



# AIA<sup>®</sup> Document C132<sup>™</sup> – 2009

## Standard Form of Agreement Between Owner and Construction Manager as Adviser

#3131868.v1

**AGREEMENT** made as of the December day of 18 in the year 2018  
(In words, indicate day, month and year.)

**BETWEEN** the Owner:

(Name, legal status, address and other information)

Fannin County, Texas

Attn: The Honorable Creta L. Carter II, County Judge

101 E. Sam Rayburn Drive, Suite 101

Bonham, Texas 75418

and the Construction Manager:

(Name, legal status, address and other information)

Turner Construction Company

10100 N. Central Expressway

Suite 600

Dallas, TX 75231

for the following Project:

(Name, location and detailed description)

Fannin County Courthouse Interior and Exterior Restoration Phase 2

101 E. Sam Rayburn Drive

Bonham, TX 75418

The Architect:

(Name, legal status, address and other information)

Architexas

1907 Marilla St.

Second Floor

Dallas, Texas 75201

The Owner and Construction Manager agree as follows.

### 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. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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 Documents A132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; A232<sup>™</sup>–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; and B132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition. ^AIA Document A232<sup>™</sup>–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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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.

*(Note the disposition for the following items by inserting the requested information or a statement such as "not applicable," "unknown at time of execution" or "to be determined later by mutual agreement.")*

§ 1.1.1 The Owner's program for the Project:

*(Identify documentation or state the manner in which the program will be developed.)*

Fannin County Courthouse Interior and Exterior Restoration Phase II

At the time of this agreement the program includes the restoration and reconstruction of exterior masonry, tower and roof reconstruction, integration of new mechanical / plumbing / electrical / AV / IT / security systems, ADA upgrades, finish out and restoration of interior.

§ 1.1.2 The Project's physical characteristics:

*(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)*

Total building area is 24,010gsf

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

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

\$15,000,000

§ 1.1.4 The Owner's anticipated design and construction schedule:

.1 Design phase milestone dates, if any:

March 1, 2019 - End of Preconstruction

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**.2 Commencement of construction:**

April 1, 2019

**.3 Substantial Completion date or milestone dates:**

October 31, 2020

**.4 Other:**

Not Applicable

**§ 1.1.5** The Owner intends the following procurement method for the Project:  
(Identify method such as competitive bid, negotiated Contract or multiple Prime Contracts.)

To be determined later by mutual agreement

**§ 1.1.6** The Owner's requirements for accelerated or fast-track scheduling, multiple bid packages, or phased construction are set forth below:  
(List number and type of bid/procurement packages.)

To be determined later by mutual agreement

**§ 1.1.7** Other Project information:  
(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)

The Project shall comply with the Texas Historic Courthouse Preservation Program (THCPP) Round IX Grant Program. Reference THCPP Funding Agreement

**§ 1.1.8** The Owner identifies the following representative in accordance with Section 5.5:  
(List name, address and other information.)

Dean Lackey  
Fannin County Commissioner Precinct 4  
101 E. Sam Rayburn Dr.  
Suite 303  
Bonham, TX 75418

**§ 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 information.)

David Chase, Principal  
Anne Stimmel, Project Architect  
Architexas  
1907 Marilla Street, Second Floor,  
Dallas, Texas 75201

James Malanaphy, Project Reviewer  
Texas Historic Commission  
Division of Architecture  
108 W. 16<sup>th</sup> Street, Second Floor  
Austin, Texas 78701

**§ 1.1.10** Unless provided by the Construction Manager, the Owner will retain the following consultants and contractors:  
(List name, legal status, address and other information.)

**.1 Land Surveyor:**

KSA Engineers  
140 E. Tyler Street, Suite 600  
Longview, Texas 75601

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**.2 Geotechnical Engineer:**

Terracon Consultants, Inc.  
8901 Carpenter Freeway, Suite 100  
Dallas, Texas 75247

**.3 Civil Engineer:**

N/A

**.4 Other:**

*(List any other consultants retained by the Owner, such as a Project or Program Manager, or construction contractor.)*

Environmental:

Industrial Hygiene and Safety Technology, Inc.  
2235 Keller Way  
Carrollton, Texas 75006

Material Testing and Special Inspections:

To be determined later by mutual agreement.

**§ 1.1.11** The Construction Manager identifies the following representative in accordance with Section 2.4:  
*(List name, address and other information.)*

Jerry Crawford  
Vice President General Manager  
Turner Construction Company  
10100 N. Central Expressway  
Suite 600  
Dallas, TX 75231

**§ 1.1.12** The Construction Manager's staffing plan as required under Section 3.3.2 shall include:  
*(List any specific requirements and personnel to be included in the staffing plan, if known.)*

Exhibit A: Construction Manager as Advisor Staffing Plan

**§ 1.1.13** The Construction Manager's consultants retained under Basic Services, if any:

**.1 Cost Estimator:**

*(List name, legal status, address and other information.)*

Not Applicable

**.2 Other consultants:**

Not Applicable

**§ 1.1.14** The Construction Manager's consultants retained under Additional Services:

To be determined later by mutual agreement

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**§ 1.1.15** Other Initial Information on which the Agreement is based:

Exhibit A: Construction Manager as Advisor Staffing Plan

**§ 1.2** The Owner and Construction Manager may rely on 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 schedules, the Construction Manager's services and the Construction Manager's compensation.

**ARTICLE 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES**

**§ 2.1** The Construction Manager shall provide the services as set forth in this Agreement as agent for the Owner and Construction Manager's directives are given as if made by the Owner.

**§ 2.2** The Construction Manager shall perform its services consistent with the skill and care required by this Agreement. The Construction Manager shall perform its services set forth in this Agreement as expeditiously as is consistent with such skill and care and the orderly progress of the Project and consistent with the staffing plan of Construction Manager and for the durations as required under Section 3.3.2.

**§ 2.3** The Construction Manager shall provide its services in conjunction with the services of an Architect as described in AIA Document B101-2007, Standard Form of Agreement Between Owner and Architect. The Construction Manager shall not be responsible for actions taken by the Architect.

**§ 2.4** The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

**§ 2.5** Except with the Owner's knowledge and consent, the Construction Manager shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Construction Manager's judgment with respect to this Project.

**§ 2.6** The Construction Manager shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost. The cost of all insurance to be provided by Construction Manager shall be a reimbursable expense under Section 11.6.

