

The project limits are the Tropic Isle Neighborhood, bound by McCleary St to the north, Florida Blvd to the west, Spanish Cir to the south, and the intracoastal waterway to the east. The neighborhood includes a total of approximately 5.75 miles of roadways.

The project aims to improve the roadway, water, sewer, storm drainage, drainage outfall, and seawall improvements within the Tropic Isle Neighborhood.

The Architect/Engineer (the “A/E Professional”):
(Name, legal status, address, and other information)

Eric Regueiro, PE
Vice President
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411
(561) 840-0214
eric.regueiro@kimley-horn.com

The Owner’s Representative:

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.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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Michael Cartossa, PE
Project Manager, Sr Associate
Keith and Associates, Inc.
701 Northpoint Parkway, Suite 218
West Palm Beach, FL 33407
(561) 469-0992
mcartossa@keithteam.com

The Owner and Construction Manager agree as follows:

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

See the information provided in RFQ NO. 2025-023, which is attached as Exhibit **G**.

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

See the information provided in RFQ No. 2025-023, which is attached as Exhibit G.

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:

(Provide total and, if known, a line item breakdown.)

The Owner's GMP(s) are to be determined during Phase 1 Scope of Services (Pre-Construction).

§ 1.1.4 The Owner's anticipated design and construction Milestone Dates:

.1 Design phase milestone dates, if any:
N/A

.2 Construction commencement date:

Date to be established after approval of the GMP and addendum to this Agreement.

.3 Substantial Completion date or dates:

Date to be established after approval of the GMP and addendum to this Agreement.

Substantial Completion date will be determined during Pre-Construction efforts.

.4 Other Milestone Dates:

N/A

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

N/A

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

N/A

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234-2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate

the completed E234- 2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

See the information provided in RFQ NO [2025-023], which is attached as Exhibit G.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:

Keith and Associates, Inc.
701 Northpoint Parkway
Suite 218 West Palm Beach FL, 33407

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:
(List name, address and other contact information.)

A/E Professional, or as applicable, the A/E Professional's consultants

Kimley-Horn and Associates, Inc.
1920 Wekiva Way West Palm Beach, FL 33411

§ 1.1.10 The Owner shall retain the following consultants and contractors:

.1 Geotechnical Engineer:

Included as part of A/E Professional and/or Owner's Representative. Refer to information provided in RFQ No. 2025-023, which is attached as Exhibit G.

.2 Civil Engineer:

Included as part of A/E Professional and/or Owner's Representative. Refer to information provided in RFQ No. 2025-023, which is attached as Exhibit G.

.3 Other, if any:

[N/A]

§ 1.1.11 The A/E Professional's representative:

Eric Regueiro, PE,
Kimley-Horn and Associates, Inc.
1920 Wekiva Way West Palm Beach, FL 3411

§ 1.1.12 The Owner's Representative's representative:

Michael Cartossa,
Keith and Associates, Inc.
1601 Forum Place, Suite 400
West Palm Beach, FL 33401

§ 1.1.13 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

Cody Jensen
Kiewit Infrastructure South Co.
6301 NW 5th Way Suite 3200
Ft Lauderdale, FL 33309
Office: 813-337-5222
Email: Cody.Jensen@kiewit.com

§ 1.1.14 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

See the information provided in RFQ NO. 2025-023, which is attached as Exhibit G.

§ 1.1.15 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

See the information provided in RFQ NO. 2025-023, which is attached as Exhibit G.

§ 1.1.16 Other Initial Information on which this Agreement is based:

[N/A]

§ 1.2 The Owner and Construction Manager may generally rely on the Initial Information, but Construction Manager shall promptly notify Owner of any conflicts or discrepancies Construction Manager discovers or should discover (in its capacity and experience as a general contractor) with respect to the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall

appropriately adjust the Construction Schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's Milestone Dates, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten (10) days' prior written notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

§ 2.1.1 The Contract Documents consist of this Agreement, the AIA A201-2017 General Conditions of the Contract as modified (the "Modified General Conditions"), Drawings, Specifications, Addenda issued prior to execution of this Agreement, Exhibits to this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein (the "Contract Documents"). Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the A/E Professional and/or Owner's Representative and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. To the extent any conflict exists between the Contract Documents that cannot be resolved between the parties, interpretations will be based on the following priorities: (a) executed Modifications, if any, with those of a later date having precedence over those of an earlier date; (b) the Clarifications and Qualifications Exhibit to the Agreement to the extent approved by the Owner (c) the Agreement; (d) these Modified General Conditions; (e) all Exhibits hereto; (f) Drawings and Specifications; and (g) any other Contract Documents. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.1.2 Unless otherwise stated in the Contract Documents, when words that have well-known technical or construction industry meanings are used in the Contract Documents, such words are to be interpreted in accordance with such recognized meanings. On the Drawings, given dimensions shall take precedence over scaled measurements and large-scale drawings over small-scale drawings.

§ 2.1.3 Any of the Contract Documents not attached hereto but expressly identified in this Agreement are hereby incorporated by reference and shall be deemed to be of the same force and effect as if actually attached hereto.

§ 2.1.4 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Construction Manager. Performance by the Construction Manager shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 2.1.5 If the Construction Manager discovers any inconsistency, ambiguity, discrepancy or error in the Contract Documents, the Construction Manager shall promptly seek clarification in writing from the Owner.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the A/E Professional and Owner's Representative and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers, materials, and equipment; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™-2017, Modified General Conditions, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201-2017, Modified General Conditions, which document is incorporated herein by reference. The term "Contractor" as used in A201-2017,

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Modified General Conditions shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017, Modified General Conditions, referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the A/E Professional and/or Owner's Representative for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Phase 1: Pre-construction Services

§ 3.1.1 General. During the Preconstruction Phase of the Project, the Construction Manager will provide preconstruction services where necessary or appropriate to further the interests of the Owner and the Project. Construction Manager shall render services which support the services to be rendered by A/E Professional, including design review in the capacity of a "Contractor," but not a design professional, Project planning, and the specific services described in this Article 3. Construction Manager shall perform Phase 1 Pre-construction services per the Phase 1 Scope of Services, which is attached as Exhibit F, and in accordance with the General Conditions.

§ 3.1.2 Review Project Requirements and Site Data. Construction Manager shall review and study all background data, specifications and other related materials made available by Owner as to requirements, criteria, priorities, feasibility, and physical and financial limitations with regard to the Project and shall review with Owner's Representative and A/E Professional site data (such as access, location of services and utilities, security, surveys, and soils information) and other relevant information.

§ 3.1.3 Verify Site and Working Conditions. Construction Manager shall visit the Project site, review all information related to the Project site and to the conditions under which the Work will be performed. Construction Manager shall notify Owner's Representative in writing of any conditions of which the Construction Manager becomes aware or should have become aware in the exercise of reasonable care, that would adversely affect the progress, quality, or cost of the Work. Construction Manager will recommend means of addressing such conditions, and suggest additional testing or services reasonably required in connection therewith.

§ 3.1.4 Consultation of Design

The Construction Manager shall attend all meetings with the A/E Professional and/or Owner's Representative and Owner, as scheduled by the Owner, to discuss such matters as procedures, progress, coordination, and scheduling of the Work. In the capacity of a "Contractor," but not a design professional, the Construction Manager shall advise the Owner and the A/E Professional on proposed Project site use and improvements, selection of materials, and building systems and equipment. Further, in the capacity of a "Contractor," and not a design professional the Construction Manager shall also provide recommendations consistent with the Project requirements to the Owner and A/E Professional and/or Owner's Representative on constructability; availability of materials and labor; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, and possible cost reductions. The Construction Manager agrees to be reasonably available to perform the following facets related to the Preconstruction Phase in the capacity of a "Contractor" and not a design professional:

1. reviewing all drawings, permits, approvals, documents, and reports for the Project including, without limitation, the Plans and Specifications;
2. review all permit applications and accompanying documentation;
3. review projected work schedule, timeline and benchmark dates;
4. offer alternatives to plans and proposals, including cost-saving measures and value engineering;
5. interface with subcontractors and vendors that fit specifically to the nature of this project and to the specific scopes of work;
6. develop bid packages and obtain written bids from subcontractors, vendors and or suppliers;
7. provide monthly summaries;

8. provide such other services reasonably agreed to between Owner and Construction Manager and as necessary to the successful development of the Project.
9. Conduct Field Walkthroughs and Workshop Meetings with Owner's Rep or A/E Professional to evaluate design constructability, potential cost savings, or any conflicts with the intent of resolving these items prior to GMP Establishment.
10. Participate in Public Outreach Tasks as requested by Owner and A/E Professional including onsite meetings with Public Stakeholders, Businesses, Property Owners and City Staff. Also participate in an Preconstruction Public Outreach Meetings and provide necessary preliminary information related to job site access, schedule, sequence of work, environmental protection, private property protection measures, and temporary traffic control plans.

§ 3.1.5 Review of A/E Professional's Schedule. Construction Manager shall review and study all schedules and updates thereof submitted by A/E Professional concerning the schedule for performance of A/E Professional's services. Within ten (10) days after receipt of any such schedule or update, Construction Manager shall submit to Owner's Representative a written analysis of same describing any anticipated problems or delays to the Project related to A/E Professional's schedule.

When Project requirements for Construction Phase Services have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the A/E Professional and/or Owner's Representative's review and the Owner's acceptance. The Construction Manager shall obtain the A/E Professional and/or Owner's Representative's approval for the portion of the Project schedule relating to the performance of the A/E Professional's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the A/E Professional and/or Owner's Representative's services, other Owner consultants' services, and the Owner's responsibilities and identify items that could affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each subcontractor; ordering and delivery of products, including those that must be ordered well in advance of construction; and the occupancy requirements of the Owner. The Project schedule, included with the Guaranteed Maximum Price proposal will become the Construction Schedule upon Owner's acceptance of the Guaranteed Maximum Price Amendment.

§ 3.1.6 Phased Construction

The Construction Manager shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, or phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities and procurement and construction scheduling issues.

§ 3.1.7 Procurement Guidelines and Plan. Construction Manager shall prepare and submit, for the Owner's approval, procurement guidelines and a procurement plan for the Project. The Construction Manager shall prepare, for the Owner's acceptance, a procurement schedule for long-lead items that must be ordered well in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered well in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Owner shall thereafter accept responsibility for them.

§ 3.1.8 Utilities, Communications and Other Infrastructure Issues. Construction Manager shall advise and assist A/E Professional and represent Owner, if requested, in coordinating appropriately with local utilities, communications, and other related infrastructure issues.

§ 3.1.9 Review Design Documents. In the capacity of a "Contractor," but not as a design professional Construction Manager shall review and study, on a continuing basis through the Design and Construction Phases, all design and construction documents prepared by A/E Professional and shall notify the Owner's Representative and A/E Professional in writing of any errors, omissions, conflicts, inconsistencies, or ambiguities discovered, identify potential value engineering options before the bidding cycle and Construction Phase begin, and recommend alternatives when design details affecting construction feasibility, constructability, quality, or the Project schedule.

§ 3.1.10 Constructability Analyses. When requested by Owner's Representative, Construction Manager shall provide

written constructability analyses of the Project, including items to be addressed with A/E Professional and/or Owner's Representative such as accessibility, construction methods, assembly, installation, materials handling, expandability, phasing and other Construction Phase-related activities. The analysis of constructability issues shall be performed on an ongoing basis during the Design Phase.

§ 3.1.11 Presentations. When requested by Owner's Representative, Construction Manager shall assist Owner and A/E Professional and/or Owner's Representative in making one or more presentations of design concepts, cost studies, site evaluation, and other data developed in relation to the Project.

§ 3.1.12 Value Engineering. Construction Manager shall perform Value Engineering studies and propose to the Owner design, construction and systems alternatives for reducing the cost of the Project, or elements thereof. Construction Manager shall provide Owner with an estimate of the cost of, and the savings that will result from, implementing such Value Engineering alternatives. Construction Manager shall implement any Value Engineering alternatives approved by Owner, and the GMP shall be adjusted prior to issuance of the purchase order, or if the purchase order has been issued then by deductive Change Order to reflect the savings to be achieved by implementing such Value Engineering alternatives.

§ 3.1.13 Estimating and Monitoring Costs

§ 3.1.13.1 Construction Cost Estimate. Within sixty (60) days after issuance of the Notice to Proceed for Phase 1 Pre-Construction Services, the Construction Manager shall prepare a preliminary cost estimate (the "Construction Cost Estimate") of the cost of constructing the Project in accordance with the requirements of the Project and shall provide same to Owner's Representative. The Construction Cost Estimate shall be broken down in such detail as Owner's Representative may require and shall include a recommended contingency for the Work. Construction Manager shall revise the Construction Cost Estimate monthly until the GMP(s) are established and shall provide such revised estimates to Owner's Representative on a monthly basis. As the A/E Professional progresses through the design stages, Construction Manager shall prepare estimates of the Cost of the Work with increasing detail and refinement until such time as the Owner and Construction Manager agree on Guaranteed Maximum Price(s) for the Work. Such estimates shall be provided for the Owner's review and approval. The Construction Manager shall inform the Owner and A/E Professional and/or Owner's Representative when estimates of the Cost of the Work exceed the latest approved Project budget and make recommendations for corrective action.

