

**AGREEMENT
BETWEEN OWNER AND DESIGN/BUILD CONTRACTOR**

This Agreement is made as of _____, 20____ (the “Effective Date”), by and between

The Owner:

The Board of Regents of The University of Texas System
c/o U. T. System Office of Facilities Planning and Construction
210 West 7th Street
Austin, Texas 78701

and

The Design/Build Contractor:

Texas Tax Account No.:

For the following **Project:**

Project Number:

Contract Number:

Project Architect:

UGC Version: 2013

**Owner Controlled
Insurance Program (OCIP):** YES

**Owner Provided Builder’s
Risk Insurance:** YES

Building Information Modeling: YES (OPTIONAL)

This project utilizes the BIM process for generating and managing building data. Refer to Exhibit M for special requirements.

The Owner and the Design/Build Contractor agree as follows:

This form of agreement for Design/Build project delivery has been prepared by the Office of General Counsel for the University of Texas System for use on U.T. System projects. The legal terms of this agreement should not be altered without the approval of the Office of General Counsel.

Use this form for all U.T. System Design/Build projects after September 1, 2003.

TABLE OF CONTENTS

<p>ARTICLE</p> <p>1 SCOPE OF WORK</p> <p>2 CONTRACT DOCUMENTS</p> <p>3 DEFINITIONS</p> <p>4 D/B CONTRACTOR’S GENERAL RESPONSIBILITIES</p> <p>5 PRE-CONSTRUCTION PHASE</p> <p style="padding-left: 20px;">5.1 PRE-CONSTRUCTION SERVICES</p> <p style="padding-left: 40px;">5.1.1 General Coordination</p> <p style="padding-left: 40px;">5.1.2 Constructability Program</p> <p style="padding-left: 40px;">5.1.3 Budget and Cost Consultation</p> <p style="padding-left: 40px;">5.1.4 Coordination of Design and Construction Contract Documents</p> <p style="padding-left: 40px;">5.1.5 Construction Planning and Bid Package Strategy</p> <p style="padding-left: 40px;">5.1.6 Obtaining Bids/Proposals for the Work</p> <p style="padding-left: 40px;">5.1.7 Safety</p> <p style="padding-left: 20px;">5.2 DESIGN SERVICES</p> <p style="padding-left: 40px;">5.2.1 General Responsibilities</p> <p style="padding-left: 40px;">5.2.2 Pre-Design Stage</p> <p style="padding-left: 40px;">5.2.3 Schematic Design Stage</p> <p style="padding-left: 40px;">5.2.4 Design Development Stage</p> <p style="padding-left: 40px;">5.2.5 Construction Documents Stage</p> <p style="padding-left: 40px;">5.2.6 Review Drawings</p> <p style="padding-left: 40px;">5.2.7 Additional Design Services</p> <p>6 PRE-CONSTRUCTION PHASE FEE</p> <p>7 GUARANTEED MAXIMUM PRICE PROPOSAL</p> <p>8 CONSTRUCTION PHASE SERVICES</p> <p style="padding-left: 20px;">8.1 General Responsibilities</p> <p style="padding-left: 20px;">8.2 Construction Contract Administration</p> <p>9 OWNER’S RESPONSIBILITIES</p> <p>10 OWNERSHIP AND USE OF DOCUMENTS</p> <p>11 TIME</p> <p>12 PAYMENTS</p> <p style="padding-left: 20px;">12.1 General Requirements</p> <p style="padding-left: 20px;">12.2 Pre-Construction Phase Payments</p> <p style="padding-left: 20px;">12.3 Construction Phase Payments</p> <p>13 DIRECT CONSTRUCTION COST</p> <p style="padding-left: 20px;">13.1 General Conditions Costs</p> <p style="padding-left: 20px;">13.2 Cost of the Work</p> <p style="padding-left: 20px;">13.3 D/B Contractor’s Contingency</p> <p>14 CONSTRUCTION PHASE FEE</p> <p>15 CONTRACT SAVINGS, ALLOWANCES, REBATES AND REFUNDS</p> <p>ARTICLE</p> <p>16 PRE-EXISTING CONDITIONS AND DESIGN ERRORS AND OMISSIONS</p>	<p>17 BONDS AND INSURANCE</p> <p>18 DISPUTE RESOLUTION</p> <p>19 PROJECT TERMINATION & SUSPENSION</p> <p>20 INDEMNITY</p> <p>21 SPECIAL WARRANTIES</p> <p>22 CERTIFICATION OF NO ASBESTOS</p> <p>23 MISCELLANEOUS PROVISIONS</p> <p>24 COMPENSATION</p> <p style="padding-left: 20px;">24.1 Construction Cost Limitation</p> <p style="padding-left: 20px;">24.2 Pre-Construction Phase Services Fee</p> <p style="padding-left: 20px;">24.3 Construction Phase Services Fee</p> <p style="padding-left: 20px;">24.4 Limitation on General Condition Costs</p> <p style="padding-left: 20px;">24.5 Additional Design Services Fee</p> <p style="padding-left: 20px;">24.6 Reimbursable Expenses</p> <p>25 OTHER TERMS AND CONDITIONS</p> <p style="padding-left: 20px;">25.1 Time of Completion</p> <p style="padding-left: 20px;">25.2 Liquidated Damages</p> <p style="padding-left: 20px;">25.3 Design Document Review Sets & Estimated Construction Cost Reports</p> <p style="padding-left: 20px;">25.4 Notices</p> <p style="padding-left: 20px;">25.5 Party Representatives</p> <p style="padding-left: 20px;">25.6 Site Observation Requirements</p> <p style="padding-left: 20px;">25.7 Job Conferences</p> <p style="padding-left: 20px;">25.8 Partnering</p> <p>26 EXHIBITS</p> <p style="padding-left: 20px;">A. 2013 Uniform General Conditions for University of Texas System Building Construction Contracts By Reference Dated 4-21-16</p> <p style="padding-left: 20px;">B. OFPC Standard Front End Specifications By RFQ Reference Dated XXXX</p> <p style="padding-left: 20px;">C. Allowable General Conditions Line Items</p> <p style="padding-left: 20px;">D. Guaranteed Maximum Price Proposal Form and Attachments 1 and 2</p> <p style="padding-left: 20px;">E. Security Bond</p> <p style="padding-left: 20px;">F. D/B’s Personnel and Monthly Salary Rates</p> <p style="padding-left: 20px;">G. Constructability Implementation Program</p> <p style="padding-left: 20px;">H. Policy on Utilization, HUB’s</p> <p style="padding-left: 20px;">I. HUB Subcontracting Plan for Pre-Construction Phase Services</p> <p style="padding-left: 20px;">J. Additional Services Proposal</p> <p style="padding-left: 20px;">K. Project Architect’s Personnel, Titles and DSE Rates</p> <p style="padding-left: 20px;">L. Hazardous Material Abatement General Scope of Work</p> <p style="padding-left: 20px;">M. <u>BIM Process Amendments</u></p>
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ARTICLE 1 SCOPE OF WORK

The Design/Build Contractor has overall responsibility for and shall provide complete Pre-Construction Phase Services and Construction Phase Services and furnish all design services, materials, equipment, tools and labor as necessary or reasonably inferable to complete the Project, or any phase of the Project, in accordance with the Owner's requirements and the terms of this Agreement.

ARTICLE 2 CONTRACT DOCUMENTS

The Contract Documents form the entire and integrated Contract between Owner and Design/Build Contractor and supersede all prior negotiations, representations or agreements, written or oral. The Contract Documents consist of:

- 2.1 This Agreement and all attachments hereto;
- 2.2 The Uniform General Conditions for University of Texas System Building Construction Contracts (or "UGC");
- 2.3 Special Conditions and OFPC Standard Front End Specifications prepared by the Owner;
- 2.4 Project Manuals developed for the design or construction of the Project;
- 2.5 The Owner's Design Guidelines;
- 2.6 The Campus Master Plan;
- 2.7 All Addenda issued prior to the Effective Date of this Agreement;
- 2.8 The HUB Subcontracting Plan for Design Phase Services;
- 2.9 The Guaranteed Maximum Price Proposal as executed by the parties;
- 2.10 The HUB Subcontracting Plan for Construction Phase Services when accepted by the Owner;
- 2.11 All Additional Services Proposals when accepted by the Owner;
- 2.12 All Change Orders issued after the Effective Date of this Agreement;
- 2.13 The Drawings and Specifications developed by Design/Build Contractor and accepted by Owner;
- 2.14 The Drawings and Specifications developed or prepared by Owner's independent consultants, if any, that are included in the Guaranteed Maximum Price Proposal; and
- 2.15 Any other documents listed in this Agreement.

ARTICLE 3 DEFINITIONS

The terms, words and phrases used in the Contract Documents shall have the meanings given in the Uniform General Conditions for University of Texas System Building Construction Contracts and as follows.

3.1 **"Construction Cost Limitation"** or "CCL" means the maximum monetary amount payable to the Design/Build Contractor for all Construction Phase services, materials, labor and other work required for completion of the Work in accordance with the Contract Documents. The CCL includes, without limitation, the General Conditions Costs, the Cost of the Work, the Construction Phase Fee and the Design/Build Contractor's Contingency. The CCL may be adjusted by the parties for changes in the scope of the Project before or after acceptance of the Guaranteed Maximum Price Proposal. The CCL does not include the Design/Build Contractor's Pre-Construction Phase Fee, or Owner's Construction Contingency or Owner's Special Cash Allowance.

3.2 **"Construction Services"** means the implementation and execution of the construction work required by the Contract Documents. The construction phase of the Project may be divided into different stages, each with different start and completion dates.

3.3 “**Contract Sum**” means the total amount of all compensation payable to the Design/Build Contractor for the Project and shall not exceed the sum total amount of the Pre-Construction Phase Services Fees plus the Guaranteed Maximum Price Proposal accepted by the parties, subject to adjustment for Additional Services or Change Orders. Any costs that exceed the Contract Sum shall be borne solely by Design/Build Contractor without reimbursement by Owner.