**§ 2.6.1** Comprehensive General Liability with policy limits of not less than Two Million Dollars (\$ 2,000,000 ) for each occurrence and in the aggregate for bodily injury and property damage.

**§ 2.6.2** Automobile Liability covering owned and rented vehicles operated by the Construction Manager with policy limits of not less than One Million Dollars (\$ 1,000,000 ) combined single limit and aggregate for bodily injury and property damage.

**§ 2.6.3** The Construction Manager may use umbrella or excess liability insurance to achieve the required coverage for Comprehensive General Liability and Automobile Liability, provided that such umbrella or excess insurance results in the same type of coverage as required for the individual policies.

**§ 2.6.4** Workers' Compensation at statutory limits and Employers Liability with a policy limit of not less than One Million Dollars (\$ 1,000,000 ).

**§ 2.6.5** The Construction Manager shall provide to the Owner certificates of insurance evidencing compliance with the requirements in this Section 2.6. The certificates will show the Owner as an additional insured on the Comprehensive General Liability, Automobile Liability, umbrella or excess policies. The Architect shall not be an additional insured under the Construction Manager's policies.

*(Paragraph deleted)*

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## ARTICLE 3 SCOPE OF CONSTRUCTION MANAGER'S BASIC SERVICES

### § 3.1 Definition

The Construction Manager's Basic Services consist of those described in Sections 3.2 and 3.3 and include monitoring, reporting and conducting meetings relative to construction coordination and scheduling, constructability review, cost estimating, and allocation of construction activities among the Multiple Prime Contractors. For purposes of this Agreement, the term "Multiple Prime Contractors" shall mean "Contractor" when multiple contracts will not be awarded.

### § 3.2 Preconstruction Phase

**§ 3.2.1** The Construction Manager shall review the program furnished by the Owner and any evaluation of the Owner's program provided by the Architect, to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the Owner and Architect.

**§ 3.2.2** The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

**§ 3.2.3** The Construction Manager shall prepare, and deliver to the Owner, a written Construction Management Plan that includes, at a minimum, the following: (1) preliminary evaluations required in Section 3.2.2, (2) a Project schedule, (3) cost estimates, (4) recommendations for Project delivery method, and (5) Contractors' scopes of Work, if multiple Contractors or fast-track construction will be used. The Construction Manager shall periodically update the Construction Management Plan over the course of the Project.

**§ 3.2.4** Based on preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume or similar conceptual estimating techniques for the Architect's review and Owner's approval. If the Architect suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems and may also provide its own suggestions.

**§ 3.2.5** The Construction Manager shall expeditiously review design documents during their development and advise the Owner and Architect on proposed site use and improvements, selection of materials, and building systems and equipment relative to the constructability, availability of materials and labor, sequencing for phased construction, 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, life-cycle data, and possible cost reductions.

**§ 3.2.6** The Construction Manager shall prepare and periodically update the Project schedule included in the Construction Management Plan for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities and highlight items that could affect the Project's timely completion.

**§ 3.2.7** The Construction Manager shall prepare and update, estimates of the Cost of the Work of increasing detail and refinement. The number of estimates to be provided by Construction Manager and the time for their submission are set forth in Exhibit A attached hereto. The Construction Manager shall include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in the estimates of the Cost of the Work. Such estimates shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall advise the Owner and Architect if it appears that the Cost of the Work may exceed the Owner's budget and make recommendations for corrective action.

**§ 3.2.8** The Construction Manager shall consult with the Owner and Architect and provide advice regarding design details that the Construction Manager discovers adversely affect constructability, cost or schedules.

**§ 3.2.9** The Construction Manager shall advise the Owner and Architect regarding the assignment of responsibilities for temporary Project facilities and equipment, materials and services for common use of the Contractors. The Construction Manager shall verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.

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**§ 3.2.10** The Construction Manager shall advise the Owner regarding the allocation of responsibilities for safety programs among the Contractors.

**§ 3.2.11** The Construction Manager shall advise the Owner on the division of the Project into individual Contracts for the construction of various categories of Work, including the method to be used for selecting Contractors and awarding Contracts. If multiple Contracts are to be awarded, the Construction Manager shall review the Drawings and Specifications and provide advice as required to provide that (1) the Work of the Contractors is coordinated, (2) all requirements for the Project are assigned to the appropriate Contract, (3) the likelihood of jurisdictional disputes is minimized, and (4) proper coordination is provided for phased construction.

**§ 3.2.12** The Construction Manager shall update the Project schedule to include the components of the Work, including phasing of construction, times of commencement and completion required of each Contractor, ordering and delivery of products, including those that must be ordered well in advance of construction, and the occupancy requirements of the Owner.

**§ 3.2.13** The Construction Manager shall establish a program to expedite and coordinate the ordering and delivery of materials, including those that must be ordered well in advance of construction.

**§ 3.2.14** The Construction Manager shall assist the Owner in selecting, retaining and coordinating the professional services of surveyors, special consultants and testing laboratories required for the Project.

**§ 3.2.15** The Construction Manager shall provide an analysis of the types and quantities of labor required for the Project and review the availability of appropriate categories of labor required for critical phases. The Construction Manager shall advise the Owner relative to actions designed to minimize adverse effects of labor shortages.

**§ 3.2.16** The Construction Manager shall assist the Owner in obtaining information regarding applicable requirements for equal employment opportunity programs, and other programs as may be required by governmental and for quasi governmental authorities for inclusion in the Contract Documents.

**§ 3.2.17** Following the Owner's approval of the Drawings and Specifications, the Construction Manager shall update and submit the latest estimate of the Cost of the Work and the Project schedule for the Architect's review and the Owner's approval.

**§ 3.2.18** The Construction Manager shall submit the list of prospective bidders for the Architect's review and the Owner's approval.

**§ 3.2.19** The Construction Manager shall develop bidders' interest in the Project and establish bidding schedules. The Construction Manager, with the assistance of the Architect, shall issue bidding documents to bidders and conduct pre-bid conferences with prospective bidders. The Construction Manager shall issue the current Project schedule with each set of bidding documents. The Construction Manager shall assist the Architect with regard to questions from bidders and with the issuance of addenda.

**§ 3.2.20** The Construction Manager shall receive bids, prepare bid analyses and provide advice to the Owner for the Owner's award of Contracts or rejection of bids.

**§ 3.2.21** The Construction Manager shall assist the Owner in preparing Construction Contracts and advise the Owner on the acceptability of Subcontractors and material suppliers proposed by Multiple Prime Contractors.