§ 3.1.13.2 Monitoring Construction Costs. Throughout the duration of the Project, Construction Manager shall regularly monitor conditions in the construction market to identify factors that will or may affect costs for completing the Project and furnish a written analysis.

§ 3.1.13.3 Cash Flow Forecasts. Construction Manager shall prepare a written forecast of projected accumulation of cash payments against the Project. Cash flow projections shall be generated for anticipated monthly payments as well as cumulative payments. On a monthly basis, Construction Manager shall provide Owner's Representative with an updated forecast of such projected monthly payments.

§ 3.1.14 Bid Solicitation and Award

§ 3.1.14.1 Construction Manager shall provide all necessary services related to the bidding of subcontracts for the construction of the Project, including but not limited to: (a) preparing appropriate bid documents, including proposed forms of contract and purchase orders; (b) establishing bid schedules; (c) active program of developing bidder interest; (c) furnishing information concerning the Project to prospective bidders; (d) conducting pre-bid conferences; (e) receiving and analyzing bids and making recommendations to Owner regarding bid awards; (f) investigating the acceptability and responsibility of sub- subcontractors or suppliers proposed by any Subcontractor and advising Owner of such evaluations; (g) negotiating with Subcontractors concerning any matter related to the Project; and (h) such other services as reasonably required by Owner with respect to the bidding process; and (i) Subcontractor is required to prepare, for approval, coordination drawings prior to installation of work if required by Owner and/or A/E Professional. These costs shall be considered part of the GMP.

§ 3.1.14.2 Nothing in the Agreement shall be interpreted to relieve the Construction Manager of its responsibilities for the Project including but limited to: preparation and accuracy of subcontract solicitations, selection of qualified subcontractors, subcontractor performance, payments to subcontractors and the safety of personnel and property.

§ 3.1.14.3 In the event that the Construction Manager performs a portion of the Work on the Project, other than construction management, then for that portion of the Work the Construction Manager shall be treated as any other Subcontractor and shall abide by all the Subcontractor requirements identified in this Agreement. Furthermore, the Construction Manager

shall provide transparent cost backup and supporting documentation for the self-performed scope. This documentation must be sufficient to demonstrate to the Owner's and A/E Professional's satisfaction that self-performing the work is in the best financial and operational interest of the Project when compared to the competitive subcontractor market.

§ 3.1.14.4 Approval of Subcontractors. Construction Manager shall not subcontract for any part of the services or Work with any Subcontractor or consultant who is not properly licensed, or against whom Owner has a reasonable objection. As soon as practicable after the bidding process and during development of the Guaranteed Maximum Price, Construction Manager shall furnish in writing to the Owner's Representative the names of persons or entities (including those who are to furnish materials or equipment) proposed for each portion of the Work, the portion of the Work which each such Subcontractor is to perform, and the place of business of such Subcontractor.

The Construction Manager shall not contract with a proposed person or entity which the Owner has made a reasonable objection or that is not in good standing with the Owner. The Owner shall have the right to require the Construction Manager not to award any subcontract to a person, firm or corporation reasonably objected to by the Owner. If the Owner has a reasonable objection to a person or entity proposed by the Construction Manager, the Construction Manager shall propose another with whom the Owner has no objection.

The Construction Manager shall not change a Subcontractor, person or entity previously selected if the Owner makes objection to such change.

The Construction Manager shall be responsible and liable to the Owner for all work performed by the Subcontractors or their employees, agents or contractors, pursuant to this Agreement.

§ 3.1.14.5 The Owner's Representative and/or the A/E Professional shall have the right to attend any bid solicitation and opening meetings for major subcontracts and material purchases.

§ 3.1.14.6 Prior to the solicitation of bids, the Construction Manager shall submit to the Owner and A/E Professional for their review and approval a list of pre-qualified subcontractors and suppliers proposed for the major components of the Work.

§ 3.1.15 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction services. The Owner, Owner's Representative, and A/E Professional shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the A/E Professional and/or Owner's Representative and Owner in writing any nonconformity and/or conflicts discovered by or made known to the Construction Manager as a request for information in such form as the A/E Professional and/or Owner's Representative may require.

§ 3.1.16 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities for inclusion in the Contract Documents.

§ 3.1.17 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

[See Exhibit F]

§ 3.2 Phase 2: Construction Services, Guaranteed Maximum Price Proposal, and Contract Time

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager,

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in consultation with the A/E Professional and Owner's Representative, shall prepare a Guaranteed Maximum Price proposal, supported by all subcontractor and material supplier costing documentation, for the Owner's and A/E Professional and/or Owner's Representative's review and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the contract price elements as follows:

A. Cost of the Work	\$TBD
B. General Conditions	\$TBD
C. Construction Manager's Fee (TBD% of A+B) (described in Section 3.2.1.1)	\$TBD*
A+B+C = Planned Total Cost of the Work	\$TBD
D. Construction Manager's Contingency (described in Section 3.2.1.2)	\$TBD
E. Owner Contingency (described in Section 3.2.1.3)	\$TBD

*Plus any Fee on dollars paid from Construction Manager's (D) and / or Owner (E) Contingency.

A+B+C+D+E = Guaranteed Maximum Price (GMP) \$TBD

§ 3.2.1.1 Construction Manager's Fee (C)

The Construction Manager's Fee is the stated amount to be paid to Construction Manager for the services rendered to the Owner pursuant to Section 3.2 of the Agreement. The total amount earned of the Construction Manager's Fee shall be increased in the event of the utilization of the Construction Manager's Contingency. The total amount earned of the Construction Manager's Fee shall be increased in the event of the utilization of the Owner Contingency. The Construction Manager's Fee is a percentage (%) as defined in Section 6.1.2 and 6.1.3.

§ 3.2.1.2 Construction Manager's Contingency (D)

In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that were not part of the Planned Total Cost of the Work. Items that can be utilized from this Contingency will be developed and detailed in the GMP proposal. Notwithstanding the foregoing, before using this contingency the Construction Manager shall notify the Owner of its intent to utilize in writing, describing the intended usage and justification, and including supporting documentation with estimated costs or subcontractor cost proposal(s). This notification must be acknowledged in writing by Owner's Representative.

When the Project achieves Final Completion, any unused amount contained within the Construction Manager's Contingency will be transferred to the Owner by way of Change Order adjusting the GMP.

§ 3.2.1.3 Owner Contingency (E)

These funds may be used to cover costs of additional elements of Work not included in the Planned Total Cost of the Work, including but not limited to: Owner directed changes as well as items developed and detailed in the GMP proposal. Notwithstanding the foregoing, before utilizing this contingency the Construction Manager shall notify the Owner of its intent to utilize in writing, describing the intended usage and justification, and including supporting documentation with estimated costs or subcontractor cost proposal(s). This notification must be acknowledged and approved in writing by Owner prior to utilization.

When the Project achieves Final Completion, any unused amount contained within the Owner Contingency will be transferred to the Owner by way of Change Order adjusting the GMP.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order or Owner's Contingency.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, to supplement the information provided by the Owner and contained in the Drawings and Specifications;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee and General Conditions;
- .4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based;
- .5 A date by which the Owner must accept the Guaranteed Maximum Price; and
- .6 A list of the major Subcontracts and purchasing agreements that will be entered into within the first twenty-five (25) days following the Notice to Proceed. A list of all other Subcontracts and purchasing agreements within sixty (60) days thereafter

§ 3.2.4 Construction Manager shall keep and submit to Owner full and detailed records substantiating the Guaranteed Maximum Price proposal, including but not limited to, complete documentation supporting budgeted line items, proposals from Subcontractors and materials suppliers, Subcontracts and contracts with materials suppliers and related parties (as defined herein) and other back up documents, and shall make such records available to Owner, Owner's Representative, A/E Professional and any cost control consultants hired by Owner for inspection, audit and copying during regular business hours and upon reasonable notice.

§ 3.2.5 Omitted.

§ 3.2.6 The Construction Manager shall meet with the Owner and A/E Professional and/or Owner's Representative to review the Guaranteed Maximum Price proposal. In the event that the Owner or A/E Professional and/or Owner's Representative discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.7 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the A/E Professional and/or Owner's Representative and a copy of which shall be attached hereto as Exhibit A. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.8 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.9 The Owner shall authorize the A/E Professional and/or Owner's Representative to provide revisions, if necessary, to the Drawings and Specifications to incorporate those agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment that differ from the requirements of the Drawings and Specifications. The Owner shall timely furnish those revised Drawings and Specifications, if any, to the Construction Manager as they are revised.

§ 3.2.10 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

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§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, Modified General Conditions, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's issuance of a Notice to Proceed within 15 days after Construction Manager's receipt of the latter of the following ("Commencement Date") and the Contract Time shall be measured starting from the Commencement Date: TBD

1. Fully executed Agreement including the GMP Amendment
2. Issuance of Purchase Order by the Owner.
3. Issuance of all Permits required to commence Work
4. Reasonable access to the Project site and any off-site Work.

The Construction Manager shall achieve Substantial Completion of the entire Work not later than TBD.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner, Owner's Representative, and A/E Professional.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and A/E Professional and/or Owner's Representative a submittal schedule in accordance with Section 3.10 of A201–2017, Modified General Conditions.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner, Owner's Representative, and A/E Professional, showing percentages of completion and other information required by the Owner. Along with the monthly progress reports, Construction Manager shall provide updates to the Construction Schedule (which will include schedules distributed during the month and for the two weeks following the date of the current monthly progress report), a log of and copies of all lien releases obtained during the month from Subcontractors and suppliers and others required to provide lien releases pursuant to the Contract Documents, a listing of any Change Orders and Construction Change Directives issued during the month, copies of the minutes for the weekly Project team (Owner, A/E Professional, Owner's Representative, and Construction Manager) meetings that month, a report of all Requests for Information and responses thereto, a report of all submittals, a copy of all completed Daily Logs for the month, all invoices and reasonable back up for all costs and expenses that correspond to the monthly payment application, project cost control measures and status of contingency, and copies of field and aerial photographs of the Project.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner, Owner's Representative, and A/E Professional, a daily log containing a record for each day of weather, record of deliveries, portions of the Work in progress, number of workers on the Project site, identification of equipment on the Project site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner. All report formats will be in a form approved by Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and A/E Professional and/or Owner's Representative, and shall provide this information in its monthly reports to the Owner and A/E Professional and/or Owner's Representative, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and Project site requirements.

§ 4.1.2 Omitted.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and A/E Professional and/or Owner's Representative. The Owner and the A/E Professional and/or Owner's Representative, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope, including Cost and Schedule, to the extent applicable.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to generally rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work, including the careful review and field verification of such information, and shall promptly notify Owner of any conflicts or discrepancies Construction Manager discovers or should reasonably discover (in its capacity as a "contractor").

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the Project site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the Project site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, upon Construction Manager's reasonable request, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Article 4 of A201 General Conditions, the A/E Professional does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 A/E Professional

The Owner shall retain an A/E Professional to provide services, duties and responsibilities as described in AIA Document B133™-2019, Standard Form of Agreement Between Owner and A/E Professional, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the

Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the A/E Professional, and any further modifications to the A/E Professional's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as provided in Exhibit "F".

§ 5.1.2 All Preconstruction Phase services includes Lump Sum and Allowance costs listed in Section 5.1.1 to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid (21) twenty-one days after the invoice date shall bear interest at the rate entered below:

2% per month

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

[TBD %] of the cost of the work and General Conditions

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

For approved changes in the Work, covered by contingencies in the GMP, the rate of the Construction Manager's Fee shall not be adjusted and shall remain equal to Section 6.1.2.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

In the event Owner approves and executes a Change Order or Construction Change Directive pursuant to the terms and conditions of the Contract Documents, the maximum cumulative mark-up for overhead and profit to all Subcontractors, if any, for such change Work shall in no event exceed [TBD %] of the actual Cost of the Work associated with such Change Order or Construction Change Directive, as the case may be.

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall be the Bluebook FHWA rate.

§ 6.1.6 Liquidated damages, if any:

§ 6.1.6.1 Time is of the essence regarding this Agreement and the work contemplated hereunder, and the Owner may suffer financial loss and/or inconvenience if the work is not completed to the satisfaction of the Owner by the time stipulated in the Contract Documents. Therefore, failure to achieve Substantial Completion by the Substantial Completion date provided in the Construction Schedule shall result in the Construction Manager being subject to liquidated damages, but not as penalty, in the amount of \$6,300.00 for each and every calendar day after the Substantial Completion date until Substantial Completion is achieved. As compensation due the Owner for loss of use and for additional costs incurred by the Owner due to such delay in achieving Substantial Completion, the Owner shall have the right to deduct the liquidated

damages from any amount due, or that may become due to the Construction Manager under the Contract Documents, or to invoice the Construction Manager for such damages if the costs incurred exceed the amount due to the Construction Manager. The Construction Manager and the Owner agree that the amount for liquidated damages is not punitive and is intended to compensate the Owner for difficult to quantify losses. Liquidated damages as described herein shall be the Owner's sole and exclusive damages for delay in achieving Substantial Completion. Owner will not assess liquidated damages with regards to delays in reaching Final Completion of the Project.