3.4 “**Design Consultant**” means any licensed professionals or firms, other than the Project Architect, engaged by Owner as independent consultants for the Project Improvements.

3.5 “**Design Services**” means all professional services required to fulfill the Pre-Construction Phase and Additional design obligations of this Agreement, including, but not limited to, programming, schematic design, design development and construction documents.

3.6 “**Direct Construction Cost**” means the sum of the amounts that the Design/Build Contractor actually and necessarily incurs for General Conditions Costs, Cost of the Work and Design/Build Contractor’s Contingency during the Construction Phase as allowed by this Agreement. Direct Construction Cost does not include Pre-Construction Phase Services Fees or Construction Phase Fees.

3.7 “**Direct Salary Expense**” or “DSE” means the actual gross salary, expressed on an hourly wage basis, of Design/Build Contractor’s and Project Architect’s employees and consultants directly engaged on the Project. For DSE purposes, Project Architect’s employees includes, but is not limited to, architects, officers, principals, engineers, designers, job captains, draftspersons, and specifications writers, who are performing consultation, research or design, or who are producing drawings, specifications, plans, or other documents pertaining to the Project, or who are performing services that are directly attributable to and necessary for the Project.

3.8 “**Estimated Construction Cost**” means the total cost of all elements of the project, including, without limitation, all alternates, allowances and contingencies, designed and specified by the Design/Build Contractor. The Estimated Construction Cost shall include, at current market rates with a reasonable allowance for overhead, profit and price escalation, the cost of labor and materials furnished by the Owner and any equipment which has been shown in the plans, specified, and specially provided for by the Design/Build Contractor. Estimated Construction Cost does not include Design Phase Fees. Estimated Construction Cost does not include the cost of the land, rights-of-way, or any costs that are the responsibility of the Owner.

3.9 “**General Conditions Costs**” means costs incurred and minor work performed on the jobsite by the Design/Build Contractor without the need for competitive bids/proposals. The allowable General Conditions items are further described in the Agreement and limited by attached exhibit.

3.10 “**Guaranteed Maximum Price**” or “GMP” means the amount proposed by the Design/Build Contractor and accepted by the Owner as the maximum cost to the Owner for construction of the Work in accordance with the Contract Documents. The GMP includes Design/Build Contractor’s Construction Phase Fee, the General Conditions Costs, the Cost of the Work, Design/Build Contractor’s Construction Contingency amount, and the Owner’s Construction Contingency amount and Owner’s Special Cash Allowance.

3.11 “**Monthly Salary Rate**” means the amount agreed to by the Owner that can be used on Applications for Payment throughout the Construction Phase to account for the services of Design/Build Contractor’s salaried personnel assigned to the Project. A Monthly Salary Rate must be established for each salaried person and must be approved in writing by the Owner in advance of any Application for

Payment seeking reimbursement for that person. The Monthly Salary Rate is for convenience only and any payments made for Design/Build Contractor's personnel are subject to audit to determine the actual cost of the wages and allowable employer contributions incurred by the Design/Build Contractor for services performed for the Project.

3.12 **“Preliminary Project Cost”** or **“PPC”** means the total estimated cost of the entire Project, including design, construction, and other associated costs and services which is established prior to the commencement of design.

3.13 **“Project Architect”** means the professional architect or engineer employed by the Design/Build Contractor to perform all or part of the Design Services or the Construction Contract Administration Services in accordance with the Contract. The Project Architect and its professional consultants must be qualified to perform the Design Services and the Construction Contract Administration Services and be licensed in the State of Texas in their respective professions.

3.14 **“Project Team”** means the Owner, Design/Build Contractor, Project Architect, any separate contractors employed by Owner, and other consultants employed for the purpose of programming, design, and construction of the Project. The constitution of the Project Team may vary at different phases of the Project. The Project Team will be designated by Owner and may be modified from time to time by Owner.

3.15 **“Standards and Standard Specifications”** means the construction and design requirements and standards of The University of Texas System Office of Facilities Planning and Construction (“OFPC”), and various building and life safety codes as specified in the OFPC Owner's Design Guidelines which are incorporated by reference.

3.16 **“Subcontractor”** means a person or entity who has an agreement with the Design/Build Contractor to perform any portion of the Work. The term Subcontractor does not include the Project Architect or any person or entity hired directly by the Owner.

3.17 **“Total Project Cost”** or **“TPC”** means the total budget established for the Project by the Board of Regents or the Chancellor of The University of Texas System at the end of the design development phase (subject to subsequent modification by Owner), which includes but is not limited to professional services costs, Design/Build Contractor's costs, the costs of the General Conditions items, furniture, fixtures and equipment costs, landscaping costs, moving costs, and other miscellaneous costs.

3.18 **“Work”** means the provision of all services, labor, materials, supplies, and equipment which are required or reasonably inferable to complete the Project in strict accordance with the requirements of the Contract Documents. Work includes, but is not limited to, the Pre-Construction Phase Services, Design Services, the GMP proposal, the Construction Phase Services, and any Additional Services and other services required. The term “reasonably inferable” takes into consideration the understanding of the parties that not every detail will be shown on the Drawings and included in the Specifications.

ARTICLE 4 DESIGN/BUILD CONTRACTOR'S GENERAL RESPONSIBILITIES

4.1 Design/Build Contractor shall perform all services specifically allocated to it by the Contract Documents as well as those services reasonably inferable from the Contract Documents as necessary for completion of the Work and the Project. Design/Build Contractor agrees to perform these services using its best efforts, skills, judgments and abilities.

4.2 Design/Build Contractor shall coordinate with the Project Architect and endeavor to further the interests of the Owner and the Project. Design/Build Contractor shall furnish Pre-Construction Phase Services and Construction Phase Services and complete the Project in an expeditious and economical manner consistent with the interests of the Owner and in accordance with the Project Schedule.

4.3 Within seven (7) days of receipt of the Notice to Proceed with Pre-Construction Phase Services, the Design/Build Contractor shall submit for the Owner's review and acceptance a CPM Milestone Schedule in accordance with the Project Planning and Scheduling requirements of the Owner's Specifications. The CPM Milestone Schedule shall encompass the entire Project duration, including performance of both the Pre-Construction Phase Services and the Construction Phase Services with sufficient total Project float to allow for a minimum of Construction Phase float as specified.

4.4 The CPM Milestone Schedule for the Pre-Construction Phase of the Project shall include reasonable amounts of time for the Owner's review and approval of design drawings and specifications and for approval of authorities having jurisdiction over the Project.

4.5 Upon acceptance of the CPM Milestone Schedule, it shall become the baseline for evaluating performance of the Project and Design/Build Contractor shall monitor the progress of the Project in relation to the CPM Milestone Schedule and provide the Owner with at least monthly updates and status reports as outlined in the Owner's Specifications. The time periods established in the CPM Milestone Schedule for the Pre-Construction Phase and the Construction Phase and the overall duration of the Project shall not be changed without written consent from the Owner. Modifications to the CPM Milestone Schedule logic, coding, layouts and filters, detail, and activity durations shall be in accordance with the Owner's Specifications.

4.6 Design/Build Contractor shall designate a representative authorized to act on the Design/Build Contractor's behalf with respect to the Project.

4.7 Design/Build Contractor shall establish procedures for communication and coordination among the Project Team, Subcontractors, separate contractors, and others with respect to all aspects of the construction of the Project, and implement such procedures.

4.8 Design/Build Contractor shall establish and maintain a numbering and tracking system for all Project records, including changes, requests for information, submittals, and supplementary instructions and shall provide updated records at each Owner's meeting and when requested.

4.9 Fast Track/Multiple Completion Times. If the Owner elects to "fast-track" or develop the Project in multiple stages, Design/Build Contractor shall organize and perform its services as appropriate to each stage. Each stage of the Project may have a unique schedule for completion and a specific Construction Cost Limitation, at Owner's discretion.

4.10 Design/Build Contractor shall attend and participate in Owner's "Partnering" Program for all phases of the Project.

4.11 Design/Build Contractor shall identify to the Owner the employees and other personnel that it will assign to the Project and provide the Monthly Salary Rate for each of them. Design/Build Contractor shall also identify any consultants that will be performing services for the Project. After execution of this Agreement by the Owner, Design/Build Contractor shall not add, remove or replace the persons or entities assigned to the Project except with the Owner's written consent, which consent shall not be unreasonably withheld. Design/Build Contractor shall not assign to the Project or contract with any person or entity to which Owner has a reasonable objection. Design/Build Contractor shall promptly

update and resubmit Exhibit F, Design/Build Contractor's Personnel and Monthly Salary Rates form, indicating the list of persons by name and title and consultants if they change during the course of the Project. Design/Build Contractor's employees and other personnel that it assigns to the project shall be identified on the Schedule of Values by name and title.

4.12 The Owner's Policy on the Utilization of Historically Underutilized Businesses ("Policy") is described in an attached exhibit. Design/Build Contractor, as a provision of the Agreement, must comply with the requirements of the Policy and adhere to the HUB Subcontracting Plans submitted for Pre-Construction Phase and Construction Phase Services. No changes to the HUB Subcontracting Plans can be made by the Design/Build Contractor without the written approval of Owner in accordance with the Policy.

ARTICLE 5 PRE-CONSTRUCTION PHASE

The Pre-Construction Phase shall be deemed to commence upon the date specified in a Notice to Proceed with Pre-Construction Phase Services issued by Owner and shall continue through completion of the Construction Documents and procurement of all major Subcontractor agreements. Design/Build Contractor is not entitled to reimbursement for any costs incurred for Pre-Construction Phase Services performed before issuance of the Notice to Proceed. Pre-Construction Phase Services may overlap Construction Phase Services. The Design/Build Contractor shall perform the following Pre-Construction Phase Services.

5.1 PRE-CONSTRUCTION SERVICES

5.1.1 General Coordination

5.1.1.1 The Design/Build Contractor's Pre-Construction Phase Services team, including the Project Architect, shall attend Project Team meetings with the Owner and the Owner's representatives at regularly scheduled intervals throughout the Pre-Construction Phase. Frequent Project Team meetings are anticipated prior to the Owner's acceptance of the GMP and during completion of the Construction Documents.