**§ 3.2.22** The Construction Manager shall assist the Owner in obtaining building permits and special permits for permanent improvements, except for permits required to be obtained directly by the various Multiple Prime Contractors. The Construction Manager shall verify that the Owner has paid applicable fees and assessments. The Construction Manager shall assist the Owner and Architect in connection with the Owner's responsibility for filing documents required for the approvals of governmental authorities having jurisdiction over the Project.



### **§ 3.3 Construction Phase Administration of the Construction Contract**

**§ 3.3.1** Subject to Section 4.3, the Construction Manager's responsibility to provide Construction Phase Services commences with the award of the initial Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

**§ 3.3.2** The Construction Manager shall provide a staffing plan to include one or more representatives who shall be in attendance at the Project site whenever the Work is being performed.

**§ 3.3.3** The Construction Manager shall provide on-site administration of the Contracts for Construction in cooperation with the Architect as set forth below.

**§ 3.3.4** The Construction Manager shall conduct meetings in which the Contractors are to coordinate scheduled activities and responsibilities of the Multiple Prime Contractors with each other and with those of the Construction Manager, the Owner and the Architect. so that all parties can coordinate the activities of the Multiple Prime Contractors in accordance with the latest approved Project schedule and the Contract Documents.

**§ 3.3.5** Utilizing the construction schedules provided by the Multiple Prime Contractors, the Construction Manager shall update the Project schedule, incorporating the schedules of the Owner, Architect, and Multiple Prime Contractors on the Project, including activity sequences and durations, allocation of labor and materials, processing of Shop Drawings, Product Data and Samples, and delivery and procurement of products, including those that must be ordered well in advance of construction. The Project schedule shall include the Owner's occupancy requirements showing portions of the Project having occupancy priority. The Construction Manager shall update and reissue the Project schedule as required to show current conditions. If an update indicates that the previously approved Project schedule may not be met, the Construction Manager shall recommend corrective action, if any, to the Owner and Architect.

**§ 3.3.6** The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, and scheduling of the Work. The Construction Manager shall prepare and promptly distribute minutes to the Owner, Architect and Multiple Prime Contractors.

**§ 3.3.7** Utilizing information from the Multiple Prime Contractors, the Construction Manager shall monitor, report and conduct meetings regarding the sequence of construction and assignment of space in areas where the Multiple Prime Contractors are performing Work, in accordance with the Contract Documents and the latest approved Project schedule.

**§ 3.3.8** The Construction Manager shall assist the Architect in scheduling all tests and inspections required by the Contract Documents or governmental authorities, and arrange for the delivery of test and inspection reports to the Owner and Architect.

**§ 3.3.9** The Construction Manager shall endeavor to obtain satisfactory performance from each of the Multiple Prime Contractors. The Construction Manager shall provide advice relative to courses of action to the Owner when requirements of a Contract are identified as not being fulfilled.

**§ 3.3.10** The Construction Manager shall monitor and evaluate actual costs for activities in progress and estimates for uncompleted tasks and advise the Owner and Architect as to variances between actual and budgeted or estimated costs. If the Contractor is required to submit a Control Estimate, the Construction Manager shall meet with the Owner and Contractor to review the Control Estimate. The Construction Manager shall promptly notify the Contractor if there are any inconsistencies or inaccuracies in the information presented. The Construction Manager shall also report the Contractor's cost control information to the Owner.

**§ 3.3.11** The Construction Manager shall develop cash flow reports and forecasts for the Project.

**§ 3.3.12** The Construction Manager shall maintain accounting records on authorized Work performed under unit costs, additional Work performed on the basis of actual costs of labor and materials, and other Work requiring accounting records.

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**§ 3.3.12.1** The Construction Manager shall develop and implement procedures for the review and processing of Applications for Payment by Multiple Prime Contractors for progress and final payments.

**§ 3.3.12.2** Not more frequently than monthly, the Construction Manager shall review and certify the amounts due the respective Contractors as follows:

- .1 Where there is only one Contractor responsible for performing the Work, the Construction Manager shall, within seven days after the Construction Manager receives the Contractor's Application for Payment, review the Application, certify the amount the Construction Manager determines is due the Contractor, and forward the Contractor's Application and Certificate for Payment to the Architect.
- .2 Where there are Multiple Prime Contractors responsible for performing different portions of the Project, the Construction Manager shall, within seven days after the Construction Manager receives each Contractor's Application for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each Contractor, (2) prepare a Summary of Contractors' Applications for Payment by summarizing information from each Contractor's Application for Payment, (3) prepare a Project Application and Certificate for Payment, (4) certify the total amount the Construction Manager determines is due all Multiple Prime Contractors collectively, and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

**§ 3.3.12.3** The Construction Manager's certification for payment shall constitute a representation to the Owner, based on the Construction Manager's evaluations of the Work and on the data comprising the Contractors' Applications for Payment, that, to the best of the Construction Manager's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents. 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 Construction Manager. The issuance of a Certificate for Payment shall further constitute a recommendation to the Architect and Owner that the Contractor be paid the amount certified.

**§ 3.3.12.4** The certification of an Application for Payment or a Project Application for Payment by the Construction Manager shall not be a representation that the Construction Manager 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 for the Contractor's own Work, or procedures; (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

**§ 3.3.13** The Construction Manager shall review the safety programs developed by each of the Multiple Prime Contractors solely and exclusively for purposes of confirming that the Contractors are coordinating their respective safety programs with those of the other Contractors and for making recommendations to the Owner for any safety programs not included in the Work of the Multiple Prime Contractors. The Construction Manager's responsibilities for coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the Contractor, Multiple Prime Contractors, Subcontractors, agents or employees of the Contractors or Multiple Prime Contractors or Subcontractors, or any other persons performing portions of the Work and not directly employed by the Construction Manager.

**§ 3.3.14** The Construction Manager shall determine in general that the Work of each Contractor is being performed in accordance with the requirements of the Contract Documents and notify the Owner, Contractor and Architect of defects and deficiencies in the Work the Construction Manager discovers. The Construction Manager shall have the authority to reject Work that does not conform to the Contract Documents and shall notify the Architect about the rejection. The failure of the Construction Manager to reject Work shall not constitute the acceptance of the Work. The Construction Manager shall record any rejection of Work in its daily log and include information regarding the rejected Work in its progress reports to the Architect and Owner pursuant to Section 3.3.20.1. Upon written authorization from the Owner, the Construction Manager may require and make arrangements for additional inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed, and the Construction Manager shall give timely notice to the Architect of when and where the tests and inspections are to be made so that the Architect may be present for such procedures.