§ 6.1.6.2 Construction Manager hereby expressly waives and relinquishes any right which it may have to seek to characterize the above noted liquidated damages as a penalty, which the parties agree represents a fair and reasonable estimate of Owner's actual damages at the time of contracting if Construction Manager fails to substantially complete the Work in a timely manner.

§ 6.1.6.3 The amount of Liquidated Damages, if any, shall be deducted by the Owner from Final Payment otherwise due the Construction Manager. In the event the amount of total Liquidated Damages exceeds the Final Payment, the Owner shall withhold Final Payment and Construction Manager shall promptly pay to Owner the balance owed.

§ 6.1.6.4 The aforesaid provisions shall not affect the Owner's right to terminate this Agreement as provided in the Contract Documents nor limit any of the other remedies available to the Owner as hereinabove provided, and as provided in the Contract Documents. The Owner's exercise of its right to terminate this Agreement shall not release the Construction Manager from its obligation to pay liquidated damages as set forth herein nor shall it release Construction Manager of its obligations to diligently pursue the appropriate claim against its culpable Subcontractors, suppliers, manufacturers for the benefit of Owner.

§ 6.1.7 Other:

(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

§ 6.1.7.1 **GMP Shared Savings.** To the extent that the final amount expended for the Cost of the Work, General Conditions, and Construction Manager's Fee (A+B+C) is less than the Planned Total Cost of the Work the savings shall be split by Owner and Construction Manager with Owner receiving fifty percent (50%), and Construction Manager receiving fifty percent (50%).

100% of any unused amounts remaining within the Construction Manager's Contingency, Owner Contingency, designated in the GMP shall solely remain the Owner's per Sections 3.2.1.2 and 3.2.1.3.

§ 6.2 Guaranteed Maximum Price

§ 6.2.1 The Construction Manager guarantees that the Contract Sum (including Construction Manager's Fee, Construction Manager's General Conditions, and Contingency) shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.2.2 Allowances, if any, which will be included in the Guaranteed Maximum Price shall be identified on an exhibit attached to the Guaranteed Maximum Price Amendment. Allowances are items that are difficult to fully quantify but will be made part of the GMP (cost of the work). These will be outlined in the GMP proposal with separated line items and qualifications of what they represent. Once an allowance item is fully purchased by Construction Manager, including all associated Subcontractor Work, and approved by Owner as set forth in the Contract Documents, the price will be included within the GMP and the former allowance Work will then be removed from the Allowance list. Change Orders concluding the full Allowance scope in this Agreement shall recite that the affected Allowance is closed as an Allowance and included in the GMP.

§ 6.2.3 By submitting the GMP Amendment, Construction Manager confirms that 1) the GMP accounts for the risk of any conflicts, discrepancies, errors, or omissions, identified, or should have identified, by the Construction Manager (through the exercise of reasonable skill and care of a general contractor), during the pre-construction phase of this Agreement; it being acknowledged by the Owner that Construction Manager is not a design professional; and 2) that the Contract Time is a reasonable period for performing the Work. Construction Manager can complete the Project in the time set forth in the GMP Amendment (subject always to the Construction Manager's right to seek a time extension under the terms of the Agreement).

§ 6.2.4 If Owner and Construction Manager are unable to reach an agreement on a Final GMP Amendment, Owner shall be permitted to terminate this Agreement for Convenience, in accordance with the provision set forth in Article 14 of the Modified General Conditions.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time and/or Contract Sum as a result of changes in the Work, provided same are approved by a written Change Order signed by Owner.

§ 6.3.1.1 The A/E Professional and/or Owner's Representative may order minor changes in the Work as provided in Article 7 of AIA Document A201– 2017, Modified General Conditions.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, Modified General Conditions.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, Modified General Conditions, as they refer to “cost” and “fee,” and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee (if any) shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in Article 7 of AIA Document A201–2017, Modified General Conditions, shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term “fee” shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost. For costs expressly included in the GMP Proposal, approval is understood to occur with the written acceptance of the GMP Proposal.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.1.4 The Construction Manager shall use reasonable efforts to provide a minimum of three (3) bids/proposals for all Work included in Cost of the Work for the Owner's review and consideration, prior to the Construction Manager procuring the Work for same. The Construction Manager shall consult with the Owner before awarding the subcontract and shall provide the Owner with a copy of each Subcontractor bid and proposed subcontract for the Owner's review. The recommendation of the bids, proposals, and Subcontractors for the Work included in the Cost of the Work shall be made solely by the Construction Manager, with the Owner providing final approval of the Construction Manager's recommendations in accordance with this Agreement. Upon Owner's request, the Construction Manager shall provide Owner with a complete copy of each subcontract agreement.

§ 7.1.5 There shall be zero (\$00.00) mark-up on any reimbursable expenses or Cost of the Work as all mark-up is captured in either Construction Manager's Fee or Construction Manager's General Conditions as set forth in this Agreement.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the Project site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work at no increase to the GMP.

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 The above agreed burden rates for labor costs, in lieu of actual costs, shall remain unchanged throughout the duration of this Agreement.

§ 7.2.6 Construction Manager shall provide a Manpower Staffing Plan showing all anticipated salaried and hourly staff positions as part of the GMP Proposal.

§ 7.3 Subcontract Costs

§ 7.3.1 Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the respective subcontracts and this Agreement.

§ 7.3.2 Timely and valid claims made by Subcontractors to Construction Manager may only be considered legitimate Subcontractor costs under this Article 7 to the extent that the entitlement and quantum of each Subcontractor claim have been researched and validated as to amount and that the claim is consistent with this Agreement, the costs are reimbursable pursuant to the Agreement, and the Construction Manager concurs in writing with the Subcontractor's position based upon the Subcontractor's documented representations.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the Project site, of materials and equipment incorporated, or to be incorporated, in the completed construction. Owner must approve in writing all advance payments for Subcontractors' deposits and advances for Work deemed "long lead items," or "special order items" or other selected items pertaining to the Work. If the storage of materials or equipment to be incorporated into the Project is required due, in whole or in part, to the failure of Construction Manager to have the applicable portion of the Project ready for incorporation of such materials or equipment in accordance with the Construction Schedule, then such transportation and storage costs shall not be included in the Cost of Work but, instead, shall be at the sole cost of the Construction Manager.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the Project site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the Project site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, costs shall be reimbursed utilizing Bluebook FHWA rates specific to each piece of equipment. Rates of equipment rented by, and not owned by the Construction Manager, shall be per the rental invoice plus the Operating cost of the Bluebook FHWA rates specific to each piece of equipment. shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the Project site and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's Project site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the Project site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents including but not limited to the Construction Manager's Performance and Payment Bond, General Liability Insurance, Business Automotive Liability, Workers Compensation, Builders Risk Insurance, and Subcontractor Default Insurance (SDI), all at the rates stipulated in the GMP Amendment.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017, Modified General Conditions or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager knew or should have reasonably known that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the A/E Professional and/or Owner's Representative as required by Article 3 of AIA Document A201–2017, Modified General Conditions. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the Project site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, if and to the extent approved in advance by the Owner.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017, Modified General Conditions.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term “related party” shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner in writing of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager’s personnel stationed at the Construction Manager’s principal office or offices other than the Project site office, except while providing Preconstruction Phase services and except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, or other special labor charges not included in Section 7.2;
- .3 Expenses of the Construction Manager’s principal office and offices other than the Project site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager’s capital expenses, including interest on the Construction Manager’s capital employed for the Work;
- .6 Costs of the Work due to the fault or negligence of the Construction Manager, its Subcontractors, or any other person or entity employed by the Construction Manager or Subcontractors, or under contract with them or performing work on the Project on behalf of them or under their supervision, or for whose acts the Construction Manager or its Subcontractors may be liable, including, but not limited to the costs of correcting damaged, defective or non-conforming work, disposal and replacement of materials and equipment incorrectly ordered or supplied, and repairing damage to property not forming part of the Work. The Construction Manager specifically agrees that it shall receive no compensation, and the Cost of Work shall not include, any costs incurred by the Construction Manager in repairing or correcting, or supervising the correction or repair of, defective or non-conforming Work performed or supplied by any Subcontractor, material supplier, or any other person or entity employed by the Construction Manager, under contract with the Construction Manager, or performing Work on the Project on behalf of or under the supervision of the Construction Manager or Construction Manager's personnel and that the Construction Manager's sole remedy with respect to the recovery of such costs shall be whatever remedies are contained in the Construction Manager's subcontract agreements with its Subcontractors, suppliers and other persons or entities providing Work on the Project, with the benefit of any such remedy accruing solely to the Construction Manager;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7, unless it has been previously reviewed and approved by the Owner;

- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- .9 Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. To the extent applicable to the Project, trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager as set forth in Section 3.1.17 of this Agreement. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. Any advice of the A/E Professional or Owner's Representative, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be reasonably satisfactory to the Owner. Apart from the composition of any agreed to unit prices, fixed fees, or established rates, the Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of four (4) years after Final Payment, or for such longer period as may be required by law. Such right of access may be exercised during the Work or after Substantial Completion of the Work, with respect to records pertaining to contract performance, change orders, Claims, or payment audits including a final payment audit. Such right of access may also be exercised post termination if the Contract is terminated for default or convenience. This Section is applicable to all Change Orders or Claims by or against the Construction Manager and or a Subcontractor of any tier whether or not they affect the GMP. The Construction Manager agrees to include the provisions of this Section in all its contracts and all tier subcontracts with regard to any audits of payments received by the Construction Manager to verify that such payments were made and that such payments were made for the use required by the Project. Audits conducted under this Section shall be in accordance with generally accepted auditing standards and established procedures and guidelines of the reviewing audit agency. The Construction Manager agrees to the disclosure of all information and reports resulting from access to records under this Section to the Owner, provided that the Construction Manager is afforded the

opportunity for an audit exit conference. If the Owner audits the Construction Manager's books and records and discovers actual costs or an error in the Construction Manager's favor by more than three percent (3%) of the Cost of the Work to date, the Construction Manager shall reimburse the Owner for the cost of such audit and the Construction Manager shall promptly refund the amount overpaid to the Owner.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Owner's Representative by the Construction Manager, and Certificates for Payment issued by the Owner's Representative, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

The Last Saturday of the Month will be the Pay application Cut-off date.

§ 11.1.3 Owner/Owner's Representative, Construction Manager and A/E Professional shall meet at the Project site between the 25th and 28th day of each month to review Construction Manager's "Pencil Draw" for that month's Application for Payment (which shall include all amounts through the cut-off date), which shall be a preliminary draft of the Application for Payment prepared by Construction Manager. After that meeting, Construction Manager shall revise the Pencil Draw in accordance with any reasonable objection or recommendation of the Owner/Owner's Representative or A/E Professional that is consistent with the requirements of the Contract Documents. Such revised Pencil Draw shall be resubmitted by Construction Manager as the Application for Payment. The Owner and Owner's Representative shall approve and certify, if correct, the Application for Payment by the seventh (7th) calendar day upon receipt and the Owner shall make payment of the certified amount to the Construction Manager not later than the twenty-first (21st) day from receipt of the Application for Payment as required by section 255.073(2), Florida Statutes. If errors are found in the revised Application for Payment, it shall be revised and resubmitted for review in accordance with this Section.

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence reasonably required by the Owner or Owner's Representative to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager. In addition, as a further condition to payment of each progress payment, Construction Manager shall submit to Owner: (i) a sworn and certified Progress Payment Affidavit, which recites that all laborers, material suppliers and Subcontractors dealing with the Construction Manager have been paid in full through the date of the prior application for payment which has been received by Construction Manager from Owner, with the exception of disputed payments and, if applicable, retainage for material suppliers and Subcontractors; (ii) a partial release of lien conditioned upon payment from Construction Manager for the current Application for Payment, (iii) partial releases of lien from all lienors providing Work on the applicable Application for Payment through the date of the last payment made, (iv) any evidence of payment of any indebtedness incurred with respect to the Work of Construction Manager, as may be required by Owner and/or Owner's Representative under the Agreement, and (iv) where required by any manufacturers for extended warranties, inspection certificates or other acceptable documentation confirming the acceptable completion of any and all required inspections for the Work performed for which payment is being made.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager with the Final GMP Amendment unless subsequently amended by Change Order in accordance with the Contract Documents. If the Schedule of Values is subsequently amended by Change Order in accordance with the Contract Documents, then each subsequent Application for Payment shall be based on the Amended Schedule of Values. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The Construction Manager's General Conditions shall be shown as a separate line item. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner's Representative may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values

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§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Owner's Representative.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017, Modified General Conditions, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the Project site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the Project site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Owner's Representative determines, in the Owner's Representative's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Owner's Representative has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017, Modified General Conditions;
- .3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay including itself;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Owner's Representative may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017, Modified General Conditions;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Owner shall withhold Five Percent (5%) retainage on all amounts due Construction Manager for each Application.