5.1.1.2 Provide a preliminary evaluation of the Owner's Design Criteria and the Construction Cost Limitation, each in terms of the other.

5.1.1.3 Review and understand the standards and requirements in Owner's Specifications and perform all services in accordance with those standards and requirements.

5.1.1.4 Visit the site and inspect the existing facilities, systems and conditions to insure an accurate understanding of the existing conditions as required.

5.1.1.5 Participate as a member of the Project Team in the development of the Project Facility Program if such program has not been developed prior to the Effective Date of this Agreement.

5.1.1.6 Provide recommendations and information to the Project Team on: site usage and site improvements; building systems, equipment and construction feasibility; selection and availability of materials and labor; time requirements for installation and construction; assignment of responsibilities for safety precautions and programs; temporary Project facilities; equipment, materials and services for common use of the Design/Build Contractor and Owner's separate contractors, if any; cost factors, including costs of alternative materials or designs, preliminary budgets, and possible cost savings;

recognizing and tracking the resolution of conflicts in the proposed Drawings and Specifications; methods of delivery of materials, systems, and equipment; and any other matters necessary to accomplish the Project in accordance with the Project Schedule (as defined below) and the CCL.

5.1.1.7 Assist the Owner in selecting and directing the services of surveyors, soils engineers, existing facility surveys, testing and balancing, environmental surveys or other special consultants hired by the Owner to develop additional information for the design or construction of the Project.

5.1.1.8 At Owner's request, attend public meetings and hearings concerning the development and schedule of the Project.

5.1.2 Constructability Program

5.1.2.1 Implement and conduct a constructability program to identify and document Project cost and schedule savings opportunities. The constructability program shall follow accepted industry practices and be in accordance with the requirements of the attached exhibit. Whenever the term "value engineering" is used in conjunction with this Agreement or the Project, it has its commonly accepted meaning within the construction industry and does not imply the practice of professional engineering without a license. If any value engineering activities constitute the professional practice of engineering, then such activities shall be performed by an engineer licensed in Texas.

5.1.2.2 Prepare a "Constructability Report" that identifies items that, in the Design/Build Contractor's opinion, may negatively impact construction of the Project. The Constructability Report shall address the overall coordination of Project Drawings, Specifications, and details and identify discrepancies that may generate Change Orders or claims once Project construction commences. The Constructability Report shall be updated at least monthly during the Pre-Construction Phase.

5.1.2.3 Provide and implement a system for tracking questions, resolutions, decisions, directions and other information matters that arise during the development of the Drawings and Specifications for the Project. The decision tracking system shall be in a format approved by the Owner and updated at least monthly during the Pre-Construction Phase.

5.1.3 Budget and Cost Consultation

5.1.3.1 The Design/Build Contractor is responsible for preparing and updating all procurement and construction cost estimates and distributing them to the Project Team throughout the duration of the Project.

OR:

(EDIT THE OPTIONAL SERVICE):

The Design/Build Contractor is responsible for preparing and updating all procurement and construction cost estimates and, in addition, shall provide and employ an independent specialized construction cost estimation firm to prepare additional corresponding procurement and construction cost estimates. The Design/Build Contractor shall be required to reconcile the two independent cost estimates at each design schedule milestones. The Design/Build Contractor shall distribute all cost estimates to the Project Team throughout the duration of the Project.

5.1.3.2 Provide Estimated Construction Cost (ECC) reports at the required stages of completion of the schematic design, design development, and construction document stages of the Project. The Estimated Construction Cost reports for the design development and construction document stages shall

be detailed estimates derived from cost quantity surveys based on unit prices for labor, materials, overhead and profit, organized in Construction Specifications Institute Division 1-16 format for each portion of the Work.

5.1.3.3 Provide continuous cost consultation services throughout the duration of the Project, including identification and tracking of decisions that affect the scope or quality of the Project and providing ongoing updates of their cost and budget impact. Advise the Project Team immediately if the Design/Build Contractor has reason to believe that the most current ECC will exceed the Construction Cost Limitation (CCL) or not meet Schedule requirements and recommend reasonable strategies for bringing the Project in line with the CCL and the Schedule.

5.1.3.4 Design/Build Contractor shall promptly identify all variances between estimated costs and actual costs during the Construction Phase, and shall promptly report such variances to the Project Team along with recommendations for action, but in any event no more than two (2) business days after acquiring such information.

5.1.3.5 Should any ECC exceed or fall significantly below the approved CCL, the Owner and Design/Build Contractor shall negotiate changes to the Project requirements or the CCL as required.

5.1.4 Coordination of Design and Construction Contract Documents

5.1.4.1 Review all Drawings, Specifications, and other Construction Documents as they are developed by the Project Architect during the schematic design, design development, and construction document design stages of the Project.

5.1.4.2 Consult with Owner and Project Architect on the selection of materials, equipment, component systems, and types of construction used on the Project. Advise Owner on site use, construction feasibility, availability of labor and materials, procurement time requirements, and construction coordination.

5.1.4.3 Advise Owner of any error, inconsistency or omission discovered in the Drawings, Specifications, and other Construction Documents.

5.1.4.4 Advise Owner on reasonable adjustments in the Project scope, quality or other options for keeping the Project cost within the CCL.

5.1.4.5 Review the Construction Documents for compliance with all applicable laws, rules and regulations and with University of Texas System requirements.

5.1.5 Construction Planning and Bid Package Strategy

5.1.5.1 Identify equipment or material requiring extended delivery times and advise Owner on expedited procurement of those items. Advise Owner on the preparation of performance specifications and requests for technical proposals for the procurement and installation of systems and components and for the procurement of long lead items. If requested by Owner, and subject to Owner's prior approval, issue requests for technical proposals to qualified sources and receive proposals and assist in their evaluation.

5.1.5.2 Make recommendations to the Project Team regarding organization of the Construction Documents to facilitate the bidding and awarding of construction subcontracts in a manner that promotes the interests of the Project and the Owner. These recommendations may include, but are not limited to,

phased or staged construction or multiple separate contracts. The recommendations shall take into consideration such factors as time of performance, type and scope of work, availability of labor and materials, overlapping trade jurisdictions, provisions for temporary facilities, comparisons of factory and on-site production costs, shipping costs, code restrictions, the Owner's goals for HUB contractor participation, and other constraints.

5.1.5.3 Review the Construction Documents with the Project Team to eliminate areas of conflict and overlap in the work to be performed by the various Subcontractors or Owner's separate contractors.

5.1.5.4 Develop a bid/proposal package strategy in coordination with the Project Architect that addresses the entire scope of Work for each phase and stage of the Project. In developing the bid/proposal package strategy, the Design/Build Contractor shall identify all bid/proposal packages on which the Design/Build Contractor intends to submit a self-performance bid/proposal. The bid/proposal package strategy shall be reviewed with the Owner on a regular basis and revised throughout the buyout of the Project so as to best promote the interests of the Project and the Owner.

5.1.5.5 Assist the Owner, Owner's other consultants, and the Owner's separate contractors in obtaining all applicable risk management, code, and regulatory agency reviews and approvals for the Project including, without limitation, the Texas Higher Education Coordinating Board, the Texas Department of Licensing and Regulation, the State Fire Marshal, the local fire department, and the Owner's insurance provider.

5.1.5.6 Refine, implement and monitor required HUB Subcontracting Plans to promote equal employment opportunity in the provision of goods and services to the Owner for the Project.

5.1.5.7 Advise Owner of any tests to be performed, and assist Owner in selecting testing laboratories and consultants, without assuming direct responsibility for the work of such laboratories and consultants.

5.1.5.8 Design/Build Contractor shall review the Construction Documents to ensure that they contain adequate provision for all temporary facilities necessary for performance of the Work, and provisions for all of the job site facilities necessary to manage, inspect, and supervise construction of the Work.

5.1.5.9 Provide an analysis of the types and quantities of labor required for the Project and review the appropriate categories of labor required for critical phases or Stages. Make recommendations that minimize adverse effects of labor shortages.

5.1.5.10 Furniture, Fixtures and Equipment. Consult with and make recommendations to the Owner on the acquisition schedule for fixtures, furniture and equipment, and coordinate with the Owner as may be required to meet the Schedule.

5.1.6 Obtaining Bids/Proposals for the Work

5.1.6.1 Design/Build Contractor shall publicly advertise and solicit competitive lump sum bids/proposals from trade contractors or subcontractors for the performance of all major elements of the work other than the minor work that may be included in General Conditions. Criteria for determining the bid/proposal that provides the best value to the Owner shall be established by the Project Team and included in the request for bids/proposals. The Design/Build Contractor shall notify the Owner in advance in writing of the date it will receive the bids/proposals.

5.1.6.2 Schedule and conduct pre-bid conferences with interested bidders/proposers, subcontractors, material suppliers, and equipment suppliers, and record minutes of the conferences.

5.1.6.3 Design/Build Contractor and Owner shall review all trade contractor or Subcontractor bids/proposals in a manner that does not disclose the contents of any bid/proposal to persons outside of the Project Team during the selection process. Based on the selection criteria included in the request for proposals, Design/Build Contractor shall recommend to the Owner the bid/proposal that provides the best value for the Project. Upon Owner's concurrence in the recommendation, Design/Build Contractor may negotiate the terms of the subcontract with the apparent best value bidder/proposer.

5.1.6.4 All subcontracts must be on a lump sum basis unless other payment terms are approved in writing and in advance by the Associate Director for Project Management, Office of Facilities Planning and Construction. Upon Owner's concurrence in the final terms of the subcontract, Design/Build Contractor shall enter into a written subcontract for the subcontract work and provide a copy to the Owner. All bids/proposals shall be publicly available after award of the subcontract or within seven (7) days after the date of final selection, whichever is later.

5.1.6.5 If Design/Build Contractor reviews, evaluates, and recommends to Owner a bid/proposal from a trade contractor or subcontractor, but Owner requires another bid/proposal to be accepted, Owner shall compensate Design/Build Contractor by a change in price, time, or Guaranteed Maximum Price for any additional cost and risk that Design/Build Contractor incurs because of Owner's requirement that the other bid/proposal be accepted.