**§ 3.3.15** The Construction Manager shall advise and consult with the Owner and Architect during the performance of its Construction Phase Services. The Construction Manager shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Construction Manager shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work of each of the Contractors, since these are solely the Contractor's rights and responsibilities under the Contract Documents. The Construction Manager shall not be responsible for a Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or Multiple Prime Contractors, Subcontractors, or their agents or employees, or Architect or any other persons or any other persons or entities performing portions of the Work or compliance with stormwater programs.

**§ 3.3.16** The Construction Manager shall transmit to the Architect requests for interpretations and requests for information of the meaning and intent of the Drawings and Specifications with its written recommendation, and assist in the resolution of questions that may arise.

**§ 3.3.17** The Construction Manager shall review requests for changes, assist in negotiating Contractors' proposals, submit recommendations to the Architect and Owner, and, if they are accepted, prepare Change Orders and Construction Change Directives that incorporate the Architect's modifications to the Contract Documents.

**§ 3.3.18** The Construction Manager shall assist the Initial Decision Maker in the review, evaluation and documentation of Claims, subject to Section 4.3.1.7.

**§ 3.3.19** Utilizing the submittal schedules provided by each Contractor, the Construction Manager shall prepare, and revise as necessary, a Project submittal schedule incorporating information from the Owner, Owner's consultants, Owner's separate contractors and vendors, governmental agencies, and all other participants in the Project under the management of the Construction Manager. The Project submittal schedule and any revisions shall be submitted to the Architect for approval. The Construction Manager shall promptly receive all Shop Drawings, Product Data, Samples and other submittals from the Multiple Prime Contractors in accordance with the submittal requirements of the Contract requiring the Contractors to coordinate submittals with information contained in related documents, and transmit to the Architect those that the Construction Manager has received. The Construction Manager's actions shall be taken in accordance with the Project submittal schedule approved by the Architect, or in the absence of an approved Project submittal schedule, with such reasonable promptness as to cause no delay in the Work or in the activities of the Contractor, other Multiple Prime Contractors, the Owner, or the Architect.

**§ 3.3.20** The Construction Manager shall keep a daily log containing a record of weather, each Contractor's Work on the site, number of workers, identification of equipment, Work accomplished, problems encountered, and other similar relevant data as the Owner may require.

**§ 3.3.20.1** 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 and Architect, showing percentages of completion and other information identified below:

- .1 Work completed for the period;
- .2 Project schedule status;
- .3 Submittal schedule and status report, including a summary of remaining and outstanding Submittals;
- .4 Request for information, Change Order, and Construction Change Directive status reports;
- .5 Tests and inspection reports;
- .6 Status report of nonconforming and rejected Work;
- .7 Daily logs;
- .8 Summary of all Multiple Prime Contractors' Applications for Payment;
- .9 Cumulative total of the Cost of the Work to date including the Construction Manager's compensation and reimbursable expenses at the job site, if any;
- .10 Cash-flow and forecast reports; and
- .11 Any other items the Owner may require:

**§ 3.3.20.2** In addition, for Projects constructed on the basis of the Cost of the Work, the Construction Manager shall include the following additional information in its progress reports:

- .1 Contractor's work force report;
- .2 Equipment utilization report;
- .3 Cost summary, comparing actual costs to updated cost estimates; and
- .4 Any other items as the Owner may require:

To be determined later by mutual agreement

**§ 3.3.21** Utilizing the documents provided by the Contractor, the Construction Manager shall maintain at the site one copy of all Contracts, Drawings, Specifications, addenda, Change Orders and other Modifications, in good order and marked currently to record all changes and selections made during construction, and in addition, approved Shop Drawings, Product Data, Samples and similar required submittals. The Construction Manager shall maintain records, in duplicate, of principal building layout lines, elevations of the bottom of footings, floor levels and key site elevations certified by a qualified surveyor or professional engineer. The Construction Manager shall make all such records available to the Architect and the Contractor, and upon completion of the Project, shall deliver them to the Owner.

**§ 3.3.22** The Construction Manager shall arrange for the delivery, storage, protection and security of Owner-purchased materials, systems and equipment that are a part of the Project until such items are incorporated into the Work.

**§ 3.3.23** With the Architect and the Owner's maintenance personnel, the Construction Manager shall observe the Contractor's or Multiple Prime Contractors' final testing and start-up of utilities, operational systems and equipment and observe any commissioning as the Contract Documents may require.

**§ 3.3.24** When the Construction Manager considers each Contractor's Work or a designated portion thereof is substantially complete, the Construction Manager shall, jointly with the Contractor, prepare for the Architect a list of incomplete or unsatisfactory items and a schedule for their completion. The Construction Manager shall assist the Architect in conducting inspections to determine whether the Work or designated portion thereof is substantially complete.

**§ 3.3.25** When the Work or designated portion thereof is substantially complete, the Construction Manager shall prepare, and the Architect shall execute, a Certificate of Substantial Completion. The Construction Manager shall submit the executed Certificate to the Owner and Contractor. The Construction Manager shall monitor the correction and completion of the Work. Following issuance of a Certificate of Substantial Completion of the Work or a designated portion thereof, the Construction Manager shall evaluate the completion of the Work of the Contractor or Multiple Prime Contractors and advise the Architect when Work is ready for final inspection. The Construction Manager shall assist the Architect in conducting final inspections.

**§ 3.3.26** The Construction Manager shall forward to the Owner, with a copy to the Architect, the following information received from the Contractor or Multiple Prime Contractors: (1) certificates of insurance received from the Contractor or Multiple Prime Contractors; (2) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (3) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens required of the Contractor under the Contract Documents; and (4) any other documentation required of the Contractor under the Contract Documents, including warranties and similar submittals.

**§ 3.3.27** The Construction Manager shall deliver all keys, manuals, record drawings and maintenance stocks received from the Contractor to the Owner. The Construction Manager shall forward to the Architect a final Project Application for Payment and Project Certificate for Payment or final Application for Payment and final Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents.

**§ 3.3.28** Duties, responsibilities and limitations of authority of the Construction Manager as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner and Construction Manager. Consent shall not be unreasonably withheld.

**§ 3.3.29** Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Construction Manager shall conduct a meeting with the Owner to review the facility operations and performance.