§ 11.1.8.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

N/a

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

Once Contractor has achieved Substantial Completion and provides lien releases for that phase, the retainage that was withheld on that portion (Phase) of the Project will be released to Construction Manager.

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

NA

§ 11.1.9 Omitted.

§ 11.1.9.1 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the Project site.

§ 11.1.10 In taking action on the Construction Manager's Applications for Payment the Owner's Representative shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Owner's Representative has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Owner's Representative has made exhaustive or continuous on-site inspections; or (3) that the Owner's Representative has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.1.11 In the event of any material breach or default by the Construction Manager under the Contract Documents that is not cured within the time limits set forth in the Contract Documents, Owner may withhold any payment or part of any payment in the amount of the costs and damages incurred by Owner to correct, remedy and/or mitigate any of Construction Manager's material breaches or defaults, including actual delay damages, reasonably estimated to be incurred to correct, remedy and/or mitigate any Construction Manager defaults including, but not limited to: (1) defective Work not remedied; (2) claims or liens filed, unless bonded off; (3) failure of the Construction Manager 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 Construction Manager; (6) failure of the Work to progress satisfactorily according to the most recent approved Construction Schedule's Substantial Completion dates.

§ 11.1.12 It is understood that each Application for Payment shall constitute a representation by the Construction Manager to the Owner that: (i) the construction has progressed to the point indicated; (ii) the quality of the Work covered by the application is in accordance with the Contract Documents; (iii) there are no liens or claims outstanding or known to exist at the date of the application, which have not been previously made known to the Owner by Contractor; (iv) all due and payable bills with respect to the Work have been paid in accordance with the respective contract; (v) duly executed waivers and releases have been obtained from all Subcontractors for work done and materials furnished through the date of

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payment for all undisputed payments; (vi) the Construction Manager is entitled to payment in the amount requested; (vii) such Application for Payment represents a reasonable estimate of cost reimbursable to Construction Manager under the terms of the Contract Documents, (viii) such Application for Payment has not been front-end-loaded by Construction Manager; and (ix) that Construction Manager has not adjusted line items in the Schedule of Values without Owner's prior written consent.

§ 11.2 Final Payment

§ 11.2.1 Subject to the requirements of Section 9.10 of the Modified General Conditions, final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- .1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, Modified General Conditions, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Owner's Representative in accordance with Section 11.2.2.2.

Construction Manager understands and agrees that its final application for Final Payment will constitute a further representation that the conditions precedent to Construction Manager's being entitled to Final Payment have been fulfilled.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Owner's Representative that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Owner's Representative.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Owner's Representative will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Owner's Representative's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017, Modified General Conditions. The Owner's Representative is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of the AIA Document A201–2017, Modified General Conditions. A request for mediation shall be made by the Construction Manager within 45 days after the Construction Manager's receipt of a copy of the Owner's Representative's final Certificate for Payment. Failure to request mediation within this 45-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Owner's Representative's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Owner's Representative's final Certificate for Payment and Construction Manager's full compliance with all conditions precedent to final payment contained throughout Section 9.10 of the Modified General Conditions and throughout the Contract Documents.

§ 11.2.4 If, subsequent to final payment, and at the Owner's written request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Undisputed payments which are due under the Contract Documents and unpaid for a period of thirty additional days shall bear interest from the date payment is due at the rate stated below.

(Insert rate of interest agreed upon, if any.)

[2] % per month

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017, Modified General Conditions. However, for Claims arising from or relating to the Construction Manager’s Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Owner’s Representative will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, Modified General Conditions, for Claims arising from or relating to the Construction Manager’s Construction Phase services.

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, Modified General Conditions, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☐ Arbitration pursuant to Article 15 of AIA Document A201–2017

☒ Litigation in a court of competent jurisdiction

☐ Other: *(Specify)*

« »

§ 12.3 WAIVER OF TRIAL BY JURY

IN THE EVENT OF LITIGATION, BOTH PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT EITHER PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING, CLAIM, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE BREACH THEREOF, OR IN CONNECTION WITH THE WORK OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ANY ACTIONS OR INACTIONS OF EITHER PARTY.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven (7) days’ written notice to the Construction Manager.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager’s compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated or suspended by the Owner or the Construction Manager only as provided in Article 14 of AIA Document A201–2017, Modified General Conditions.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017, Modified General Conditions. Where reference is made in this Agreement to a provision of AIA Document A201–2017, Modified General Conditions, or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, Modified General Conditions, 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.

§ 14.3 Insurance and Bonds

For all phases of the Project, the Construction Manager and the Owner shall purchase and maintain insurance as set forth in Article 11 of the Modified General Conditions.

§ 14.4 Other provisions:

§ 14.4.1 Attorneys' Fees/Prevailing Party.

In the event that any litigation arises out of or under this Agreement, then the prevailing party in such litigation shall be entitled to recover from the non-prevailing party, all reasonable costs of such action, including but not limited to reasonable expert fees, attorneys' fees and paralegal fees for all trial and appellate levels. In any suit, action, or other proceeding, including bankruptcy, arising out of or in any manner relating to the Contract Documents, including without limitation, (i) the enforcement or interpretation of a party's rights or obligations under the Contract Documents (whether in contract, tort, or both), or (ii) the declaration of any rights or obligations under the Contract Documents, the successful or prevailing party, as determined by the court, shall be entitled to recover from the losing party, as determined by the court, reasonable attorneys' fees, paralegal fees, and disbursements (including disbursements which would not otherwise be taxable as cost in the proceeding) and expert witness fees. All references in the Contract Documents to attorneys' fees shall be deemed to include all attorney and paralegal fees and costs incurred pre-litigation as well as through all post-judgment and appellate levels and in connection with collection, and bankruptcy proceedings. In addition to the above, the prevailing party shall be entitled to recover from the non-prevailing party, all litigation costs associated with discovery and production of Electronically Stored Information (ESI).

§ 14.4.2 Severability.

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, 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.

§ 14.4.3 Signatures.

The Contract may be executed in multiple counterparts, each of which will be deemed an original agreement and all of which together will constitute one agreement.

§ 14.4.4 Time.

Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined. By executing the GMP Admendment, the Construction Manager confirms that the Contract Time is a reasonable period for performing the Work. Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Construction Manager confirms that the Contract Time is a reasonable period for performing the Work.

§ 14.4.5 Headings.

The headings contained in the Contract are inserted only for convenience and reference are not meant to define, limit or describe the scope or intent of the Contract Documents or in any way to affect the terms and provisions set forth herein.

§ 14.4.6 No Third Party Beneficiaries.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third

party against either the Owner or Construction Manager.

§ 14.4.7 Flow Down.

Construction Manager shall cause this Contract to be incorporated by reference in all agreements entered into between it and its Subcontractors, such that the terms and conditions of the Contract flow down to and bind all Subcontractors, whether specifically required or not by any provision of the Contract Documents. Notwithstanding the foregoing, any terms of this Contract with respect to the Construction Manager's Fee are specifically excluded from the flow down provisions of this Contract. Notwithstanding the foregoing, no provisions of the Subcontracts shall flow up or apply to Owner.

§ 14.4.8 Materials Procurement.

Construction Manager, in accordance with its fiduciary duties to Owner, shall use its (and shall cause its Subcontractors to use their) reasonable efforts to limit Owner's exposure to increases in the cost of materials for the Work by locking in prices for same with applicable suppliers and vendors in a timely and prudent manner and to avoid increased and unnecessary costs to the Owner. However, to the extent that a price has been locked in with a supplier for materials and the market for such materials later decreases prior to the time such materials are delivered and installed at the Project site, Construction Manager shall use its (and shall cause its Subcontractors to use their) reasonable efforts to reduce the price of such materials.

§ 14.4.9 Excess Materials.

Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work. Any materials provided to Owner in accordance with this Section shall be specifically listed by Construction Manager in a written inventory provided to the Owner detailing the material, material source, and location of the Project for which the material was originally obtained.

§ 14.4.10 Scrutinized Companies

§ 14.4.10.1 Construction Manager certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Owner may immediately terminate this Agreement at its sole option if the Construction Manager or its subconsultants are found to have submitted a false certification; or if Construction Manager, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

§ 14.4.10.2 If this Agreement is for more than one million dollars, Construction Manager certifies that it and its subconsultants are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Owner may immediately terminate this Agreement at its sole option if Construction Manager, its affiliates, or its subconsultants are found to have submitted a false certification; or if Construction Manager, its affiliates, or its subconsultants are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

§ 14.4.10.3 Construction Manager agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

§ 14.4.10.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

§ 14.4.11 Sovereign Immunity.

Nothing in this Agreement shall be construed as a waiver of the Owner's sovereign immunity. This Agreement shall not constitute or be construed as a waiver of any of the privileges, rights, defenses, remedies, or immunities available to the Owner. The failure to enforce, or any delay in the enforcement of, any privileges, rights, defenses, remedies, or immunities available to the Owner under the Agreement or under applicable law shall not constitute a waiver of such privileges, rights, defenses, remedies, or immunities or be considered as a basis for estoppel. Owner does not waive any privileges, rights, defenses, or immunities available to Owner by entering into the Agreement or by its conduct prior to or subsequent to entering into the Agreement.

§ 14.4.12 Public Records.

Owner is a public agency subject to Chapter 119, Florida Statutes. To the extent that Construction Manager is acting on

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behalf of Owner pursuant to Section 119.0701, Florida Statutes, Construction Manager shall:

- (i) Keep and maintain public records required by the Owner to perform the services.
- (ii) Upon request from the Owner's custodian of public records, provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statute or as otherwise provided by law.
- (iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Construction Manager does not transfer the records to the Owner.
- (iv) Upon completion of the Agreement, transfer, at no cost, to the Owner all public records in possession of the Construction Manager or keep and maintain public records required by the Owner to perform the services. If the Construction Manager transfers all public records to the Owner upon completion of the Agreement, the Construction Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Construction Manager keeps and maintains public records upon completion of the Agreement, the Construction Manager shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's custodian of public records, in a format that is compatible with the information technology systems of the Owner.
- (v) If the Construction Manager does not comply with this section, the Owner shall enforce the Contract provisions in accordance with the Contract Documents and may unilaterally cancel this Contract in accordance with state law.

IF THE CONSTRUCTION MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSTRUCTION MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CITY OF DELRAY BEACH, CITY CLERK, 100 N.W. 1ST AVE., DELRAY BEACH FLORIDA. THE CITY CLERK'S OFFICE MAY BE CONTACTED BY PHONE AT 561-243-7050 OR VIA EMAIL AT CITYCLERK@MYDELRAYBEACH.COM.

§ 14.4.13 Inspector General.

Construction Manager is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this Contract and may demand and obtain records and testimony from Construction Manager and its subcontractors and lower tier subcontractors. Construction Manager understands and agrees that in addition to all other remedies and consequences provided by law, the failure of Construction Manager or its subcontractors and lower tier subcontractors to fully cooperate with the Inspector General when requested may be deemed by the Owner to be a material breach of this Agreement justifying its termination.

§ 14.4.14 E-Verify.

By entering into this Agreement Construction Manager acknowledges its obligation to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." Construction Manager affirms and represents it is registered with the E-Verify system, utilizing same, and will continue to utilize same as required by law. Compliance with this section includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply with this section will result in the termination of this Agreement, or if your subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If terminated for a violation of the statute by Construction Manager, the Construction Manager may be prohibited from conducting future business with the Owner or awarded a solicitation or contract for a period of 1 year after the date of termination. All costs incurred to initiate and sustain the aforementioned programs shall be the responsibility of the Construction Manager.

§14.4.15 Use of Coercion for Labor and Services

Pursuant to Florida Statute §787.06(13), Contractor has provided to the City an affidavit executed by an officer or representative of the nongovernmental entity under penalty of perjury attesting that Contractor does not use coercion for labor or services as defined in the statute.”

ARTICLE 15 Scope of the Agreement

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™–2019, Modified Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A133™–2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed
- .3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds
- .4 Exhibit B1, Construction Manager Provided Insurance
- .5 AIA Document A201™–2017, Modified General Conditions of the Contract for Construction
- .6 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below, if applicable
- .7 Other Exhibits: [Omitted]
- .8 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit A.1 – Initial Construction Schedule (To be agreed upon in the GMP Amendment)

Exhibit A.2 – Initial Schedule of Values (To be agreed upon in the GMP Amendment)

Exhibit A.3– Construction Manager’s Key Personnel (To be agreed upon in the GMP Amendment)

Exhibit B – Insurance and Bonds

Exhibit B.1 – Construction Manager Insurance

Exhibit C – Warranty Forms

Exhibit D – Quality Control Plan (To be developed in Pre-Construction)

Exhibit E – Hurricane Preparedness Plan (To be developed in Pre-Construction)

Exhibit F – Phase 1 Scope of Services (Pre-Construction)

Exhibit G – RFQ No. 2025-023

Exhibit H – (Not Used)

Exhibit I – Lien Waiver and Release Forms

IN WITNESS WHEREOF, the Owner and the Construction Manager executed this Agreement as of the day and year first above written.