5.1.6.6 Design/Build may seek to self-perform portions of the Work identified for self-performance in the bid/proposal strategy. The Design/Build Contractor must submit a bid/proposal for the self-performance work in the same manner as all other trade contractors or Subcontractors. The Owner will determine whether the Design/Build Contractor's bid/proposal provides the best value for Owner, which determination is final. Design/Build Contractor must perform approved self-performance work in accordance with the same terms and conditions as its other Subcontractors. For payment purposes, the Design/Build Contractor shall account for self-performance work in the same manner as it does all other subcontract costs.

5.1.6.7 Design/Build Contractor shall identify every Subcontractor it intends to use on the Project, including Subcontractors used for self-performed work, to the Owner in writing at least ten (10) days before entering into any subcontract. Design/Build Contractor shall not use any Subcontractor to which Owner has a reasonable objection. Design/Build Contractor shall not be required to subcontract with any Subcontractor to which it has reasonable objection. Following Owner acceptance of a Subcontractor, that Subcontractor shall not be changed without Owner's written consent, which shall not be unreasonably withheld.

5.1.6.8 If a selected trade contractor or subcontractor fails to execute a subcontract after being selected in accordance with this section or defaults in the performance of its work, the Design/Build Contractor may, in consultation with the Owner and without further advertising, fulfill the subcontract requirements itself or select a replacement trade contractor or subcontractor to do so.

5.1.7 Safety

5.1.7.1 In accordance with Owner's Uniform General Conditions for University of Texas System Building Construction Contracts, Design/Build Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The safety program shall comply with all applicable requirements of the Occupational Safety and Health Act of 1970 and all other applicable federal, state and local laws and regulations and with the requirements of an Owner controlled insurance program, if any.

5.1.7.2 Design/Build Contractor shall provide recommendations and information to Owner regarding the assignment of responsibilities for safety precautions and programs, temporary Project facilities, and equipment, materials, and services for common use of the Subcontractors. Design/Build Contractor shall verify that appropriate safety provisions are included in the Construction Documents. The existence or creation of any Owner controlled insurance program in connection with the Work shall not lessen or reduce the Design/Build Contractor's safety responsibilities.

5.2 DESIGN SERVICES

5.2.1 General Responsibilities

5.2.1.1 Design/Build Contractor shall designate in writing a representative who is responsible for the day-to-day management of the Design Services. The designated representative shall be the Owner's primary contact during the design phase of the Project and shall be available as required for the benefit of the Project and the Owner. The designated representative shall be authorized to act on behalf of and to bind the Design/Build Contractor in all matters related to Design Services. The designated representative shall not be changed without advance written approval from the Owner, which approval shall not be unreasonably withheld.

5.2.1.2 Design/Build Contractor shall engage the services of a Project Architect and other qualified professionals as required for performance of the Design Services. Design/Build Contractor certifies that the Project Architect and all other professional consultants have been or will be selected on the basis of competence and qualifications pursuant to *Texas Education Code* section 51.780(f)(1). Design/Build Contractor shall not perform any architectural or engineering services directly unless Design/Build Contractor is licensed in Texas to perform such services. All drawings, specifications, change orders and other design documents shall bear the seal of the licensed professional who prepared them in accordance with the applicable laws and regulations of the State of Texas.

5.2.1.3 Design/Build Contractor shall be solely responsible for all obligations to the Project Architect and shall pay for the services of the Project Architect and all other professional service providers out of the fees for this Agreement. However, the Owner shall be identified as an intended beneficiary in all such agreements and the Project Architect and all other professional service providers shall acknowledge that they owe a duty of professional care to the Owner for the Design Services provided for the Project. Nothing in this Agreement shall create any contractual obligation from the Owner to the Project Architect or other design professionals not hired directly by the Owner.

5.2.1.4 The Design/Build Contractor shall be responsible for managing the Design Services so as to insure that the Project, as designed, can be constructed for an amount that is within Construction Cost Limitation and will achieve the energy and operational savings required by the Contract. The obligation to design the Project so as to achieve the Program objectives of scope and cost shall continue through completion and acceptance of Construction Documents. Any adjustment to the scope or quality considered necessary to comply with the Construction Cost Limitation or the Program during the design phase shall be mutually agreed upon and shall be considered normal to that process.

5.2.1.5 The Design/Build Contractor shall submit the names of all proposed consultants for Design Services, including the Project Architect and any of its consultants, for approval by the Owner, which approval shall not be unreasonably withheld. The Design/Build Contractor shall provide the Owner with a copy of the fully executed contract or agreement authorizing services by any such consultant. All such contracts shall provide that the consultants are bound to Design/Build Contractor in the same manner and to the same extent as Design/Build Contractor is bound to Owner.

5.2.1.6 The Design Services shall incorporate current technology as appropriate to the stated mission of the institution and the programmed functional activities that is compatible with any existing facility and acceptable to the Owner.

5.2.1.7 All Design Services for the Project shall be provided in accordance with the Owner's Design Guidelines, Design Criteria and the Campus Master Plan Guidelines, which are incorporated herein by reference, and any other criteria applicable to the facility program and the needs of the institution.

5.2.1.8 The Design/Build Contractor warrants to Owner the sufficiency and completeness of all Design Services performed and that all drawings, specifications, and other information furnished or provided by Design/Build Contractor shall be free from material errors and omissions. Approval or acceptance of any Design Services by Owner shall not in any way release Design/Build Contractor from any duty, responsibility or liability for such services, it being understood that Owner is at all times relying upon Design/Build Contractor's skill and knowledge in performing the Design Phase Services.

5.2.1.9 Owner shall have the right to reject any defective Design Services or other defective Work on the Project of which Owner becomes aware and Design/Build Contractor shall promptly correct any such defect at Design/Build Contractor's expense. Should any portion of the Project Work be damaged or defective due to an error or omission in the Design Services, including errors or omissions in any plans, drawings, specifications, and other construction document materials prepared or furnished by Design/Build Contractor, Design/Build Contractor shall promptly correct any such damage or defect at no additional cost to the Owner. Should the Design/Build Contractor refuse or neglect to correct any such damage or defect within a reasonable time after notice, Owner may cause the damage or defect to be corrected and withhold payment or collect monetary damages equal to the cost of replacing or repairing the defective Work.

5.2.1.10 Owner may elect, at its option, to stage or to "fast-track" construction of the Project in different stages. Such stages may or may not overlap. Design/Build Contractor shall perform Design Services in staged packages as appropriate to each stage of construction which may result in differing schedules and reviews for the completion of each design stage and for each stage of planned construction. The Owner may elect, at its option, to establish a different Construction Cost Limitation for each such stage.

5.2.1.11 At each stage of the Design Services, Design/Build Contractor shall provide the following services as appropriate:

- Architectural Services
- Landscape Architectural Services
- Civil Engineering Services
- Structural Engineering Services
- Mechanical Engineering Services
- Electrical Engineering Services
- Construction Cost Estimating
- Scheduling Services
- Storm Water Pollution Prevention Plan Design Services
- Building Information Modeling (BIM)
- Providing coordination of Work performed by Owner's separate Contractors or by the Owner's own forces
- Providing "as-built" record drawings in CADD format (OPTIONAL see 5.2.7.3. o)

5.2.1.12 The Design/Build Contractor, as part of Basic Services, shall assist with and attend with Owner representatives an open meeting to be held pursuant to *Texas Government Code* Section 2166.403, to verify the economic feasibility of incorporating alternative energy devices for space heating, cooling, water heating, electrical loads, and interior lighting into the building's design and proposed energy system. At a minimum, Design/Build Contractor shall provide an evaluation for the potential of renewable energy applications pursuant to the legislative requirements.

5.2.1.13 Design/Build Contractor shall comply with the Energy Conservation Design Standard for New State buildings adopted by the State Energy Conservation Office, 34 *Texas Administrative Code*, Part 1, Chapter 19, and provide a Statement of Compliance certifying that the project design complies with the standards.

5.2.1.14 Design/Build Contractor shall employ a qualified Consultant (the "TPDES Consultant"), experienced in the Texas Pollutant Discharge Elimination System (TPDES) requirements and in the best management practices used at construction sites to control erosion and sediment, to prevent the discharge of pollutants and to prevent or mitigate the impacts of storm water runoff on water quality (collectively "BMPs"), which TPDES Consultant shall be approved in writing in advance by Owner, to provide expertise with respect to Texas Commission on Environmental Quality regulations and BMPs through all phases of the Project. The TPDES Consultant's services shall include, without limitation, (1) recommending structural and non-structural BMPs to Project Architect or other subcontractors under this Contract, (2) preparing of Storm Water Pollution Prevention Plans (SWPPPs) and, as requested in writing by Owner, assisting in the updating of SWPPPs and all other permit documentation required by the TCEQ for the Project, and (3) the drafting of technical specifications governing the Design/Build Contractor's obligations under the applicable TPDES regulations and the TCEQ General Permit for Storm Water Discharges From Construction Sites ("General Permit") No. TXR 150000 and governing the Design/Build Contractor's recommended courses of action under BMPs. The TPDES Consultant shall insure that the storm water pollution prevention plan has been prepared for the site in accordance with the General Permit and that such plan complies with approved State and/or local sediment and erosion plans or permits and/or storm water management plans or permits, including, without limitation, any TPDES permit issued to The University of Texas component on which the site is located. The TPDES Consultant, through the Design/Build Contractor, shall determine whether General Permit coverage is required, and, if so, shall advise Owner of Owner's obligations under the General Permit and shall advise Owner of the Design/Build Contractor's obligations under the General Permit. If there are multiple projects proposed to be conducted concurrently in contiguous areas and general permit coverage is required, the TPDES Consultant shall prepare one SWPPP for the entire area encompassing all projects and shall amend such SWPPP at the request of Owner to insure that the Design/Build Contractor of each project can comply with TPDES requirements and BMPs. DESIGN/BUILD CONTRACTOR SHALL INDEMNIFY AND HOLDS HARMLESS OWNER FROM ANY AND ALL LIABILITY, LOSS, DAMAGE, COST, AND EXPENSE ARISING OUT OF A VIOLATION OF THE APPLICABLE TCEQ TPDES REGULATIONS, BMPs, THIS PARAGRAPH OF THIS AGREEMENT, OR THE TERMS AND CONDITIONS OF THE GENERAL PERMIT TO THE EXTENT ATTRIBUTABLE TO AN ACT OR OMISSION OF DESIGN/BUILD CONTRACTOR, ARCHITECT OR ITS CONSULTANTS.