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**§ 3.3.30** The services of the Construction Manager are not intended to replace or duplicate the responsibilities and obligations of the Architect, Contractors and testing and inspection agencies engaged by or through the Owner. The Owner agrees that with respect to any costs, damage or expense arising out of or relating to a failure of the Architect, Contractors or testing and inspection agencies involved in the Project, the Owner shall pursue recovery from the responsible party and shall not hold the Construction Manager liable therefor.

#### ARTICLE 4 ADDITIONAL SERVICES

**§ 4.1** Additional Services listed below are not included in Basic Services but may be required for the Project. The Construction Manager shall provide the listed Additional Services only if specifically designated in the table below as the Construction Manager's responsibility, and the Owner shall compensate the Construction Manager as provided in Section 11.2.

*(Designate the Additional Services the Construction Manager shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)*

Services	Responsibility (Construction Manager, Owner or Not Provided)	Location of Service Description (Section 4.2 below or in an exhibit attached to this document and identified below)
<b>§ 4.1.1</b> Measured drawings	Owner	
<b>§ 4.1.2</b> Architectural interior design (B252™–2007)	Owner	
<b>§ 4.1.3</b> Tenant-related services	Not Provided	Not Provided
<b>§ 4.1.4</b> Commissioning (B211™–2007)	Owner	
<b>§ 4.1.5</b> LEED® certification (B214™–2007)	Not Provided	Not Provided
<b>§ 4.1.6</b> Furniture, furnishings, and equipment design (B253™–2007) (Courtroom furnishings are included in Basic Services. Typical office furnishings to be provided by the Owner)	Owner	

**§ 4.2** Insert a description of each Additional Service designated in Section 4.1, if not further described in an exhibit attached to this document.

Not Applicable

**§ 4.3** Additional Services may be provided after execution of this Agreement, without invalidating this Agreement. Except for services required due to the fault of the Construction Manager, any Additional Services provided in accordance with this Section 4.3 shall entitle the Construction Manager to compensation pursuant to Section 11.3.

**§ 4.3.1** Upon recognizing the need to perform the following Additional Services, the Construction Manager shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Construction Manager shall not proceed to provide the following services until the Construction Manager receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method, or bid packages in addition to those listed in Section 1.1.6;
- .2 Services necessitated by the enactment or revision of codes, laws or regulations or official interpretations after the date of this Agreement;
- .3 Preparation of documentation for alternate bid or proposal requests proposed by the Owner;
- .4 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .5 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Construction Manager is party thereto;

- .6 Providing consultation concerning replacement of Work resulting from fire or other cause during construction and furnishing services required in connection with the replacement of such Work;
- .7 Assistance to the Initial Decision Maker, if other than the Architect; or
- .8 Service as the Initial Decision Maker.

§ 4.3.2 To avoid delay in the Construction Phase, the Construction Manager shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Construction Manager, and the Owner shall have no further obligation to compensate the Construction Manager for those services:

- .1 Services in evaluating an extensive number of Claims submitted by a Contractor or others in connection with the Work when the Architect is serving as the Initial Decision Maker.
- .2 To the extent the Construction Manager's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion, identified in Initial Information, whichever is earlier.
- .3 Services required in an emergency to confirm that the Contractors are coordinating the activities of a Contractor or Multiple Prime Contractors in the event of risk of personal injury or serious property damage, consistent with Section 3.3.13.

§ 4.3.3 If the services covered by this Agreement have not been completed within Twenty Four ( 24 ) months of the date of this Agreement, through no fault of the Construction Manager, extension of the Construction Manager's services beyond that time shall be compensated as Additional Services.

## ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including the Owner's program, other objectives, schedule, constraints and criteria, special equipment, systems, and site requirements. Within 15 days after receipt of a written request from the Construction Manager, the Owner shall furnish the requested information as necessary and relevant for the Construction Manager to evaluate, give notice of, or enforce any lien rights, if any.

§ 5.2 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 Section 6.1, (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 Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the budget for the Cost of the Work or in the Project's scope and quality.

§ 5.3 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it the risk of additional costs. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B101-2017, Standard Form of Agreement Between Owner and Architect. The Owner shall provide the Construction Manager a copy of the executed agreement between the Owner and Architect, and any further modifications to the agreement. The Construction Manager shall not be responsible for actions taken by the Architect.

§ 5.5 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions pertaining to documents the Construction Manager submits in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Construction Manager's services.

§ 5.6 Unless provided by the Construction Manager, the Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the 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 site; locations, dimensions and 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.

**§ 5.7** Unless provided by the Construction Manager, the Owner shall furnish services of geotechnical engineers, which may include but are not limited to 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.

**§ 5.8** The Owner shall coordinate the services of its own consultants with those services provided by the Construction Manager. Upon the Construction Manager's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Construction Manager to furnish them as an Additional Service, when the Construction Manager requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance and other liability insurance as appropriate to the services provided.

**§ 5.9** The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

**§ 5.10** 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.

**§ 5.11** The Owner shall provide prompt written notice to the Construction Manager and Architect if the Owner becomes aware of any fault or defect in Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service or any fault or defect in the Construction Manager's services.

**§ 5.12** The Owner reserves the right to perform construction and operations related to the Project with the Owner's own forces, and to award contracts in connection with the Project which are not part of the Construction Manager's responsibilities under this Agreement. The Construction Manager shall notify the Owner if any such independent action will interfere with the Construction Manager's ability to perform the Construction Manager's responsibilities under this Agreement. When performing construction or operations related to the Project, the Owner agrees to be subject to the same obligations and to have the same rights as the Contractors.

**§ 5.13** Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Construction Manager's consultants through the Construction Manager about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Construction Manager of any direct communications that may affect the Construction Manager's services.

**§ 5.14** Before executing the Contract for Construction, the Owner shall coordinate the Construction Manager's duties and responsibilities set forth in the Contract for Construction with the Construction Manager's services set forth in this Agreement. The Owner shall provide the Construction Manager a copy of the executed agreements between the Owner and Contractors, including the General Conditions of the Contracts for Construction.

**§ 5.15** The Owner shall provide the Construction Manager access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Construction Manager access to the Work wherever it is in preparation or progress.

**§ 5.16** The Owner shall include provisions in the Owner's contracts with the Contractor(s) and any other party that the Owner engages in connection with the Project whereby the party contracting with the Owner waives all claims against the Construction Manager arising out of or relating to the Project, including, but not limited to, claims for payment, delays, construction defects, design defects or any other similar claim. The Construction Manager is required to be named as an additional insured on all insurance policies to be provided by any party that the Owner engages in connection with the project. Except as expressly set forth in this Agreement, the Owner is not waiving any rights against the Construction Manager it may have in law or equity.