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 _____

AIA® Document A201® – 2017

Modified General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

RFQ No. 2025-023

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)

Kiewit Infrastructure South Co.
6301 NW 5th Way Suite 3200
Ft Lauderdale, FL 33309

THE OWNER'S REPRESENTATIVE:

Michael Cartossa, PE
Project Manager, Sr Associate
Keith and Associates, Inc.
701 Northpoint Parkway, Suite 218
West Palm Beach, FL 33407
(561) 469-0992
mcartossa@keithteam.com

THE A/E PROFESSIONAL:

(Name, legal status and address)

Eric Regueiro, PE
Vice President
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411
(561) 840-0214
eric.regueiro@kimley-horn.com

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.

This document has important legal consequences.

Consultation with an attorney is encouraged with respect to its completion or modification.

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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” throughout the A133) 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 and/or Owner’s Representative. The Contract Documents also include the RFQ No. 2025-023 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 and/or Owner’s Representative or the A/E Professional’s and/or Owner’s Representative’s consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the A/E Professional and/or Owner’s Representative or the A/E Professional’s and/or Owner’s Representative’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 and/or Owner’s Representative shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the A/E Professional’s and/or Owner’s Representative’s duties.

§ 1.1.3 The Work

The term “Work” or “Contractor’s Work” means the construction and services required by the Contract Documents, whether completed or partially completed and includes all Work that is reasonably inferable therefrom as being necessary to accomplish the intent of the Contract Documents and fully 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/or Owner’s Representative and the A/E Professional’s and/or Owner’s Representative’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," their respective derivatives, and similar terms in the Contract Documents as used in reference to the Contractor shall be interpreted to mean that which the Contractor reasonably knows, reasonably recognizes, and reasonably discovers or should discover in exercising the reasonable care, skill, and diligence required by the Contract Documents in his capacity as a Contractor. Analogously, the expression "reasonably inferable" and similar terms in the Contract Documents shall be interpreted to mean reasonably inferable by a contractor familiar with the Project and exercising the reasonable care, skill, and diligence required of the Contractor by the Contract Documents.

§ 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 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 and reasonably inferable from them 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: (a) executed Modifications, if any, with those of a later date having precedence over those of an earlier date; (b) the Clarifications and Qualifications Exhibit to the Agreement to the extent approved by Owner; (c) the Agreement; (d) these Modified General Conditions; (e) all Exhibits hereto; (f) Drawings and Specifications; and (g) any other Contract Documents. On the Drawings, given dimensions shall take precedence over scaled measurements, and large scale drawings over small scale drawings.

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 it discovers to the Owner's attention, in writing, prior to proceeding with the Work. Further, 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 as well as the interconnection of the Work with existing or other work. Assuming Contractor had such sufficient information and access but failed to verify all such grades, elevations, dimensions, locations and quantities as well as interconnection of the Work with other work, any resulting errors shall be promptly rectified by the Contractor without any additional cost to the Owner. Any differences found shall be submitted to the A/E Professional and/or Owner's Representative for prompt resolution before proceeding with the Work.

Additionally, 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 provided by the manufacturer and, when requested by the A/E Professional and/or Owner's Representative or Owner, in writing, or (iii) when required by the Specifications — in each case, certifying that the product complies with the particular Standard or Specification. When provided by the manufacturer and requested by the A/E Professional and/or Owner's Representative or Owner, in writing, the specified support test data shall be submitted to substantiate compliance if reasonably available from the manufacturer.

§ 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 Project 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. Claims for additional costs or extensions of time because of the failure of Contractor to reasonably familiarize itself with conditions at the Project site will not be allowed. 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/or Owner's Representative, 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 and/or Owner's Representative, 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 and/or Owner's Representative 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 and/or Owner's Representative may reasonably request. At the completion of the Work, Contractor shall deliver all As-Built Drawings in a format acceptable to the A/E Professional and/or Owner's Representative, Owner, and Agencies Having Jurisdiction (AHJ). 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 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.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

§ 1.9 Force Majeure Events

Force Majeure Events are those events beyond the control of both Contractor and Owner which render performance impracticable or commercially unreasonable, including but not necessarily limited to the events of war, floods, labor disputes, earthquakes, unforeseen government regulations and embargos, epidemics (unless known or reasonably foreseeable), adverse weather conditions not reasonably anticipated, and other acts of God.

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 and/or Owner's Representative 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 and an Owner's Representative 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 and/or Owner's Representative, 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 and/or Owner's Representative, 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 and/or Owner's Representative,.

§ 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 furnish information or services required of the Owner by the Contract Documents with reasonable promptness. 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.

§ 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/or Owner's Representative, and the A/E Professional and/or Owner's Representative, 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 and/or Owner's Representative, 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 and/or Owner's Representative, in the A/E Professional's and/or Owner's Representative'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 Project 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 (provided Contractor has sufficient information and access as provided in Section 1.2.3), and shall observe any conditions at the Project 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/or Owner's Representative 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 and/or Owner's Representative 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.

§ 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 and/or Owner's Representative any nonconformity discovered by or made known to the Contractor as a request for information in such form as the A/E Professional and/or Owner's Representative 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 or reasonably should know involves such errors, inconsistency, omission or variation.

§ 3.2.4 If the Contractor will incur additional cost or time because of clarifications or instructions the A/E Professional and/or Owner's Representative issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3 (*i.e.*, correction of errors, omissions, inconsistencies, or non-conformities in the Contract Documents), the Contractor may seek an equitable adjustment in the Contract Sum and/or Contract Time pursuant to 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 Sum 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.

§ 3.2.5 The Contractor represents 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) applicable, laws, codes, orders and ordinances which bear upon the Contractor's performance of the Work.

§ 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/or Owner's Representative, and shall propose alternative means, methods, techniques, sequences, or procedures. The A/E Professional and/or Owner's Representative shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the A/E Professional and/or Owner's Representative 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 the Work with that of all others under its control and will reasonably cooperate with others under Owner's control, who are 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 and/or Owner's Representative, 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 and/or Owner's Representative 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 required by the Contract Documents, and warrants and represents, except where it is the responsibility of the Owner, A/E Professional, Owner's Representative, Engineers, and other consultants of the Owner, that the Work when completed will be constructed in compliance with the Contract Documents and all applicable federal, state and local laws, codes, regulations, permits, decisions, orders, professional licenses, ordinances, and other legal requirements of the authorities having jurisdiction over the Project. Contractor shall bear responsibility for and bear all costs necessary to insure the Work is in compliance with the Contract Documents and 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 and any reasonable attorney's fees or other expenses incurred by Owner in responding to any complaints, citations, court orders, administrative orders or similar governmental edicts or process. 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 and/or Owner's Representative in accordance with Section 3.12.8 or ordered by the A/E Professional and/or Owner's Representative 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/or Owner's Representative and in accordance with a Change Order or Construction Change Directive. Any items expressly identified and described in the Clarifications and Qualifications Exhibit to the extent approved by Owner attached to this Agreement which otherwise would be considered substitutions will not require Owner's consent or substitution requests; provided, however, Contractor still will be required to comply with the submittal process with respect to all such items.

§ 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 and/or Owner's Representative 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. If required by the A/E Professional and/or Owner's Representative, 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.

Apart from Extended Warranties, the Contractor shall obtain warranties, for a minimum period of one (1) year from Substantial Completion, from all subcontractors in the form attached as Exhibit C 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 specifically 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;

Upon the expiration of Contractor's warranty (*i.e.*, one (1) year after the date of Substantial Completion), the Contractor will assign to the Owner any lower-tier warranties, which are still in effect (*i.e.*, any Extended Warranties). Prior to such assignment, the Contractor will be responsible for prosecuting such lower-tier warranties.

§ 3.5.5 If the Contractor fails to commence to correct defective or nonconforming Work within seven (7) calendar 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 five (5) 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 and before the Contractor's warranty expires (*i.e.*, one (1) year after the date of Substantial Completion), then Contractor shall pay such cost and expense, including reasonable 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 performed to the date of termination. The warranty obligations of this Article 3.5 and Article 12, however, exclude the following: (a) normal wear and tear in the Work; and (b) unauthorized alteration of the Work (*i.e.*, alterations to the Work the Contractor does not approve).

§ 3.5.7 In the case of an emergency and before the Contractor's warranty expires (*i.e.*, one (1) year after the date of Substantial Completion), Contractor, within twenty four (24) hours of written notice by Owner and/or A/E Professional and/or Owner's Representative, 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 appropriate and equitable. 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 Contractor's warranty period, in order to ensure that all Manufacturer warranties will be honored throughout 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 Project 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 and/or Owner's Representative before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The A/E Professional and/or Owner's Representative will promptly investigate such conditions and, if the A/E Professional and/or Owner's Representative 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 in the Contract Sum or Contract Time, or both. If the A/E Professional and/or Owner's Representative determines that the conditions at the Project 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 and/or Owner's Representative shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the A/E Professional's and/or Owner's Representative's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 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 and/or Owner's Representative. 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. To the extent Contractor's cost of, or time required for performance of any part of the Work is impacted by events described in this Section 3.7.5, Contractor may seek any equitable adjustment in the Contract Sum or Contract Time, or both pursuant to the Agreement's change order procedures or by asserting a Claim pursuant to Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum (Cost of the Work line item) 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 Project site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the Project 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 a superintendent and a project manager, a list of which is attached as Exhibit A . 3 to the Agreement, 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 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, which shall not be unreasonably withheld. The Owner may reply within fourteen (14) days of receipt of the information, stating whether the Owner (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 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, as part of its Guaranteed Maximum Price Proposal, shall submit for the Owner's approval (*i.e.*, acceptance of the Guaranteed Maximum Price Amendment), and A/E Professional's and/or Owner's Representative's information, a Contractor's Construction Schedule for the Work ("Construction Schedule"). The Construction 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 Construction Schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The Construction Schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project; however, the Contract Time, including the date of Substantial Completion, may only be modified through a Change Order.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the A/E Professional's and/or Owner's Representative's approval. The A/E Professional's and/or Owner's Representative's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Construction Schedule, and (2) allow the A/E Professional and/or Owner's Representative 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 accordance with the Construction Schedule submitted to the Owner and A/E Professional and/or Owner's Representative unless a revision to the schedule is approved in writing by the Owner.

§ 3.10.4 The Construction Schedule and all subsequent revisions shall be in a detailed precedence-style, resource loaded critical path method (CPM) type format, which is reasonably satisfactory to the Owner and the A/E Professional and/or Owner's Representative, 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 with the original/planned, resource loaded Construction Schedule electronic files in P6 native electronic files (.xer format). In connection with the Work, the requirements of a cost and resource loaded schedule are defined as follows: (1) The full cost of the Work anticipated per month for the length of the Agreement. Upon review and acceptance by the Owner (*i.e.*, acceptance of the Guaranteed Maximum Price Amendment), the Construction Schedule shall be deemed part of

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 Construction Schedule, at the time Contractor submits its monthly Payment Application. In the event any progress report or schedule update indicates any delays to a Milestone Date or Substantial Completion that are attributable to the Contractor's acts or omissions or to any acts or omissions by Contractor's responsible parties, 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, including the date of Substantial Completion 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 Construction 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 As of a Milestone Date, in the event the Owner determines that the performance of the Work has not progressed or reached the level of completion required by the Contract Documents, the Owner shall have the right to order the Contractor, in writing, to take corrective measures necessary to expedite the progress of the Work, 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. Should the Owner so order the Contractor to take such corrective measures, the Contractor may seek an equitable adjustment in the Contract Sum if the need to take corrective measures is due to a cause or event beyond Contractor's reasonable control and for which Contractor and its subcontractors are not responsible, in whole or in part.

§ 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/or Owner's Representative and Owner, and delivered to the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative is subject to the limitations of Section 4.2.7. Informational submittals upon which the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the A/E Professional and/or Owner's Representative, 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative.

§ 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 and/or Owner's Representative's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the A/E Professional and/or Owner's Representative of such deviation at the time of submittal and (1) the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative'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 and/or Owner's Representative on previous submittals. In the absence of such notice, the A/E Professional's and/or Owner's Representative'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 an A/E Professional 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 and/or Owner's Representative 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 and/or Owner's Representative. The Owner and the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative 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.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the A/E Professional and/or Owner's Representative at the time and in the form reasonably specified by the A/E Professional and/or Owner's Representative.

§ 3.13 Use of Site

The Contractor shall confine operations at the Project 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 Project 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 repair at its sole cost and expense, except as may be covered by an insurance policy or as may arise from causes beyond causes beyond the control of Contractor, the subcontractors, or any individual/entities for whom Contractor is responsible or has supervisory authority, all damages to the property, including, but not limited to, any damages to real or personal property arising from or relating to the 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 and/or Owner's Representative 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 related to 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 and Owner's Representative harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or 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 Owner and A/E Professional in writing.