5.2.1.15 Design/Build Contractor shall not proceed to any subsequent stage of Design Services until Owner has authorized Design/Build Contractor to proceed in writing, except at the Design/Build Contractor's sole financial risk.

5.2.2 Pre-Design Stage

5.2.2.1 The Design/Build Contractor shall provide a preliminary evaluation of the Owner's Design Criteria and the Construction Cost Limitation, each in terms of the other.

5.2.2.2 The Design/Build Contractor shall visit the site to become sufficiently familiar with the existing facilities, systems and conditions to insure that the Project as designed will functionally interface with the existing conditions as required.

5.2.2.3 The Design/Build Contractor shall review laws applicable to the design and construction of the Project and advise the Owner if any program requirement may cause a violation of such laws.

5.2.2.4 Before proceeding to the Schematic Design Stage, the Design/Build Contractor shall obtain Owner's written approval of the Facility Program and the preliminary construction cost estimate and written authorization to proceed.

5.2.3 Schematic Design Stage

5.2.3.1 Based on the approved pre-design documents and any adjustments to the Program or Construction Cost Limitation authorized by the Owner, the Design/Build Contractor shall develop sufficient alternative approaches to design and construction of the Project and review them with the Owner. The Design/Build Contractor shall prepare Schematic Design documents and a preliminary construction cost estimate and submit them to the Owner for approval. The construction cost estimate shall affirm adherence to the Construction Cost Limitation.

5.2.3.2 The Design/Build Contractor shall furnish and deliver to the Owner the number of complete printed sets of Schematic Design documents as required.

5.2.3.3 Before proceeding to the Design Development Stage, the Design/Build Contractor shall obtain Owner's written authorization to proceed and the Owner's approval of the preliminary construction cost estimate.

5.2.4 Design Development Stage

5.2.4.1 Based on the approved Schematic Design documents and any adjustments to the Program or Construction Cost Limitation authorized by the Owner, the Design/Build Contractor shall prepare Design Development documents and a detailed construction cost estimate and submit them to the Owner for approval. The Design Development Documents shall fix and describe the size and character of the entire Project, including site work, architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. The detailed construction cost estimate shall confirm adherence to the Construction Cost Limitation.

5.2.4.2 The Design/Build Contractor shall furnish and deliver to the Owner the number of complete printed sets of Design Development documents as required.

5.2.4.3 The Design/Build Contractor shall prepare presentation materials as described in Owner's Design Guidelines at completion of Design Development and, if requested, present them at a Board of Regents meeting.

5.2.4.4 Before proceeding into the Construction Document Stage, the Design/Build Contractor shall obtain Owner's written approval of the Design Development documents and the mutually established Construction Cost Limitation.

5.2.5 Construction Documents Stage

5.2.5.1 Based on the approved Design Development Documents and any further adjustments to the Program, the Construction Cost Limitation or the Project Construction Cost as authorized by the Owner, the Design/Build Contractor shall prepare Construction Documents consisting of Drawings and Specifications and submit them to the Owner for approval. The Construction Documents shall set forth in detail the requirements for construction of the Project. The Construction Documents shall provide for the construction of the Project within the approved Project Construction Cost.

5.2.5.2 The Construction Documents shall be consistent in all material respects with Design/Build Contractor's prior design proposals to Owner and with the approved Guaranteed Maximum Price proposal.

5.2.5.3 The Design/Build Contractor shall advise the Owner regarding construction phasing and scheduling, the construction contract time period, and such other construction conditions considered appropriate for the Project.

5.2.5.4 The Design/Build Contractor shall assist and advise the Owner in connection with the Owner's responsibility and procedures for obtaining approval of authorities having jurisdiction over the Project.

5.2.5.5 The Design/Build Contractor shall furnish and deliver to the Owner the number of complete printed sets of Construction Documents as required.

5.2.5.6 Following Owner's approval of the Construction Documents, Design/Build Contractor shall deliver to the Owner Computer-aided Design and Drafting ("CADD") system copies of the Construction Documents in the format and media specified by the Owner.

5.2.5.7 Following Owner's approval of the Construction Documents, Design/Build Contractor shall not be entitled to any adjustment in the approved Project Construction Cost except for changes in Project scope or quality which materially increase or decrease the cost to construct the Project that are ordered by Owner in writing in accordance with the Uniform General Conditions for University of Texas System Building Construction Contracts.

5.2.6 Review Drawings

5.2.6.1 The Design/Build Contractor, at its sole expense, shall provide Owner with the required number of design document review sets at each required stage of completion.

5.2.6.2 The Design/Build Contractor shall incorporate into the documents such corrections and amendments as the Owner requests at each stage review, unless the Design/Build Contractor objects to such changes in writing and Owner agrees to the objections. Any additional cost incurred due to Design/Build Contractor's failure to incorporate Owner's requested corrections and amendments shall be borne by the Design/Build Contractor.

5.2.6.3 Design/Build Contractor shall identify to Owner in writing anything in Design/Build Contractor's drawings and specifications and any drawings, plans, sketches, instructions, information, requirements, procedures, requests for action, and other data supplied to Design/Build Contractor (by Owner or any other party) that Design/Build Contractor regards as unsuitable, improper, or inaccurate in connection with the purposes for which such documents or data are furnished. Design/Build Contractor shall be solely responsible for the use of such documents or data unless Design/Build Contractor advises Owner in writing that in its opinion such documents or data are unsuitable, improper, or inaccurate and

Owner instruct the Design/Build Contractor in writing to proceed in accordance with the documents or data as originally given.

5.2.6.4 The Design/Build Contractor shall pay all costs for plans, specifications and other design and construction documents used by the Design/Build Contractor and its consultants and subcontractors, and all documents produced for review by the Owner, except for changes generated solely by Owner.

5.2.6.5 If any of the plans, specifications and other design and construction documents or other work materials produced or used by Design/Build Contractor pursuant to this Agreement are damaged or destroyed by fire or other casualty, Design/Build Contractor shall prepare and provide Owner with new copies of any such documents or materials, at no additional cost to Owner, unless Design/Build Contractor or Owner has a complete and undamaged set thereof.

5.2.7 Additional Design Services

5.2.7.1 Additional Design Services shall be provided by the Design/Build Contractor and paid for in accordance with this Agreement by the Owner if authorized in writing by the Owner. Prior to commencing any Additional Design Service, Design/Build Contractor shall submit to the Owner an Additional Services Proposal in a form acceptable to the Owner. The Additional Services Proposal shall describe in detail the nature or scope of the Additional Design Services, the basis upon which Design/Build Contractor believes that such services are Additional Services, the maximum amount of fees and reimbursable expenses for performance of the Additional Services, and a proposed schedule for the performance of the Additional Services. Design/Build Contractor shall proceed with the Additional Design Service only after written acceptance by Owner of the Additional Services Proposal.

5.2.7.2 Upon acceptance by Owner, each Additional Services Proposal and the services performed by Design/Build Contractor pursuant to such Additional Services Proposal shall become part of this Agreement and shall be subject to all the terms and conditions of this Agreement, as fully and completely as though the same had been included in this Agreement as a Basic Service at the original execution of this Agreement.

5.2.7.3 The following services, if requested by the Owner, are Additional Design Services:

- a. Providing financial feasibility or other special studies other than as they relate to energy conservation and guaranteed savings, and the cost of the Project.
- b. Providing planning surveys, site evaluations, environmental studies or comparative studies of prospective sites.
- c. Providing services relative to future facilities, systems and equipment which are not intended to be constructed during the Construction Phase.
- d. Providing services to make detailed investigation of existing conditions or facilities or to make measured drawings thereof, other than to verify the accuracy of drawings or other information furnished by the Owner.
- e. Providing coordination of Work performed by Owner's separate Contractors or by the Owner's own forces.
- f. Providing services in connection with the Work of separate consultants retained by the Owner.
- g. Providing services for planning tenant or rental spaces.
- h. Making revisions in Drawings, Specifications or other documents when such revisions are inconsistent with written approvals or instructions previously given by the Owner or due to Changes approved by the Owner and not due to errors or omissions by the Project Architect.

- i. Making revisions in Drawings, Specifications or other documents when such revisions are required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents.
- j. Making investigations, surveys, valuations, inventories or detailed appraisals of existing facilities, except as necessary and appropriate for the performance of the Design Phase Services required in connection with construction performed by the Owner.
- k. Providing consultation concerning replacement of any Work damaged by fire or other cause during construction, and furnishing services as may be required in connection with the replacement of such Work provided that the damage was not caused wholly or in part by the Design/Build Contractor or a Subcontractor.
- l. Providing services after final payment or expiration of the Warranty, whichever is later, except as otherwise required by the Contract.
- m. Preparing to serve or serving as an expert witness at the request of the Owner in connection with any public hearing, arbitration proceeding or legal proceeding.
- n. Providing any other services not otherwise customarily furnished in accordance with generally accepted architectural or engineering practice.
- o. Providing "as-built" record drawings in CADD format.
- p. Providing a Hazardous Material Abatement Consultant to provide hazardous material abatement expertise (including, but not limited to, asbestos and lead) through the Program, Schematic Design, Design Development, Construction Document and Construction Service Phases of the Project. The Hazardous Material Abatement Consultant shall be selected on the basis of competence and qualifications pursuant to *Texas Education Code* section 51.780(f)(1) from a list of approved consultants provided by the Owner. Consultant shall review Owner provided surveys, make recommendations regarding the need for additional surveys, develop design and cost alternatives for hazardous material abatement, prepare plans and specifications to include abatement in the general construction scope of work, provide a licensed individual to monitor hazardous material removal as required by State and EPA guidelines, and prepare a final abatement report. Design/Build Contractor shall provide the Owner with a written itemized cost proposal to provide Hazardous Material Abatement Consulting services, including coordination of the Design/Build Contractor. Hazardous Materials Abatement insurance shall be provided by the Design/Build Contractor and coverage for this service will not be included in any Owner provided insurance program.
- q. Providing a Commissioning Consultant to provide commissioning expertise through the Program, Schematic Design, Design Development, Construction Document and Construction Services Phases of the Project. The Commissioning Consultant shall review input related Project objectives, methods and concepts of commissioning.