§ 5.17 If requested by the Construction Manager, the Owner shall furnish evidence that financial arrangements have been made to fulfill the Owner's obligations under this Agreement.

§ 5.18 Information or services under the Owner's control shall be furnished by the Owner with reasonable promptness to avoid delay in the orderly progress of the Construction Manager's services and the progress of the Work.

§ 5.19 The services, information and reports required by this Article 5 shall be furnished at the Owner's expense, and the Construction Manager shall be entitled to rely upon the accuracy and completeness thereof.

## ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the contractors' general conditions costs, overhead and profit. The Cost of the Work includes the compensation of the Construction Manager and Construction Manager's Consultants during the Construction Phase only, including compensation for reimbursable expenses at the job site, if any. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.2 and 6.4. Evaluations of the Owner's budget, preliminary estimates for the Cost of the Work and detailed estimates of the Cost of the Work prepared by the Construction Manager represent the Construction Manager's judgment as a person or entity familiar with the construction industry. It is recognized, however, that neither the Construction Manager nor the Owner has control over the cost of labor, materials or equipment, over Contractors' methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Construction Manager cannot and does not warrant or represent that bids or negotiated prices will not vary from the budget proposed, established or approved by the Owner, or from any cost estimate or evaluation prepared by the Construction Manager.

§ 6.3 If the Architect is providing detailed cost estimating services as an Additional Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work cooperatively to conform the cost estimates to one another.

§ 6.4 (Intentionally deleted.)

§ 6.5 If the estimate of the Cost of the Work at the conclusion of the Construction Documents Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 in consultation with the Construction Manager and Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .3 implement any other mutually acceptable alternative.

## ARTICLE 7 COPYRIGHTS AND LICENSES

The Construction Manager and the Construction Manager's consultants, if any, shall not own or claim a copyright in the Instruments of Service. The Construction Manager, the Construction Manager's consultants, if any, and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Construction Manager intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

## ARTICLE 8 CLAIMS AND DISPUTES

### § 8.1 General

§ 8.1.1 The Owner and Construction Manager shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 3 years after the date of Substantial Completion of the Work. The Owner and Construction Manager waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

### Builders Risk property insurance and the Waiver of Subrogation.



*(Paragraph deleted)*

**§ 8.1.2** The Owner shall provide Builder's Risk property insurance coverage for the full value of the Project including the new Work, existing facilities and their contents, and which is sufficient to protect the interests of the Owner and Construction Manager. The Owner and Construction Manager waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.. The Owner or the Construction Manager, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

**§ 8.1.3** The Construction Manager shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, provided that such claim, damage loss or judgment is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than (a) the Project itself and/or (b) the materials and equipment to be incorporated therein), but only to the extent they are caused by the negligent acts or omissions of the Construction Manager, its employees and its consultants in the performance of services under this Agreement. The Construction Manager's duty to indemnify the Owner and its officers and employees under this provision shall be limited to the available proceeds of insurance coverage.

**§ 8.1.4** The Construction Manager and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement.

## **§ 8.2 Mediation**

**§ 8.2.1** Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Construction Manager's services, the Construction Manager may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

**§ 8.2.2** The Owner and Construction Manager shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, 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 (or shorter) period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

**§ 8.2.3** 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.

**§ 8.2.4** If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

*(Check the appropriate box. If the Owner and Construction Manager do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)*

- ☐ Arbitration pursuant to Section 8.3 of this Agreement
- ☒ Litigation in a court of competent jurisdiction that is Mutually Agreed to by both parties
- ☐ Other: *(Specify)*

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### **§ 8.3 Arbitration**

**§ 8.3.1** If the parties have selected arbitration as the method for binding dispute resolution in this Agreement any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

**§ 8.3.1.1** A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

**§ 8.3.2** The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

**§ 8.3.3** The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

### **§ 8.3.4 Consolidation or Joinder**

**§ 8.3.4.1** Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

**§ 8.3.4.2** Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

**§ 8.3.4.3** The Owner and Construction Manager grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Construction Manager under this Agreement.

## **ARTICLE 9 TERMINATION OR SUSPENSION**

**§ 9.1** If the Owner fails to make payments to the Construction Manager in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Construction Manager's option, cause for suspension of performance of services under this Agreement. If the Construction Manager elects to suspend services, the Construction Manager shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, or any delay arising from any cause or event beyond the Construction Manager's reasonable control, including, but not limited to, strikes (whether local, regional, national or industry specific), lockouts or other industrial or labor disputes, acts of public enemies, wars (declared or not), blockades, boycotts, insurrections, riots, terrorist attacks, epidemics, lightning, earthquakes, storms, floods, washouts, domestic or public disturbances, the Construction Manager shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Construction Manager shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Construction Manager's services. The Construction Manager's fees for the remaining services and the time schedules shall be equitably adjusted.

**§ 9.2** If the Owner suspends the Project, the Construction Manager shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Construction Manager shall be compensated for expenses incurred in the interruption and resumption of the Construction Manager's services. The Construction Manager's fees for the remaining services and the time schedules shall be equitably adjusted.

**§ 9.3** If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Construction Manager, the Construction Manager may terminate this Agreement by giving not less than seven days' written notice.

**§ 9.4** Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination, if the breaching party fails to commence and diligently pursue a cure during such seven (7) day period.

**§ 9.5** The Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause.

**§ 9.6** In the event of termination not the fault of the Construction Manager, the Construction Manager shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 9.7.

**§ 9.7** Termination Expenses are in addition to compensation for the Construction Manager's services and include expenses directly attributable to termination for which the Construction Manager is not otherwise compensated, plus an amount for the Construction Manager's anticipated profit on the value of the services not performed by the Construction Manager, as set forth below.

**§ 9.7.1** In the event of termination for the Owner's convenience prior to commencement of construction, the Construction Manager shall be entitled to receive payment for services performed, costs incurred by reason of such termination and reasonable overhead and profit on Preconstruction services not completed during the Preconstruction Phase.

**§ 9.7.2** In the event of termination for the Owner's convenience after commencement of construction, the Construction Manager shall be entitled to receive payment for services performed and costs incurred by reason of such termination, along with reasonable overhead and profit on services not completed during the Construction Phase.

## **ARTICLE 10 MISCELLANEOUS PROVISIONS**

**§ 10.1** This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

### **§ 10.2 Intentionally deleted.**

**§ 10.3** The Owner and Construction Manager, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Construction Manager shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement upon reasonable terms and conditions.