§ 3.18 Indemnification

§ 3.18.1 To the extent caused by the Contractor's negligent acts and/or omissions in performing the Work (including the negligence of those under the Contractor's control), the Contractor shall: (i) defend indemnify, and hold harmless the

Owner and Owner's employees ("Indemnified Parties") from and against all claims for bodily injury (including death) and damage to third party tangible property; and (ii) indemnify and hold harmless the Indemnified Parties from the resulting damages, losses, and expenses, including but not limited to reasonable attorneys' fees (at the trial and appellate levels).

§ 3.18.2 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.

§ 3.18.3 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.

§ 3.18.4 The Indemnitors' indemnity obligations under this Section shall also specifically include all claims, fines penalties, damages, (including attorneys' fees and costs) assessed against any of the Indemnified Parties 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 any entity or person under Contractor's control) (ii) Contractor's (and any entity or person under Contractor's control) violation of or failure to comply with any law, statute, ordinance, rule, regulation, code or requirement of a public authority.

§ 3.18.5 If the Contractor refuses its defense, indemnity and hold harmless obligations under this Section 3.18 and the Indemnified Parties are successful in enforcing Contractor's obligations, the Indemnified Parties will be considered the prevailing party under Section 15.3.6.

§ 3.18.6 To the extent commercially reasonable, 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 to the same extent and in the same manner as the Contractor is liable to Owner pursuant to this provision.

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

ARTICLE 4 Contract Administration

§ 4.1 General

§ 4.1.1 The Owner's Representative is the person or entity retained by the Owner to perform contract administration of this Agreement along with the A/E Professional to the extent specifically set forth in this Agreement.

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

§ 4.2 Administration of the Contract

§ 4.2.1 The Owner's Representative 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 Owner's Representative issues the final Certificate for Payment. The Owner's Representative will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Owner's Representative will visit the Project 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 Owner's Representative will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Owner's Representative 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 Project site visits, the Owner's Representative will keep the Owner, A/E Professional reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner and Contractor (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 Owner's Representative will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Owner's Representative 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 and Owner's Representative in all communications that relate to or affect the A/E Professional's and/or Owner's Representative's services or professional responsibilities. The Owner shall promptly notify the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative's consultants shall be through the A/E Professional and/or Owner's Representative. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols. Contractor hereby authorizes and consents to communication, between Owner and any Subcontractors and Sub-subcontractors on the Project for the purpose of confirming the status of payments to said persons or entities for said Work and concerning any issues of non-payment or disputed payments. The Owner shall make their best efforts to include the Contractor on all communications with Subcontractors and Sub-subcontractors.

§ 4.2.5 Based on the evaluations of the Contractor's Applications for Payment by the Owner's Representative, the Owner's Representative 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 authority to reject Work that does not conform to the Contract Documents. Whenever the A/E Professional and/or the Owner's Representative considers it necessary or advisable, the A/E Professional and/or the Owner's Representative 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 and/or the Owner's Representative 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 and/or the Owner's Representative 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 and/or the Owner's Representative 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 and/or the Owner's Representative's action will be taken in accordance with the submittal schedule approved by the A/E Professional and/or the Owner's Representative or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the A/E Professional's and/or the Owner's Representative'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 and/or the Owner's Representative'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 and/or the Owner's Representative's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The A/E Professional's and/or the Owner's Representative'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 and/or the Owner's Representative may prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. Under no circumstances will Contractor be required to perform any Work subject to a Change Order and/or Construction Change Directive until Contractor receives a signed version from the Owner that accounts for any change in the Contract Time and/or Contract Sum, as applicable. Contractor shall be responsible however to provide written notice that the proposed minor changes in the Work will affect the Contract Sum or Contract Time. If any delay results from the inability to finalize any

Change Order or Construction Change Directive, the Contract Time and Contract Sum shall be adjusted commensurately with that delay. The A/E Professional and/or the Owner's Representative 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 and/or the Owner's Representative 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 Owner's Representative agree, the Owner's Representative will provide one or more Project representatives to assist in carrying out the Owner's Representative's responsibilities at the Project 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 and/or the Owner's Representative 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 and/or the Owner's Representative's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness so as to not delay the Project.

§ 4.2.12 Interpretations and decisions of the A/E Professional and/or the Owner's Representative 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 and/or the Owner's Representative 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 and/or the Owner's Representative'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 and/or Owner's Representative will review and respond to requests for information about the Contract Documents. The A/E Professional's and/or Owner's Representative's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness so as not to delay the Project. If appropriate, the A/E Professional and/or Owner's Representative 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. Furthermore, should the A/E Professional require compensation to review any Contractor requests which are abusive or unreasonable in number or timing, the A/E Professional shall expedite its review of the RFIs provided Contractor agrees in writing to reimburse Owner for any architectural or engineering fees necessitated in responding to such RFIs. Contractor agrees that Owner may deduct any such architectural or engineering fees from any sums otherwise due Contractor.

§ 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 seven (7) business days, except for emergencies which shall be reviewed by A/E Professional and/or Owner's Representative in three (3) business days. It is Contractor's responsibility to determine, in advance, what information will be required for adequate review. Contractor is further responsible for submitting thorough and complete requests for review or approval to enable A/E Professional and/or the Owner's Representative to review the Shop Drawings or other submittals 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 and/or Owner's Representative, unless such delay is due in no part to Contractor's failure to properly submit the information required by the A/E Professional and/or Owner's Representative.

§ 4.2.17 Notwithstanding any other provision to the Contract, the A/E Professional and/or the Owner's Representative

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 and/or the Owner's Representative of its intent to deviate from the Contract Documents by preparing a Change Order request and, then, obtaining a Change Order. Failure to obtain said Change Order will bar Contractor from any claim for additional compensation, delays or arguing that the A/E Professional and/or the Owner's Representative 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 Project 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 Project 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, as soon as practicable after award of the Contract, shall notify the Owner and A/E Professional and/or Owner's Representative 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 and/or Owner's Representative may notify the Contractor whether the Owner or the A/E Professional and/or Owner's Representative (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative has no reasonable objection.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or A/E Professional and/or Owner's Representative makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall exercise commercially reasonable efforts to 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 and/or Owner's Representative. To this end, Contractor will strive to ensure each subcontract agreement (a) preserves and protects the rights of the Owner and A/E Professional and/or Owner's Representative 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 (b) allows 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 exercise commercially reasonable efforts to 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. 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 to exercise commercially reasonable efforts to require each subcontract agreement contain provisions granting the Contractor the right to terminate the subcontract at any time for the Contractor's convenience and without cause.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 To the extent legally and contractually permissible, 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 is able to and does accept 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. Further, Contractor shall exercise commercially reasonable efforts to include a provision in its agreed that all Subcontracts and material and equipment purchase contracts 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. 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 terminated for default 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. If commercially reasonable, such Separate Contractors will be retained under Conditions of the Contract (including, but not limited to conditions pertaining to Contract Time) substantially similar to those of this Contract. The Owner shall provide all such separate contracts to the Contractor.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the Project site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement. Except with respect to any public companies or utility companies, to the extent commercially reasonable, such separate contracts shall include a requirement that the Contractor be named as an additional indemnified party and an additional insured with respect to Commercial General Liability Insurance, and the Owner shall make commercially reasonable efforts to provide all the related certificates of insurance and endorsements to the Contractor.

§ 6.1.3 The Contractor shall provide for reasonable 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. To the extent that the Owner provided such separate contracts to the Contractor prior to the Contractor's submission of its GMP Proposal, the parties acknowledge that the Construction Schedule has included time for all known separate Owner contractors to perform their work, based on Contractor's experience and knowledge. The Contractor shall review those portions of the Contract Documents to be performed by the Owner's Separate Contractors, if any, that may impact Contractor's performance of its Work, and

that may be interrelated with the Work to be performed by the Contractor, and shall reasonably coordinate the construction schedules those separate contractors' work so as to cause no delay to the Work.

§ 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 these Modified General Conditions, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12. If the Contractor experiences delay, disruption, or additional cost because of such action by the Owner, the Contractor shall be entitled to seek an equitable adjustment in the Contract Time and Contract Sum pursuant to the Agreement's change order procedures or Article 15's procedures for assertion of Claims

§ 6.1.5 If any part of the Work depends upon proper execution of work performed by Owner or Owner's Separate Contractors, the Contractor, its Subcontractors, and/or their respective Sub-subcontractors shall, prior to proceeding with the Work, conduct a reasonable inspection of such Work and promptly report to Owner and A/E Professional and/or Owner's Representative any apparent discrepancies or defects in such other Work. Except for latent defects, failure of the Contractor, its Subcontractors, or their respective Sub-subcontractors to comply with these requirements shall bar any claims thereafter that defects in Contractor's Work, or delays in the schedule, are due to defects in the work performed by others. Similarly, if any part of the work performed by Owner or Owner's Separate Contractors depends upon proper execution of Work performed by Contractor, its Subcontractors, and their respective Sub-subcontractors, Owner and/or Owner's Separate Contractors shall, prior to proceeding with the work, conduct a reasonable inspection of such Work and promptly report to Contractor and A/E Professional and/or Owner's Representative any apparent discrepancies or defects in Contractor's Work. Except for latent defects, failure of Owner or Owner's Separate Contractors to comply with these requirements shall bar any claims thereafter that defects in Owner's Separate Contractors' work are due to defects in the Work performed by Contractor.

§ 6.1.6 Contractor shall provide Owner's Separate Contractors with a reasonable opportunity for the introduction and storage of their materials, equipment and execution of their work.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2. If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the A/E Professional of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the A/E Professional of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall pay Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor. The Owner and Separate Contractors shall also promptly remedy damage that the Owner or Separate Contractors wrongfully cause to completed or partially completed construction or to property of Contractor, its Subcontractors, or their respective Sub-subcontractors.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the Project site and surrounding area free from waste materials and rubbish, the

Owner may clean up and the A/E Professional and/or Owner's Representative 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 an agreement between the Owner and the Contractor. A Construction Change Directive requires agreement by the Owner and A/E Professional and/or Owner's Representative 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 Owner through the A/E Professional and/or Owner's Representative 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. The A/E Professional and/or Owner's Representative shall provide any modifications to the Contract Documents, as applicable, via a Request for Information (RFI) response or by Additional Supplemental Information (ASI) with a narrative of the changes on each drawing and/or specification and each modification shall be clouded.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the A/E Professional and/or Owner's Representative or the Contractor and signed by the Owner and the Contractor 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 Contractor is specifically prohibited from unilaterally preserving Claims relating to Change Orders, including Claims for extension of the Contract Time unless expressly reserved in Change Order. Notwithstanding any other provision to the Contract, the A/E Professional and/or Owner's Representative or its consultant will not have authority to authorize changes to the Contract Documents.

§ 7.2.3 Unless expressly reserved in such Change Order, the 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.

§ 7.2.4 Change Order requests shall not be considered unless and until submitted in writing to the Owner and the A/E Professional and/or Owner's Representative together with documentation detailing the change and supporting the requested increase or decrease in the Contract Sum and/or Contract Time. To the extent applicable, 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, with reasonable back up information such as references to applicable Contract Documents (e.g., Drawings and Specifications) and other documents such as daily reports, weather reports, meeting minutes, correspondence and the like; and (x) an updated Time Impact Analysis (TIA) schedule, showing the impact of the change to the agreed upon Construction Schedule.

§ 7.2.5 Under no circumstances shall 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.

§ 7.2.7 Change Order Events. In addition to what is provided elsewhere in the Contract Documents, the Contractor may seek an equitable adjustment of the Contract Time and Contract Sum for certain impacts beyond Contractor's control, which are set forth herein as follows: (1) unforeseeable changes in applicable laws, regulations, judicial and executive orders, tariffs, levies, or embargoes after the Agreement's execution; (2) Owner caused delay; (3) breach of Owner obligations that Contractor sufficiently demonstrates has a direct impact on the Project; (4) acts or omissions of Owner's Separate Contractors, including providers of any Owner supplied equipment; (5) error in Owner-provided information for the Project, including the Drawings and Specifications; (6) unforeseeable delays in the delivery of, or delivery of incomplete, non-conforming or defective Owner supplied equipment; (7) discovery of endangered or threatened species or habitats after the Agreement's execution; and (8) the events of force majeure which are expressly identified herein. Events of force majeure are events beyond Contractor's reasonable control and are limited to the following: (a) acts of God such as earthquakes, tornadoes, unusually adverse weather conditions directly impacting South Florida; (b) fire or explosion; and (c) acts of war or terrorism (including cyberattack);

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the A/E Professional and/or Owner's Representative and signed by the Owner and A/E Professional and/or Owner's Representative, 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.

§ 7.3.2 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.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the A/E Professional and/or Owner's Representative shall determine 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 on the costs. 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 and/or Owner's Representative may 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 and/or Owner's Representative;
- .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 or the Contract Sum, 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 and/or Owner's Representative 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.