ARTICLE 6 PRE-CONSTRUCTION PHASE FEE

6.1 The Pre-Construction Phase Fee is the total compensation payable to the Design/Build Contractor for the performance of Pre-Construction Phase Services, except for Additional Pre-Construction Phase Services approved in advance and in writing by the Owner. The Pre-Construction Phase Fee shall be a lump sum amount based on the CCL established in this Agreement.

6.2 Except as specifically allowed in paragraph 6.4, the Design/Build Contractor shall not be entitled to any increase in the Pre-Construction Phase Fee for any costs, expenses, liabilities or other obligations arising from the performance of Pre-Construction Phase Services.

6.3 Costs associated with the following items are specifically, but not exclusively, in the establishment of the Pre-Construction Phase Fee: profit and profit sharing; general overhead; salaries and

labor; housing and relocation; fees and other payments to the Project Architect, its consultants and other professional service providers hired by the Design/Build Contractor to perform the Design Services; estimating, scheduling and information management systems and software; contract administration; office expenses; printing and copying; consulting fees; legal or accounting fees; cost of money; taxes; insurance premiums and deductibles; bond costs; purchase or rental of equipment; utilities; travel; per diem; fines or penalties; and damage awards.

6.4 If the scope of the Pre-Construction Phase Services is changed materially, the Pre-Construction Phase Fee shall be equitably adjusted. If the CCL is changed materially before acceptance of the GMP Proposal, the Pre-Construction Phase Fee shall be adjusted in proportion to the change in the CCL. There shall be no adjustments in the Pre-Construction Phase Fee following acceptance of the GMP Proposal.

6.5 For Additional Pre-Construction Phase Services that are approved in advance and in writing by the Owner, Design/Build Contractor shall be entitled to additional compensation computed as a:

6.5.1 A pre-established lump sum amount; or

6.5.2 The hourly cost of Design/Build Contractor's employee's or consultants who actually perform the Additional Services based on the employee's Direct Salary Expense rate or prorated Monthly Salary Rate plus the actual cost of allowable expenses incurred in the performance of the Additional Services plus an overhead and profit markup of ten percent (10%) of the total cost; or

6.5.3 As otherwise agreed to by the parties in advance of performing the Additional Pre-Construction Phase Services.

ARTICLE 7 GUARANTEED MAXIMUM PRICE PROPOSAL

7.1 When the Parties agree that the design of the Project is sufficiently developed and documented to allow detailed pricing of its construction, Design/Build Contractor shall prepare and submit a Guaranteed Maximum Price ("GMP") Proposal to Owner. The GMP Proposal must be prepared in accordance with the guidelines and delivered in the format specified by Owner in the attached exhibits. Owner, at its sole option and discretion, may specify different requirements for the GMP Proposal. Design/Build Contractor shall not withdraw its Guaranteed Maximum Price Proposal for ninety (90) days following submission to the Owner.

7.2 The Design/Build Contractor shall review development of the GMP Proposal with the Owner on an ongoing basis to address clarifications of scope and pricing, distribution of contingencies, schedule, assumptions, exclusions, and other matters relevant to the establishment of a GMP.

7.3 The GMP Proposal must include a written description of how it was derived that specifically identifies the clarifications and assumptions made by the Design/Build Contractor in the GMP and the monetary amounts attributable to them. The GMP Proposal shall include, without limitation, a breakdown of Design/Build Contractor's estimated General Conditions Costs and estimated Costs of the Work organized by trade; contingency amounts; the Construction Phase Fee; and the proposed Contract Time, including dates for Notice to Proceed, Substantial Completion and Final Completion.

7.4 The Guaranteed Maximum Price Proposal shall allow for all changes and refinements in the Drawings and Specifications through completion of the Construction Documents, except for material changes in scope.

7.5 The GMP Proposal may include a Design/Build Contractor's Contingency amount as allowed under Direct Construction Cost.

7.6 Included with its GMP Proposal, Design/Build Contractor shall provide two complete, bound sets of the drawings, specifications, plans, sketches, instructions, requirements, materials, equipment specifications and other information or documents that fully describe the Project as developed at the time of the GMP Proposal and that are relevant to the establishment of the GMP. The bound supporting documents shall be referenced in and incorporated into the GMP Proposal.

7.7 The GMP Proposal and all supporting documents shall identify and describe all items, assumptions, costs, contingencies, schedules and other matters necessary and relevant for proper execution and completion of the Work and for establishment of the Guaranteed Maximum Price. The GMP Proposal and the supporting documents are complementary and, in the event of an irreconcilable conflict between or among them, the interpretation that provides for the higher quality of material and/or workmanship shall prevail over all other interpretations.

7.8 In submitting the GMP Proposal, the Design/Build Contractor represents that it will provide every item, system or element of Work that is identified, shown or specified in the GMP Proposal or the supporting documents, along with all necessary or ancillary materials and equipment for their complete operating installation, unless specifically accepted by the Owner. Upon Owner's acceptance of the GMP Proposal, the Design/Build Contractor shall not be entitled to any increase in the Guaranteed Maximum Price due to the continued refinement of the Construction Documents or the absence or addition of any detail or specification that may be required in order to complete the construction of the Project as described in and reasonably inferable from the GMP Proposal or the supporting documents used to establish the GMP. Any costs that exceed the GMP shall be borne solely by the Design/Build Contractor without reimbursement by the Owner. Design/Build Contractor is responsible for all design, including incidental designing/detailing as required by the Specifications for shop drawing purposes, except for design provided by Owner's independent Design Consultants, if any.

7.9 Prior to commencement of the Construction Phase Services and concurrently with submission of the Guaranteed Maximum Sum Proposal, the Design/Build Contractor shall submit for the Owner's acceptance a schedule for the performance of Construction Phase Services as specified. The Construction Phase Schedule shall include reasonable periods of time for the Owner's review and acceptance of design drawings and submissions and for approval of authorities having jurisdiction over the Project. Upon acceptance of a Guaranteed Maximum Sum Proposal by the Owner, the Construction Phase Schedule shall not be modified except for good cause as approved by the Owner at the Owner's sole option and discretion.

7.10 The GMP Proposal shall adopt and incorporate all of the terms and conditions of this Agreement and all attachments to this Agreement. Any proposed deviation from the terms and conditions of this Agreement must be clearly and conspicuously identified to the Owner in writing and specifically accepted by the Owner. In the event of a conflict between any term of the GMP Proposal that was not clearly and conspicuously identified and approved by the Owner and the terms of this Agreement and its attachments, the terms of the Agreement and its attachments shall control.

7.11 Owner may accept or reject the Guaranteed Maximum Price Proposal or attempt to negotiate its terms with Design/Build Contractor. Upon acceptance by the Owner of the GMP Proposal in writing, both parties shall execute the GMP Proposal and the terms of the GMP Proposal, including the Guaranteed Maximum Price and the supporting documents, shall become part of the Contract between the Owner and the Design/Build Contractor. If the Owner rejects the GMP Proposal or the parties are unable or unwilling to agree on a GMP, the Owner may terminate this Agreement.

7.12 Following Owner acceptance of the GMP Proposal, Design/Build Contractor shall continue to monitor the development of the Construction Documents so that, when complete, the Construction Documents adequately incorporate and resolve all qualifications, assumptions, clarifications, exclusions and value engineering issues identified in the GMP Proposal. During the Construction Documents stage, the Design/Build Contractor and the Project Architect shall jointly deliver a monthly status report to the Owner describing the progress on the incorporation of all qualifications, assumptions, clarifications, exclusions, value engineering issues and all other matters relevant to the establishment of the GMP into the Construction Documents.

7.13 The Design/Build Contractor shall be entitled to an equitable adjustment of the GMP if it is required to pay or bear the burden of any new federal, state, or local tax, or any rate increase of an existing tax, except taxes on income, adopted through statute, court decision, written ruling, or regulation taking effect after acceptance of the GMP Proposal. This equitable adjustment does not apply to tax increases borne solely by Subcontractors.

7.14 The Parties may agree to convert the GMP to a lump sum contract amount at any time after the Design/Build Contractor has received bids or proposals from trade contractors or Subcontractors for the performance of all major elements of the Work. In proposing a lump sum amount, the Design/Build Contractor shall consider the buyout savings, any unused contingency amounts and the trade package contracts that have not been finalized. In preparing a lump sum conversion proposal, the General Contractor must provide the following information:

- The stage of completion of the Project;
- The trade packages that have been completely bought out;
- The trade packages remaining that have not been bought out;
- A complete line item breakdown of the calculations used to establish a lump sum amount based on the GMP Schedule of Values;
- An accounting of all savings amounts that are to be returned to the Owner as part of the lump sum calculation; and
- Any other Project information requested by the Owner.

7.15 The Design/Build Contractor shall document the actual Cost of the Work at buyout as compared to the Guaranteed Maximum Price proposal and shall report this information to the Owner monthly with Design/Build Contractor's recommendation for selection of a bid/proposal for each subcontracting package.

ARTICLE 8 CONSTRUCTION PHASE SERVICES

The Construction Phase shall be deemed to commence upon the date specified in a Notice to Proceed issued by Owner after approval of the Guaranteed Maximum Price Proposal and shall continue until Final Completion of all Work. Pre-Construction Phase Services may overlap Construction Phase Services. Design/Build Contractor shall not incur any subcontractor costs for construction of the Work prior to issuance by Owner of written authorization to commence such Work. The Design/Build Contractor shall perform the following Construction Phase Services.