**§ 10.4** If the Owner requests the Construction Manager to execute certificates, the proposed language of such certificates shall be submitted to the Construction Manager for review at least 14 days prior to the requested dates of execution. If the Owner requests the Construction Manager to execute consents reasonably required to facilitate assignment to a lender, the Construction Manager shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Construction Manager for review at least 14 days prior to execution. The Construction Manager shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

**§ 10.5** 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. Owner and Construction Manager acknowledge and agree that the obligations of Construction Manager are solely for the benefit of the Owner and are not intended in any respect to benefit the Architect, the Contractors or any other third parties.

**§ 10.6** The Construction Manager shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site. The

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Owner acknowledges that it is the Owner's responsibility to arrange for the abatement of any contaminated or hazardous materials or substances or mold, whether found before the Project is bid or at any time through or during construction and to defend indemnify and save harmless the Construction Manager from any and all losses, damages, liabilities, claims and causes of action arising out of connected with the appearance or presence of such contaminated or hazardous materials or substances or mold.

Additionally, the Owner agrees that, prior to any soil movement or excavation occurring, the Owner will have performed by a qualified environmental consultant an Environmental Assessment (Phase I) of the Project site or limits and will submit a copy of the Phase I report to the Construction Manager and if there are no environmental hazards disclosed therein, shall simultaneously provide assurances via a Clean Letter from a qualified environmental consultant that the area comprising the Project site and limits is free from environmental hazards. Should it be suspected that an environmental hazard exists on the Project site or limits as a result of the Phase I Environmental Assessment or otherwise, the Owner will promptly have a qualified environmental consultant perform a Phase II Environmental Assessment. Both assessments will also include sufficient protocols to confirm the presence or absence of mold. In the event environmental hazards exist, the Owner shall arrange for the abatement of any mold or contaminated or hazardous materials or substances. At the conclusion of the abatement, the Owner shall provide assurances via a Clean Letter from a qualified environmental consultant that the area comprising the Project site and limits is free from environmental hazards and the soil may be excavated or moved as part of the construction process.

In the event environmental hazards are discovered after the start of soil movement or excavation and in the opinion of the Construction Manager remaining at the Project site poses a hazard to the Construction Manager's personnel, the Construction Manager shall discontinue performance of its services and withdraw from the Project site until the mold or contaminated or hazardous materials or substances are abated by the Owner and a Clean Letter is delivered by the Owner. In the event performance of the Construction Manager's services are interrupted as provided in this Environmental Hazards section, the Construction Manager shall be entitled to an increase in its compensation and to an extension of time in amounts sufficient to provide full relief of all impacts of the presence or discovery of such environmental hazards.

**§ 10.7** The Construction Manager shall have the right to include photographic or artistic representations of the design of the Project among the Construction Manager's promotional and professional materials. The Construction Manager shall be given reasonable access to the completed Project to make such representations. However, the Construction Manager's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Construction Manager in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Construction Manager in the Owner's promotional materials for the Project.

**§ 10.8** If the Construction Manager or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

The foregoing prohibitions against disclosure will apply only to Owner document(s) which have been marked "CONFIDENTIAL" on their face and have been transmitted to the Construction Manager in such a manner as to alert the Construction Manager to the confidential nature of the transmittal. Moreover, the Construction Manager may permanently retain one (1) copy of all Project-related documents, including any confidential information, during and following completion of the Project. Notwithstanding the provisions of this Contract relating to confidentiality, the prohibitions against disclosure shall not apply if the document or information:

- a. was in the Construction Manager's possession prior to receipt thereof under this Agreement, as shown by reasonably documented proof;
- b. was received by the Construction Manager in good faith from a third-party not subject to a confidential obligation, as shown by reasonably documented proof;
- c. now is, or becomes, publicly known through no breach of confidential obligation by the Construction Manager;

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- d. was developed independently by the Construction Manager, as shown by reasonably documented proof;
- e. is disclosed pursuant to a requirement imposed by a court or governmental authority or is otherwise required to be disclosed by operation of law;
- f. is disclosed in connection with the defense or prosecution of claims in litigation or other proceedings in which the Construction Manager is a party;
- g. is disclosed with the prior written approval of the Owner; or
- h. is disclosed as necessary for the performance of the Work.

The term of the confidentiality provision shall commence on the effective date of this Agreement and shall end two (2) years thereafter, unless extended by a separate written agreement of the parties to this Agreement.

**§ 10.9** The Owner shall cause the Architect to carry such Professional Liability Insurance in the minimum amounts of Two Million Dollars (\$2,000,000). The Architect's Professional Liability insurance coverage shall, if written on a claims made basis, have a tail of no less than the relevant statute of limitations duration. Such insurance policy shall be available for the inspection of the Contractor, who shall receive at least 30 days' notice prior to its cancellation. To the fullest extent permitted by law, Owner shall indemnify and hold harmless the Construction Manager and Contractors, agents and employees from and against any and all loss, expense or damage (including, but not limited to, attorney's fees) arising out of the professional liability, fault or failure of the Architect, the Architect's consultants, and the agents and employees of any of them. The above insurance requirements may be met by a combination of insurance maintained by the architect and/or OPPI coverage which is Owner's Project Protective Indemnity insurance that is to be procured by the Owner.

**§ 10.10** Limitation of Liability. Notwithstanding any other provisions of this Agreement, Construction Manager's aggregate limit of liability for any and all claims arising or allegedly arising out of, as a result of or in any way related to this Agreement, whether by statute, at law or in equity, and whether based on contract, liquidated damages, warranty, tort, negligence (whether active or passive), strict liability, or otherwise shall not individually or in aggregate exceed five percent (5%) of the Construction Manager's Fee received by Construction Manager.

## ARTICLE 11 COMPENSATION

**§ 11.1** For the Construction Manager's Basic Services described under Article 3, the Owner shall compensate the Construction Manager as follows:

**§ 11.1.1** For Preconstruction Phase Services in Section 3.2:

*(Insert amount of, or basis for, compensation, including stipulated sums, multiples or percentages.)*

Preconstruction services will be reimbursed at the stipulated Lump Sum amount of Sixty Thousand dollars (\$60,000). The Lump Sum amount includes services from the date of this agreement through March 1, 2019.