§ 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 and/or Owner's Representative. 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 Owner's Representative will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Owner's Representative determines, in the professional judgment of the Owner's Representative, to be reasonably justified. The interim determination by the Owner's Representative 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 Owner's Representative 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 or Contractor 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 Owner, acting through the A/E Professional and/or Owner's Representative, 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 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 Owner and the A/E Professional and/or Owner's Representative and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the 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 and/or Owner's Representative 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; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries impacting the South Florida construction industry, unavoidable casualties, or adverse weather conditions documented in accordance with Section 15.1.6.2, that the Contractor asserts, and the A/E Professional and/or Owner's Representative determines, justify delay, then the Contract Time shall be extended for such reasonable time as the A/E Professional and/or Owner's Representative may determine.

§ 8.3.2 Adjustments in the Contract Time as permitted under the Contract Documents will be allowed to the extent such delay (1) is not caused by the Contractor, or its Subcontractors and suppliers; (2) is of a duration not less than one (1) Business day; (3) impacts the critical path of the Project and (4) Contractor made commercially reasonable attempts to mitigate. All requests for extensions of time other than those associated with changes in the Work must be submitted in writing to the Owner within fourteen (14) calendar days of Contractor becoming aware of the event giving rise to the delay. If Contractor fails 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 the Contract Documents.

§ 8.3.4 In entering into the Contract, the Contractor represents and warrants that it has considered all impacts associated with the following: (1) COVID-19 and any other worldwide pandemics known at the time of execution of the Agreement ("Pandemics") and (2) the current military conflicts involving Russia and the Ukraine and Israel and Hamas ("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.

§ 8.3.4.1 Contractor will not seek any price increases or time extensions relating to or arising from any known or otherwise reasonably foreseeable impacts of the Pandemics or the Military Conflicts.

§ 8.3.4.2 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 Section 8.3.4.

§ 8.3.5 Omitted.

§ 8.3.6 Any Schedule Float is not for the exclusive use of either the Owner or Contractor and may be used by either party to mitigate or avoid delay for the benefit of the Project. Schedule Float will be a shared resource for the benefit of the Project.

§ 8.4 Owner's Delay and Entitlement to Liquidated Damages

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 the Owner will suffer severe financial loss in the event of delay 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 accordance with their respective agreements;
- .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 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 an updated project schedule reflecting current progress.
- .5 Progressive monthly as-built drawings provided in CAD format. One hard copy set of full-size monthly progress as-built record drawings. As-built drawings must accurately depict the work for which payment is requested. With City and Owner's Representative approval, the CAD and hard copy of monthly progress may lag by one month (30-day period) to synchronize CAD production with field survey work data.
- .6 as applicable, a consent of the surety as to release of final payment or release of retainage; and
- .7 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 or Contractor itself.

§ 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 Project 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 Project site at a location agreed upon in writing. Payment for materials and equipment stored on or off the Project 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 (if Owner has assumed such title under Section 9.3.3) or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the Project site, for such materials and equipment stored off the Project site.

§ 9.3.3 The Contractor warrants that title to all Work will pass to the Owner upon delivery to the Project site or storage location within the state of Florida. 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 in the Owner's or Owner's Representative's opinion 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 or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment because of

- .1 Defective work not remedied within a reasonable time after Contractor has received written notice including a reasonable opportunity to cure;
- .2 failure of the Contractor to make payments properly and/or provide releases of lien from Subcontractors or suppliers for labor and materials;
- .3 reasonable evidence that the Work cannot be completed for the unpaid balance (including already retained amounts) of the Contract Sum;

- .4 reasonable evidence that the Work will not be completed by the Substantial Completion date, and that the unpaid balance (including already retained amounts) would not be adequate to cover liquidated damages for the anticipated delay;
- .5 damage to the Owner or a Separate Contractor to the extent such damage is determined to have been caused by the Contractor and remains unresolved after the Contractor has received written notice describing the alleged damage including a reasonable opportunity to investigate and cure;
- .6 persistent failure to carry out the Work in accordance with the Contract Documents;
- .7 Failure of Contractor to provide updates to the as-built record drawings and CAD files on a timely basis as required by the Contract Documents

§ 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.

§ 9.5.4 If the Owner has reasonable concern that a Subcontractor or supplier has not been paid amounts due from the Contractor for Work performed or materials furnished, the Contractor shall, upon the Owner's written request, provide reasonable assurances of payment. Such assurances may include, without limitation, (i) written confirmation from the Contractor's surety that the claim is covered under the applicable bond, (ii) establishment of an escrow or trust account for the benefit of the Subcontractor or supplier, or (iii) other security or arrangements reasonably acceptable to the Owner. Upon the Contractor's provision of such assurances, the Owner shall continue to make progress payments to the Contractor in accordance with this Article 9, and the Owner shall have no obligation to, and shall not, issue joint checks to the Contractor and any Subcontractor or supplier.

§ 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 Unless applicable laws require a shorter period, 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 in accordance with the terms of the Subcontractor's respective agreement with the Contractor. The Contractor's payment to the Subcontractor will reflect 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 not furnish to a Subcontractor 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 but will include Contractor in any such communications with the Subcontractors and Suppliers. 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.

§ 9.6.8 The Contractor shall furnish and maintain a statutory payment bond in compliance with §713.23, Fla. Stat., or other applicable payment bond statute, issued by a surety reasonably acceptable to the Owner. In lieu of issuing joint checks or making direct payment to any lienor or subcontractor, the Owner shall be entitled to rely on the payment bond as security for the payment of lienors and subcontractors. Upon receipt of notice from any lienor in accordance with Chapter 713, Fla. Stat., the Owner may, upon written notice to the Contractor, withhold from progress payments an amount reasonably necessary to protect the Owner from loss, pending evidence that such lienor's claim has been satisfied, bonded off, otherwise resolved, or accepted by the surety for payment. Nothing in this Section shall be construed to create any third-party beneficiary rights against the Owner, it being the intent of the parties that any rights of lienors and subcontractors shall lie, if at all, against the Contractor and the surety under the payment bond and under applicable law. The Contractor shall obtain and provide conditional and final waivers and releases of lien from lienors in accordance with Florida law.

§ 9.6.9 Payments to Subcontractors by the Owner.

§ 9.6.9.1 Not used.

§ 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, 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. 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 or designated portion thereof, Contractor must achieve the following additional, minimum requirements:

1. Project 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 build 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; and
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, phase, 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 and/or Owner's Representative a comprehensive list of items to be completed or corrected prior to Final Completion of the Work, phase, or portion thereof. 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 and/or Owner's Representative will perform inspection to determine whether the Phase or designated portion thereof is substantially complete. Following this inspection, the A/E Professional and/or Owner's Representative will prepare a Punch List within fourteen (14) calendar days. The Owner shall deliver the Punch List to Contractor within five (5) calendar days of its development. If the Punch List is not provided to the Contractor by the agreed date for delivery of the Punch List, the Contract Time for completion shall be extended by the number of days that the Owner exceeded the delivery date, and the Contractor shall be reimbursed for any related cost impacts.

§ 9.8.4 When the Work, Phase, or designated portion thereof is substantially complete, the A/E Professional and/or Owner's Representative will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, which shall be dated the day of Inspection, for each Phase, or portion thereof, and will include Contractor's list of items to be completed or corrected, as well as the Punch List generated by the Owner, A/E Professional, and Owner's Representative as described in Section 9.8.3. The Certificate of Substantial Completion shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance. All items identified in Contractor's list to complete, and including A/E Professional's and Owner's Representative's Punch List shall be completed within sixty (60) days following the Substantial Completion date established for each Phase or designated portion thereof. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of each Phase 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 of a Phase, or designated portion thereof, as defined in the Agreement 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 Punch list to the A/E Professional and Owner's Representative 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 and/or Owner's Representative.

§ 9.9.2 Prior to such partial occupancy or use or turnover, the Owner, Contractor, and A/E Professional and/or Owner's Representative 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 Immediately following Substantial Completion of each Phase, or designated portion thereof, and prior to the time of Final Completion of each phase, the following minimum requirements must be met by Contractor and submitted to Owner, as applicable:

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/As-Built drawings in formats 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 As described in Sections 9.8.3 and 9.8.4, upon receipt of written notice from Contractor that the Phase or designated portion thereof, is ready acceptance, the Owner and A/E Professional, and/or Owner's Representative will make the Final Inspection and shall confirm completion of items that were on the Punchlist established during Substantial Completion as described in Section 9.8.3.

§ 9.10.1.2 Omitted.

§ 9.10.1.3 Omitted.

§ 9.10.1.4 All items in the Punch List shall be completed by the Contractor within sixty (60) calendar days after Contractor's receipt of the Certificate of Substantial Completion.

§ 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 Punch Lists developed for each Phase of Work (the "Punch List Balance"), in the event that the Retainage previously withheld does not adequately cover the Punch List Balance.

§ 9.10.1.6 Within twenty (20) business days after the Punch List is created for the last Phase of work, the Owner shall pay the Contractor any remaining contract balance, including all retainage previously withheld, excluding an amount equal to the 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 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 Punch List, but prior to final completion remain the obligation of the Contractor as defined by the Contract Documents.

§ 9.10.1.8 Upon Contractor's completion of the Punch List developed for all Phases of Work, Contractor may submit to the Owner a final Application for Payment requesting the 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.

§ 9.10.1.12 Omitted.

§ 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 of each Phase of Work and the following express conditions precedent to Final Payment have been met:

- .1 the A/E Professional and/or Owner's Representative has issued a Certificate of Final Completion for each Phase of Work;
- .2 all "punch list" items have been fully completed to the reasonable satisfaction of Owner and A/E Professional and/or Owner's Representative, 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 is 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 Project site with respect to all of the 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 in accordance with the respective agreement, 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 Project site, including removal of all rubbish and construction debris;
- .9 all final governmental permits for which Contract is responsible under the Contract Documents have been issued and all permits have been closed out; and

- .10 Contractor has complied with all partial occupancy or Turnover obligations set forth in the AIA A201 Modified General Conditions above.
- .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) failure to carry out the Work in accordance with the Contract Documents.

§ 9.10.6 If, after Substantial Completion of each Phase 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 not constitute a waiver of Claims by the Owner

§ 9.10.8 Acceptance of final payment by the Contractor shall constitute a waiver of payment claims by that payee except those previously made in writing and identified by that payee as unsettled at the time Contractor requests 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 Project site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the Project 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 (other than damage or loss insured under property insurance required by the Contract Documents) to tangible property, referred to in Section 10.2.1.2 and Section 10.2.1.3, caused in whole or in part 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 Section 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to the negligent acts or omissions of the Owner. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 Any damage to adjacent property or improvements shall be promptly repaired by the Contractor, (other than damage or loss insured under property insurance required by the Contract Documents), if caused in whole or in part 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. 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 Project 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 and/or Owner's Representative.

§ 10.2.8 The Contractor shall not permit any part of the construction or Project 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 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 Project 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative 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 and/or Owner's Representative, 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 Project site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 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 Project 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.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 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 Agreement, the Contractor shall furnish a hurricane preparedness plan to secure the Project site and prevent damage to the Project, which shall be attached as an exhibit to the Agreement as Exhibit E.

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. 2025-023 and reflected in the Insurance Exhibit B.1 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 shall be named as an additional insured 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 the limits of liability specified in the Contract Documents or required by law, whichever coverage is greater and shall name Owner as an additional insured 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 Substantial 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 deductible on all insurance required of Contractor under this Agreement shall be the responsibility of the Contractor and will be part of the Cost of Work and shall in all events be paid by the Contractor, subject to any applicable limitation under the Contract Documents.

§ 11.1.5 Certificates of insurance, and required Additional Insured Endorsements, evidencing the insurance coverages 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 certificates of insurance 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 If not corrected within five (5) days after receiving notice from the Owner, 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 required under this Agreement, 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 or Contractor's Risk Management Department.

§ 11.2 Owner's Insurance

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

§ 11.2.2 [Omitted]

§ 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 insured 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 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 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. 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. 2025-023, Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in RFQ No. 2025-023.

§ 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. 2025-023, 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. 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, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or 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 and/or Owner's Representative's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the A/E Professional and/or Owner's Representative, be uncovered for the A/E Professional's and/or Owner's Representative's examination and be replaced 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 and/or Owner's Representative has not specifically requested to examine prior to its being covered, the A/E Professional and/or Owner's Representative 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.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative'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 Substantial Completion of the Work 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 ten (10) 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. Upon the expiration of Contractor's warranty (*i.e.*, one (1) year after the date of Substantial Completion), the Contractor will assign to the Owner any lower-tier warranties (*i.e.*, any Extended Warranties), which are still in effect. Prior to such assignment, the Contractor will be responsible for prosecuting such lower-tier warranties.

§ 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 Omitted.

§ 12.2.3 The Contractor shall remove from the Project 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 The warranty obligations of this Article 12 and Article 3.5, however, exclude the following: (a) normal wear and tear in the Work; (b) unauthorized alteration of the Work (*i.e.*, alterations to the Work the Contractor does not approve); c. damage to the Work resulting from events of Force Majeure as defined in Article 1.9.