8.1 General Responsibilities

8.1.1 Construct the Work in strict accordance with the Construction Documents and as required by the Uniform General Conditions and Owner's Specifications within the time required by the Project Schedule approved by Owner.

8.1.2 Organize and maintain a competent, full-time staff at the Project site with clearly defined lines of authority and communication as necessary to coordinate construction activities, monitor and direct progress of the Work, and further the goals of the Project Team.

8.1.3 Designate in writing a representative who is responsible for the day-to-day management of the Construction Phase Services. The designated representative shall be the Owner's primary contact during the Construction Phase and shall be available as required for the benefit of the Project and the Owner. The designated representative shall be authorized to act on behalf of and bind the Design/Build Contractor in all matters related to Construction Phase Services including, but not limited to, execution of Change Orders and Applications for Payment.

8.1.4 Attend Owner's regularly scheduled Project progress meetings and fully advise the Project Team of the Project status including schedule, costs, quality and changes.

8.1.5 In addition to attending Owner's regularly scheduled Project progress meetings, Design/Build Contractor shall schedule, direct and attend interim progress meetings with other members of the Project Team as required to maintain Project progress. Design/Build Contractor shall record and distribute the minutes of each meeting to each Project Team member. The minutes shall identify critical activities that require action and the dates by which each activity must be completed.

8.1.6 Coordinate delivery and installation of Owner-procured material and equipment.

8.1.7 In accordance with Owner's Standard Uniform General Conditions for University of Texas System Building Construction Contracts, provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and all other facilities and services necessary for the proper execution and completion of the Work in strict accordance with the requirements of the Construction Documents.

8.1.8 Obtain building permits and special permits for permanent improvements as required by law or the Construction Documents. Assist Owner or Project Architect in obtaining all approvals required from authorities having jurisdiction over the Project.

8.1.9 Coordinate, monitor and inspect the work of Subcontractors to ensure conformance with the Construction Documents.

8.1.10 Be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work. The Design/Build Contractor shall keep the Owner informed of the progress and quality of the Work.

8.1.11 Design/Build Contractor shall promptly correct any defective Work at Design/Build Contractor's sole expense, unless the Owner specifically agrees to accept the Work.

8.1.12 Warrant that the materials and equipment provided for the Project will be of good quality and new unless otherwise required or permitted by the Construction Documents; that the construction will be free from faults and defects; and that the construction will conform with the requirements of the Construction Documents. The Design/Build Contractor shall be responsible for correcting Work that does not comply with the Construction Documents at its sole expense without cost to the Owner.

8.1.13 In accordance with the Uniform General Conditions for University of Texas System Building Construction Contracts regarding Record Documents and the Owner's Project Closeout Specification, the Design/Build Contractor shall maintain and deliver the required documents that describe changes or deviations from the Construction Documents that occurred during construction and that reflect the actual "As Built" conditions of the completed Work.

8.2 Construction Contract Administration

8.2.1 The Design/Build Contractor, through the Project Architect, shall furnish the following Contract Administration Services during the Construction Phase. Fees for these services are included in the Design/Build Contractor's Construction Phase Fee.

8.2.2 The Project Architect shall assist in the administration of the Contract for Construction as set forth below and in the project manual and the current edition of the Owner's A/E Design Guidelines and Owner's Design Criteria.

8.2.3 The Project Architect, and his related consultants, shall inspect the Project site at intervals appropriate to the type and stage of construction progress and as otherwise required by this Agreement to observe the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. On the basis of such onsite observations, the Project Architect shall observe the progress and quality of the Work, and shall endeavor to guard the Owner against defects and deficiencies in the Work.

8.2.4 In addition to site visits for general inspection and observation, the Project Architect shall visit the site for specific purposes related to certification of progress payments, start-up or mock-up reviews for significant work activities and for formal inspections of the Work. The Project Architect shall provide written reports of all site visits to the Owner and the Design-Build Contractor within three business days.

8.2.5 The Design/Build Contractor shall establish and maintain a numbering and tracking system for all project records, including changes, requests for information, submittals, and supplementary instructions shall provide updated records at each Owner's meeting and when requested.

8.2.6 The Design/Build Contractor shall administer all regular progress and special meetings scheduled by the Owner and shall promptly provide meeting minutes to all parties within seven days. The Project Architect shall attend the Design/Build Contractor's regularly scheduled planning meetings.

8.2.7 The Design/Build Contractor shall prepare an agenda for and conduct job conferences for attendance by representatives of the Design-Build Contractor, major Trade Contractors and Subcontractors, the Project Architects and OFPC, and prepare and distribute minutes of the meetings and a construction status report.

8.2.8 The Project Architect's certification of Design/Build Contractor's ~~Estimate for Partial Payment for Construction Phase Services~~ Application for Payment shall constitute a representation by the Project Architect to the Owner, based on the Project Architect's observations at the site as provided in this Agreement and on the data comprising the Design/Build Contractor's ~~Estimate for Partial Payment~~ Application for Payment that the Work has progressed to the point indicated; that, to the best of the Project Architect's knowledge, information and belief, the quality of the work is in accordance with the Contract Documents. However, the certification of a Design/Build Contractor's ~~Estimate for Partial Payment~~ Application for Payment shall not be a representation that the Project Architect has made any

examination to ascertain how and for what purpose the Design/Build Contractor has used the moneys paid on account of the Contract Sum.

8.2.9 The Project Architect, with the approval of the Owner, shall interpret the technical requirements of the Contract Documents. The Project Architect shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of either the Owner or the Design-Build Contractor, and shall render written recommendations to the Owner within a reasonable time on matters relating to the execution or progress of the Work or the interpretation of the Contract Documents.

8.2.10 The Project Architect shall provide consultation for the purpose of clarification and interpretation of the intent and scope of the Construction Documents. Project Architect's interpretations and recommendations shall be consistent with the intent of and reasonably inferable from the Contract Documents. Project Architect's interpretations shall be made in written and/or graphic form including, if necessary or appropriate, supplemental documents to amplify or clarify portions of the Construction Documents.

8.2.11 The Project Architect shall review and approve or take other appropriate action upon the Design/Build Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for conformance with the design concept of the Work set forth in the Contract Documents, and shall respond to Design-Build Contractor's inquiries and questions and provide such supplemental information as appropriate. One copy of each submittal, shop drawing, product data, etc., shall be provided to the Owner.

8.2.12 The Project Architect shall provide assistance to the Owner in the review of the Design/Build Contractor's requests for change orders and pricing thereof.

8.2.13 The Project Architect shall prepare Change Orders for the Owner's approval and execution in accordance with the Contract Documents, and shall, with Owner's approval, have authority to order minor changes in the Work not involving an adjustment in the Contract Sum or an extension of the Contract Time, which are not inconsistent with the intent of the Contract Documents. In conjunction with each Change, the Project Architect shall review the cost and time estimate and recommend to the Owner whether the proposal is appropriate. The Project Architect shall prepare revised Contract Drawings, where appropriate, to illustrate and document the work required by the Change.

8.2.14 All proposed changes to drawings, plans and specifications, regardless of how initiated, shall be fully described in the document depicting them as to scope of work added, removed, or changed. The original copies of the Construction Documents may be revised to show such changes, provided that all such revisions shall be separately recorded on media acceptable to Owner, including, without limitation, CADD. Such revisions shall be clearly indicated and a current revision date shall be included on the reproducible copy. Changes to the specifications shall be made by consecutively numbered and dated revision addenda. All changes to design documents or specifications will be identified by date of change, revision number and other customary identification references. Areas changed on drawings will be "clouded" to show each change. Clouds designating previous changes will be removed so that only the most recent changes will be clouded.

8.2.15 The Project Architect shall participate in concealed space inspections, systems start-up inspections, Substantial Completion and Pre-Final Inspections to determine the Dates of Substantial Completion, and Final Acceptance. The Project Architect shall also participate in the Owner's final walk thru inspection one year after Final Completion.

8.2.16 The Project Architect shall review, for conformance with the Contract Documents, Design/Build Contractor's submission of guarantees and warranties.

8.2.17 The Project Architect shall assist the Owner in checking as-built drawings during the course of the Work in association with certifying progress payments and shall review final as-built documents for completeness and compliance with Contract requirements.

8.2.18 The Design /Build Contractor shall provide "as-built" record drawings (1 set mylar and 2 sets blueprints) as described in the Owner's Project Closeout of the specifications.

8.2.19 The Project Architect shall prepare and administer the construction punch list until all punch list items have been resolved to the Owner's satisfaction.

8.2.20 The Project Architect shall review Design/Build Contractor's submission of operating and maintenance instructions, and all manuals, brochures, drawings, and other close-out documentation furnished by the Design/Build Contractor for conformance with the requirements of the construction documents.

ARTICLE 9 OWNER'S RESPONSIBILITIES

9.1 The Owner will provide the Design Criteria Package for the Project pursuant to *Texas Education Code* section 51.780(a)(3).

9.2 The Owner will provide a preliminary project budget and schedule for the Project. The budget will include the Construction Cost Limitation, contingencies for changes in the Work during construction, and other costs which are the responsibility of the Owner. The schedule will set forth the Owner's plan for milestone dates and completion of the Project.

9.3 The Owner will designate a representative authorized to act in the Owner's behalf with respect to the Project. The Owner's Designated Representative shall examine the documents submitted by the Design/Build Contractor and shall render decisions pertaining thereto.

9.4 The Owner, at Owner's cost, will secure the services of surveyors, soils engineers, existing facility surveys, testing and balancing, hazardous materials surveys, laboratory testing, environmental or other special consultants to develop such additional information as may be necessary for the design of the project. The Design/Build Contractor shall provide the Owner with parameters for inclusion in the Owner's instructions to such providers.

9.5 The Owner shall arrange and pay for materials, structural, mechanical, chemical and other laboratory tests as specified to be performed by the Owner in the Construction Documents.

9.6 The Owner shall furnish all legal, accounting, auditing and insurance counseling services for itself as may be necessary for the Project.