**§ 11.1.2** For Construction Phase Services in Section 3.3:

*(Insert amount of, or basis for, compensation, including stipulated sums, multiples or percentages.)*

The Construction Manager's Fee for construction services is a Fixed percentage of Two and a Half Percent (2.50%) on the total Project cost. In addition, compensation for Turner Construction Company's Project Staff will be reimbursed at the Fixed Non-Auditable Rates included in Exhibit A: Construction Manager as Advisor Staffing Plan.

**§ 11.2** For Additional Services designated in Section 4.1, the Owner shall compensate the Construction Manager as follows:

*(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)*

To be determined later by mutual agreement.

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§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Construction Manager as follows:  
(Insert amount of, or basis for, compensation.)

To be determined later by mutual agreement.

§ 11.4 Compensation for Additional Services of the Construction Manager's consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Construction Manager plus ( ), or as otherwise stated below:

To be determined later by mutual agreement.

§ 11.5 The hourly billing rates for services of the Construction Manager and the Construction Manager's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Construction Manager's and Construction Manager's consultants' normal review practices.  
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Exhibit A: Construction Manager as Advisor Staffing Plan

#### § 11.6 Compensation for Reimbursable Expenses

§ 11.6.1 Reimbursable Expenses not specifically included in Exhibit A are considered Cost of the Work, and may include the following:

- .1 Authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets,
- .3 Printers, copiers, IT costs, Internet service, Project related software, Project phones;
- .4 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .5 Printing, reproductions, plots, standard form documents;
- .6 Postage, handling and delivery;
- .7 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .8 Professional photography, progress photography and presentation materials requested by the Owner;
- .9 Construction Manager's consultant's expense of liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Construction Manager's consultants;
- .10 Liability insurance, normal automobile insurance and jobsite related workers compensation insurance, and builder's risk insurance.
- .11 All taxes levied on professional services and on reimbursable expenses;
- .12 Site office, furniture and office supply expenses; and
- .13 Job site safety, including temporary guardrails, steps, ladders, cable protection, temporary fire protection, hard hats, etc.
- .14 Temporary protection expenses, including doors, partitions, closures, etc.
- .15 Clean-up related expenses, including general clean-up, final building clean-up, dumpsters, dump fees, etc.
- .16 Contractor's bonds.
- .17 Other similar Project-related expenditures.

§ 11.6.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Construction Manager and the Construction Manager's consultants .

#### § 11.7 Payments to the Construction Manager

§ 11.7.1 An initial payment of Ten Thousand Dollars (\$ 10,000 ) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.7.2 Unless otherwise agreed, payments for services shall be made monthly and if so provided in Article 11 in proportion to services performed. Payments are due and payable upon presentation of the Construction Manager's

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User Notes:

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invoice. Amounts unpaid Ten ( 10 ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

*(Insert rate of monthly or annual interest agreed upon.)*

2% over prime

**§ 11.7.3** The Owner shall not withhold amounts from the Construction Manager's compensation to impose a penalty or liquidated damages on the Construction Manager, or to offset sums requested by or paid to Contractors for the cost of changes in the Work unless the Construction Manager agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

**§ 11.7.4** Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

## **ARTICLE 12 SPECIAL TERMS AND CONDITIONS**

Special terms and conditions that modify this Agreement are as follows:

Owner shall not solicit or employ any of Construction Manager's employees named on the project staffing chart attached hereto (or who has been assigned to provide services in connection with this Project) for the duration of the Project and then for a period of one year thereafter.

## **ARTICLE 13 SCOPE OF THE AGREEMENT**

**§ 13.1** 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.

**§ 13.2** This Agreement is comprised of the following documents listed below:

- .1 AIA Document C132™–2009, Standard Form Agreement Between Owner and Construction Manager as Adviser
- .2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:
- .3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:
- .4 Other documents:  
*(List other documents, if any, including additional scopes of service forming part of the Agreement.)*

Exhibit A: Construction Manager as Advisor Staffing Plan.

This Agreement is entered into as of the day and year first written above.

  
OWNER (Signature)

The Honorable Creta L. Carter II  
County Judge  
*(Printed name and title)*

  
CONSTRUCTION MANAGER (Signature)

Jerry Crawford  
Vice President and General Manager  
*(Printed name and title)*

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(1768254834)



# Fannin County Court

**Turner**

## Exhibit A: Construction Manager as Advisor Staffing Plan

12/18/2018

### PRECONSTRUCTION

TEG	Henke, Donald
PRECONSTRUCTION MANAGER	Whitcraft, Steve
ESTIMATING ENGINEER	Hentschel, Benjamin
PURCHASING MANAGER	Fults, Travis

2020						
J	J	A	S	O	N	D

Weekly Rate

16 17 18

### CONSTRUCTION

PROJECT EXEC	Pourciau, Damion	\$6,523
PROJECT MANAGER	Hirsch, Robert	\$5,998
PROJECT SUPERINTENDENT (1)	Okeefe, Benjamin	\$4,545
PROJECT ENGINEER (1)	Jarecki, Anthony	\$3,213
ASST ENGINEER		\$2,971
SAFETY ENGINEER	Reinhardt, James	\$2,931
ACCOUNTING ENGINEER	LaFleur, Joseph	\$3,213
SCHEDULING ENGINEER	West, Tyler	\$4,344

2020						
J	J	A	S	O	N	D
10%						
100%	100%	50%				
100%	100%	100%				
10%						
15%	15%	15%				

**Total Project Volume** \$15,000,000

**FEE** 2.50%

Fee based on Total Project Cost

Fee does not include project staff cost

**Total Staff** \$923,486

Staff cost is based on the above staff plan

Staff rates include: Computers and associated IT services, Cell Phones, Worker C

Staff Cost is based on a Fixed Weekly Rate as illustrated above

Staff Rates are Fixed non-auditable

Exhibit A: Construction Manager as Advisor Staffing Plan

12/18/2018

			2018	2019												2020											
			D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<u>PRECONSTRUCTION</u>																											
TEG	Henke, Donald																										
PRECONSTRUCTION MANAGER	Whitcraft, Steve																										
ESTIMATING ENGINEER	Hentschel, Benjamin																										
PURCHASING MANAGER	Fults, Travis																										

Staff member dedicated to project

Total Project Volume      \$15,000,000

FEE      2.50%

Fee based on Total Project Cost  
Fee does not include project staff cost

Total Staff      \$923,486

Staff cost is based on the above staff plan  
Staff rates include: Computers and associated IT services, Cell Phones, Worker Compensation and General Liability Insurance on Turner staff  
Staff Cost is based on a Fixed Weekly Rate as illustrated above  
Staff Rates are Fixed non-auditable