§ 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 Owner and Contractor agree to be 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 Except to the extent specified otherwise, 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 and/or Owner's Representative, or Contractor 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 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 of any right to terminate the Contract shall not be held to be a waiver of any breach of the Contract Documents, but the Owner retains all its 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 and/or Owner's Representative timely notice of when and where tests and inspections are to be made so that the A/E and/or Owner's Representative Professional may be present for such procedures.

§ 13.4.2 If the A/E Professional and/or Owner's Representative, 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 and/or Owner's Representative will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity reasonably acceptable to the Owner, and the Contractor shall give timely notice to the A/E Professional and/or Owner's Representative of when and where tests and inspections are to be made so that the A/E Professional and/or Owner's Representative 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 and/or Owner's Representative.

§ 13.4.5 If the A/E Professional and/or Owner's Representative is to observe tests, inspections, or approvals required by the Contract Documents, the A/E Professional and/or Owner's Representative 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 , and the Contractor shall bear the cost of such revisions.

§ 13.8 The Construction work Saturdays, Sundays or after normal hours, if approved, shall be at no additional cost to the Owner.

§ 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), Contractor shall provide any operation / maintenance procedures / manuals (if applicable) to the Work to the Owner.

§ 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. When it is necessary to cross curbing and/or sidewalks, protection against damage shall be provided by Contractor, and any damage caused by Contractor 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 reasonably acceptable to Owner.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor for Cause

§ 14.1.1 The Contractor may terminate or suspend the Contract if the Work is stopped for a period of 180 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 Owner has not made payment of undisputed amounts on a Certificate for Payment within the time stated in the Contract Documents so long as Contractor provides Owner with written notice to cure such within fourteen (14) days of such notice and Owner fails to cure.

§ 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 14.3, 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 greater.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon fourteen (14) additional 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 executed.

§ 14.1.4 If the Work is stopped for a period of 100 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 fourteen 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

§ 14.2.1 The Owner may terminate the Contract if the Contractor commits any of the following acts and fails to cure as provided in Section 14.1.2: repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

- .1 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .2 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;
- .3 is guilty of a material breach of a provision of the Contract Documents;
- .4 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; or
- .5 submits an Application for Payment, sworn statement, waiver of lien, affidavit or document that is knowingly false.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, the Owner, may, without prejudice to any other remedy it may have and after giving the Contractor fourteen (14) day's written notice and a reasonable opportunity to cure, terminate the Agreement and take possession of the Project site and all materials, tools and equipment and machinery to be incorporated into the project and may finish the Work by whatever reasonable method the Owner may deem expedient.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Owner shall pay for the Work performed but Contractor shall not be entitled to receive further payment until the Work is finished. Liquidated Damages shall cease to accrue upon termination.

§ 14.2.4 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.

§ 14.2.5 Should Owner Terminate for Cause and should a court of competent jurisdiction subsequently determine that the Termination for Cause was improper, then in that event, the Termination shall be considered a Termination for Convenience as set forth in Paragraph 14.3 below.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for a period not to exceed one-hundred-eighty (180) days in the aggregate.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Upon resumption of work, Contractor shall provide prompt notice to Owner if deterioration costs are to be requested. Adjustment of the Contract Sum shall include overhead and profit and such costs or any reasonable expenses associated with deterioration or any loss to work occurring during the suspension.

§ 14.4 Termination by the Owner for Convenience

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

§ 14.4.2 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.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed including Contractor's Fee Thereon; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts and purchase orders as well as demobilization costs; and the termination fee, if any, set forth in the Agreement. 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.

§ 14.4.4 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. However, for any Claim pertaining to Contractor's request for Change Order, the time for Contractor to assert such Claim pursuant to Section 15.1.3.1 shall commence to run upon the date that Owner rejects such Change Order request.

§ 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 and/or Owner's Representative, if the A/E Professional and/or Owner's Representative is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 30 days after occurrence of the event giving

rise to such Claim or within 30 days after the claimant first recognizes the condition or impacts 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 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 Owner's Representative 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 before proceeding to execute the portion of the Work that is the subject of the Claim. 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 Construction Schedule.

§ 15.1.7 Mutual Waiver of Claims for Consequential Damages

Despite anything to the contrary in the Contract Documents, neither the Owner nor the Contractor shall be liable to the other for special, or exemplary damages or for any consequential, indirect, or incidental damages such as: loss of profit or revenue; loss of use, loss of opportunity; loss of goodwill; cost of substitute facilities, goods, or services; or cost of capital — whether based on breach of contract, warranty, tort (including negligence and strict liability), or otherwise. This foregoing waiver shall not be deemed to preclude the Owner's assessment of liquidated damages against the Contractor, when applicable, in accordance with the requirements of the Contract Documents.

§ 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. Except as provided in Section 15.1.4.1, 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 and/or Owner's Representative, if the A/E Professional and/or Owner's Representative 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, but subject to mediation and, if the parties fail to resolve their dispute through mediation 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

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. All remaining rights, remedies, and obligations of the Owner and Contractor are limited to those expressly stated in the Contract Documents.

§ 16.3 Severability and Waiver

The partial or complete invalidity of any one or more provisions of this Contract or any portion of the Contract Documents shall not affect the validity or continuing force and effect of any other provision. 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]

IN WITNESS WHEREOF, the City and Contractor executed this contract as of the day and year first above written.

ATTEST:

CITY OF DELRAY BEACH, FLORIDA

By: _____
Alexis Givings, City Clerk

Thomas F. Carney, Jr., Mayor

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

By: _____
Lynn Gelin, City Attorney

KIEWIT INFRASTRUCTURE SOUTH CO.

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 _____

EXHIBIT A - Guaranteed Maximum Price Amendment

(To be developed in Pre-Construction)

Exhibit A.1 – Initial Construction Schedule (To be agreed upon in the GMP Amendment)

Exhibit A.2 – Initial Schedule of Values (To be agreed upon in the GMP Amendment)

Exhibit A.3 – Construction Manager's Key Personnel (To be agreed upon in the GMP Amendment)

DRAFT AIA® Document A133™ – 2019

Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the [] day of [] in the year 2026

CONSTRUCTION MANAGER:

Kiewit Infrastructure South Co.
6301 NW 5th Way Suite 3200
Fort Lauderdale, FL 33309

THE OWNER:

City of Delray Beach
100 NW 1st Ave
Delray Beach, FL 33444

TABLE OF ARTICLES

- B.1 GENERAL**
- B.2 OWNER'S INSURANCE**
- B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS**
- B.4 SPECIAL TERMS AND CONDITIONS**

ARTICLE B.1 GENERAL

The Owner and Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™-2017, General Conditions of the Contract for Construction.

ARTICLE B.2 OWNER'S INSURANCE

§ B.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article B.2 and, upon the Construction Manager's request, provide a copy of the property insurance policy or policies required by Section B.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ B.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ B.2.3 Required Property Insurance

§ B.2.3.1 Unless this obligation is placed on the Construction Manager pursuant to Section B.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the

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.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™-2017, General Conditions of the Contract for Construction. Article 11 of A201™-2017 contains additional insurance provisions.

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amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as additional insureds. This insurance shall include the interests of mortgagees as loss payees.

§ B.2.3.1.1 Causes of Loss. The insurance required by this Section B.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials.

§ B.2.3.1.2 Specific Required Coverages. The insurance required by this Section B.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Construction Manager's services and expenses required as a result of such insured loss, including claim preparation expenses.

§ B.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section B.2.3.1 or, if necessary, replace the insurance policy required under Section B.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ B.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section B.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ B.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section B.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Construction Manager shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ B.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section B.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ B.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

§ B.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

§ B.2.5.2 Other Insurance

(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

ARTICLE B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.3.1 General

§ B.3.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section B.3.2.1 and Section B.3.3.1. The certificates will show the Owner as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.3.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B

§ B.3.2 Construction Manager's Required Insurance Coverage

§ B.3.2.1 The Construction Manager shall purchase and maintain the following types and limits of insurance and Property Insurance as per the attached Exhibit B.1 – Construction Manager's Provided Insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ B.3.2.2 Commercial General Liability

§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits as per the attached Exhibit B.1.

§ B.3.4 Performance Bond and Payment Bond

The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

(Specify type and penal sum of bonds.)

Type	Penal Sum (\$0.00)
Payment Bond	100% of the GMP Amount
Performance Bond	100% of the GMP Amount

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions similar to AIA Document A312™, current as of the date of this Agreement.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

The Contractor shall deliver the required bonds to the Owner within ten (10) days of the fully executed GMP Agreement to this Contract.

Exhibit B.1

CONSTRUCTION MANAGER PROVIDED INSURANCE

Construction Manager shall purchase insurance, as indicated below, with carriers licensed to do business in the state in which the Project is located and rated by the latest edition of A.M. Best Insurance Guide with a minimum rating of A-VII or better. The insurance coverage shall be maintained during the construction phase period and for a minimum of two years following completion of construction. Claims-made coverage, other than for Professional Liability (E & O), will not be acceptable.

Coverage for General Liability (GL) must include Additional Insured coverage in favor of the Owner for both ongoing and completed operations utilizing the combination of forms CG 20 10 04 13 and CG 20 37 04 13 or their equivalents. GL coverage must be on a primary/non-contributory basis and have a per project aggregate endorsement and include cross liability coverage. Waiver of subrogation in favor of the Owner is hereby granted for all coverages required under the Contract.

Limits must meet the minimums set forth below, or the policy limit, whichever is greater:

Worker's Compensation	Statutory in the state in which the project is located
Employer's Liability	\$1,000,000 per Accident, \$1,000,000 Disease \$1,000,000 Policy limit
General Liability	\$1,000,000 per occurrence \$2,000,000 annual aggregate \$2,000,000 products/completed operations aggregate
Excess Liability aggregate	\$10,000,000 per occurrence and \$10,000,000 annual
Automobile Liability and hired	\$1,000,000 Combined Single Limit for owned, non-owned
Professional Liability (E&O Coverage)	\$5,000,000 per claim and \$5,000,000 annual aggregate
Pollution Liability aggregate	\$1,000,000 per occurrence and \$2,000,000 annual

Such insurance shall be evidenced by certificate on an Acord-25 form. Construction Manager shall provide evidence of coverage prior to the start of construction.

Construction Phase Property Insurance:

Construction Manager shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builders' risk "all-risk" or equivalent policy form in the amount of the initial contract sum, plus value of subsequent contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis. This insurance shall include interests of the Owner, the Construction Manager, Subcontractor and its subcontractors in the Project, and shall include insurance against the perils of fire and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal, including demolition occasioned by enforcement of any applicable

legal requirements. Such property insurance shall be maintained until a written notice of Substantial Completion, at which time Owner shall install permanent insurance on the property.

Owner and Construction Manager waive all rights against each other and against all Subcontractors, Sub subcontractors, Material Suppliers, and the Architect/Engineer, for damages caused by fire or other perils covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Such insurance may be subject to an amount deductible from the sums otherwise payable thereunder and the burden of such deduction shall be borne by the Owner. The Owner or Construction Manager, as appropriate, shall require of the Architect, Architect's consultants, separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein.

EXHIBIT C - WARRANTY OF WORK FORM

WARRANTY OF WORK

Project Name: Tropic Isle Neighborhood Improvements Project

Kiewit - Project No:

Subcontractor:

Company Name

Address

City, ST, Zip

Phone: 000-000-0000

SCOPE OF WORK: _____

Subcontractor hereby warrants and guarantees all Work performed, generally described as the Scope of Work above, against all faults and defects resulting from the use of defective materials, equipment or workmanship or a failure to conform to the Contract Documents, including but not limited to the plans, specifications and building code requirements for a period of One (1) Year from the Date of Final Completion and acceptance by the Owner as defined in the applicable Prime Contract ("Warranty Period"). If any part of the Project is warranted and guaranteed for a longer period, per the Contract Documents, such longer period shall apply.

If, within the Warranty Period, repairs or changes are required in connection with warranted and guaranteed Work, which, in the opinion of the Owner, the Owner's agent or Kiewit Infrastructure South CO. , is rendered necessary as a result of the use of materials, equipment or workmanship which are defective or not in accordance with the Contract Documents, Subcontractor shall upon written notice, within a time period determined by Kiewit Infrastructure South CO., and without expense to Owner or Kiewit Infrastructure South CO., place in satisfactory condition in every particular all such warranted and guaranteed Work, correct all defects therein and make good all damages to the structure, site, equipment or contents thereof. In the event of Subcontractor's failure to perform such remedial work within the stated time period, Contractor may perform said work and Subcontractor shall reimburse Contractor for all costs incurred. Subcontractor shall further reimburse Contractor for reasonable attorney's fees and costs, including at all trial and

appellate levels, incurred by reason of Subcontractor's failure to perform under the terms of this Warranty. Subcontractor shall be required to comply with Kiewit's procedures for responding to warranty requests as set forth in the Contract Documents.

By: _____

(Authorized Agent)

Printed Name: _____

Date _____

EXHIBIT D – Quality Control Plan

(To be developed in Pre-Construction)

EXHIBIT E – Hurricane Preparedness Plan

(To be developed in Pre-Construction)