9.7 The Owner shall examine the design documents submitted by the Design/Build Contractor and provide comments concerning corrections or amendments to such documents in writing to the Design/Build Contractor. The Owner may obtain independent review of the design documents by its own Design Consultant. The Owner may require the Design/Build Contractor to halt production during design review.

9.8 The Owner shall furnish required information and services and shall render approvals and decisions as expeditiously as is consistent with reasonable skill and care and the orderly progress of the Design/Build Contractor's services and of the Work.

9.9 The Owner may designate one or more Construction Inspectors of its own who shall be given access to the Work as requested or needed. The provision of such Inspectors by Owner shall not reduce or lessen in any respect Design/Build Contractor's responsibilities for the Work. Design/Build Contractor shall remain fully and solely responsible for the drawings, specifications, and other contract documents furnished or provided by Design/Build Contractor, and for constructing the Project in strict accordance with the Contract Documents.

9.10 Owner shall have the right to reject any defective Work on the Project. Should Design/Build Contractor refuse or neglect to correct any such Work within a reasonable time after notice, Owner may have the Work corrected and recover all expenses incurred from Design/Build Contractor on demand.

ARTICLE 10 OWNERSHIP AND USE OF DOCUMENTS

10.1 Design drawings, specifications, BIM Model drawings, and other documents furnished by the Design/Build Contractor or Project Architect are instruments of service and shall remain their property whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproducible copies and CADD copies, of the drawings, specifications and other documents for information and reference in connection with the Owner's use and occupancy of the Project. Design/Build Contractor and Project Architect hereby grant Owner an irrevocable, fully paid-up, perpetual license and right to use the drawings, specifications and other documents furnished, including the originals thereof, and the ideas and designs contained therein, for any purpose regardless of whether their services for the Project are completed, modified or terminated. This license shall survive the termination of this Agreement. If this Agreement is terminated, Design/Build Contractor and Project Architect hereby expressly consent to the employment by Owner of a substitute architect to complete the Design Services under this Agreement, with the substitute architect having all of the rights and privileges of the original Project Architect.

10.2 Submission 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 Design/Build Contractor's or Project Architect's rights.

ARTICLE 11 TIME

11.1 Unless otherwise approved, the Owner and the Design/Build Contractor shall perform their respective obligations under the Contract as expeditiously as is consistent with reasonable skill and care and the orderly progress of the Work.

11.2 Time limits stated in the Contract Documents are of the essence of this Agreement. The Design/Build Contractor shall be responsible for schedule development, updating and reporting throughout the entire Project, including Pre-Construction Phase Services and Construction Phase Services. The Design/Build Contractor shall comply in all regards with requirements set forth in the Owner's Project Planning and Scheduling Specifications.

ARTICLE 12 PAYMENTS

12.1 General Requirements

12.1.1 Each schedule of values submitted with an Application for Payment shall include the originally established value for each work classification line item or subcontract and shall identify, by the addition of new data rows immediately below the previously accepted data rows, any revisions to the costs or cost estimates for each work classification or subcontract. The format and tracking method of the original schedule of values and of all updates shall be subject to approval by the Owner. At all times, the estimated cost of performing the uncompleted and unpaid portion of the Work, including Design/Build Contractor's overhead and profit, shall not exceed the unpaid balance of the Guaranteed Maximum Price, less retainage on Work previously completed.

12.1.2 Pre-Construction Phase expenses of transportation and overnight living expenses in connection with Owner approved out-of-state travel shall be identified separately in each Application for Payment. All travel must be approved in writing and in advance by Owner to be eligible for payment. Allowable expenses are limited to the reimbursable amounts described Article 24, Compensation.

12.1.3 Retainage as specified in the Uniform General Conditions for University of Texas System Building Construction Contracts will be withheld from the entire amount approved in an Application for Payment including the Cost of the Work, General Conditions, and the Design/Build Contractor's Construction Phase Fee. Retainage will not be withheld from payments for Pre-Construction Phase Services.

12.1.4 Owner is an agency of the State of Texas and materials and services utilized in the construction of the Project may be exempted from state and local taxes. Design/Build Contractor is responsible for taking full advantage of all tax exemptions applicable to the Project. Owner will deduct from the Applications for Payment and from the Request for Final Payment any taxes paid for materials or services that were entitled to tax exemption.

12.1.5 This Agreement is subject to the assessment of liquidated damages against Design/Build Contractor. Amounts assessed as liquidated damages, and other amounts to which Owner is entitled by way of setoff or recovery, may be deducted from any moneys due Design/Build Contractor.

12.1.6 Owner shall have the right to withhold from payments due Design/Build Contractor such sums as are necessary to protect Owner against any loss or damage which may result from negligence by Design/Build Contractor or any Subcontractor or failure of Design/Build Contractor or any Subcontractor to perform their obligations under this Agreement.

12.1.7 Notwithstanding any other contractual provision to the contrary, Owner shall not be obligated to make any payment, to Design/Build Contractor under any of the following circumstances:

12.1.7.1 Design/Build Contractor persistently fails to perform the Work in accordance with the Contract Documents or is otherwise in material breach or default under this Agreement;

12.1.7.2 The payment request includes services that are not performed in accordance with the Construction Documents; provided, however, Owner shall pay for those services performed in accordance with the Construction Documents;

12.1.7.3 The payment request has insufficient documentation to support the amount of payment requested for Project costs; provided, however, Owner shall pay for allowable Project costs for which there is sufficient documentation;

12.1.7.4 Design/Build Contractor is in violation of the Prevailing Wage requirements or has failed to make payments promptly to Subcontractors or other third parties used in connection with any services or materials for which Owner has made payment to Design/Build Contractor;

12.1.7.5 If Owner, in its good faith judgment, determines that the unpaid balance of the GMP is not sufficient to complete the Work in accordance with the Construction Documents;

12.1.7.6 Design/Build Contractor has persistently failed to complete the Work in accordance with the CPM Schedule requirements or if Owner, in its good faith judgment, determines that the remaining Work will not be completed within the contract time;

12.1.7.7 Design/Build Contractor is insolvent, makes a general assignment for the benefit of its creditors or otherwise seeks protection under the laws and regulations of the bankruptcy courts; or

12.1.7.8 Design/Build Contractor fails to obtain, maintain or renew insurance coverage as required by the Agreement.

12.1.8 No partial payment made by the Owner shall constitute, or be construed to constitute, final acceptance or approval of the work to which the partial payment relates or of the documentation provided in support of the partial payment. No partial payment made by the Owner shall constitute, or be construed to constitute, a release of Design/Build Contractor from any of its obligations or liabilities with respect to the Work.

12.1.9 Owner shall have the right to verify and audit the details of Design/Build Contractor's billings, certificates, accountings, cost data, and statements, either before or after payment, by (1) inspecting the books and records of Design/Build Contractor during normal business hours; (2) examining any reports with respect to this Project; (3) interviewing Design/Build Contractor's employees; (4) visiting the Project site; and (5) any other reasonable action. Design/Build Contractor's records shall be kept on the basis of generally accepted accounting principles in accordance with cost accounting standards issued by the Federal Office of Management and Budget Cost Accounting Standards Board and organized by each Application for Payment period.

12.2 Pre-Construction Phase Payments

12.2.1 Payments for Pre-Construction Phase Services shall be made monthly based on the percentage completion of the Design/Build Contractor's required services for each stage of development of the Construction Documents and the procurement of Subcontractor bids/proposals in accordance with the schedule in Article 24, Compensation.

12.2.2 All payment requests for Pre-Construction Phase Services shall be submitted on an Application for Payment and Schedule of Values approved by the Owner and includes all required attachments identifying payments to Project Architect, Historically Underutilized Businesses and to all Subcontractors.

12.3 Construction Phase Payments

12.3.1 Payments for Construction Phase Services shall be made as provided for in the Uniform General Conditions for University of Texas System Building Construction Contracts and the Owner's Specifications. All payment requests shall be submitted on an Application for Payment with a schedule of values approved by the Owner and include all required attachments identifying payments to Historically Underutilized Businesses and to all Subcontractors. Payment for approved Change Orders shall be made as

part of the Design/Build Contractor's Application for Payment. Failure to submit "HUB Progress Assessment Report Documentations of Subcontracted Work" form with each Application for Payment Application will cause rejection of the application by the Owner and its return to the Design/Build Contractor.

12.3.2 The Design/Build Contractor's Construction Phase Fee and Construction Contract Administration Fee shall each be shown as separate line items on the Schedule of Values. Payment of the Design/Build Contractor's Construction Phase Fee shall be made with each Application for Payment in the same proportion as the percentage completion of the Cost of the Work of the Project.

12.3.3 For General Conditions Costs, Design/Build Contractor's Application for Payment shall include complete copies of all receipts, invoices with check vouchers or other evidence of payment, payrolls, and any and all other evidence which Owner or its designated representatives shall deem necessary to support the amount requested. This information is subject to audit and payment for these costs is dependant on Owner's receipt of accurate and complete records of all transactions. Owner may reduce the amount requested for General Conditions Costs in any Application for Payment if the Owner, in its good faith judgment, determines that the unpaid balance of the General Conditions line item in the schedule of values is not sufficient to fund necessary General Conditions Costs for the remainder of the Project.

12.3.4 Pay requests for Subcontractor work included in an Application for Payment shall not exceed the percentage of Work allocated to that Subcontractor for each respective schedule of values work classification which has been actually completed and shall not exceed the total value of the subcontract amount.

12.3.5 Design/Build Contractor's Request for Final Payment shall not be made until all Work is completed and all requirements of the Contract Documents have been satisfied including, without limitation: delivery to Owner of a complete release of all liens and claims arising out of the Work; written consent of surety to release of final payment; and an affidavit that, to the best of Design/Build Contractor information, knowledge and belief, the release includes and covers all materials and services over which Design/Build Contractor has control and for which a lien could be filed and that all known debts and claims arising from the Project have been satisfied. Alternatively, Design/Build Contractor may, at its sole expense, furnish a bond satisfactory to Owner to indemnify Owner against any lien arising out of the Work. If any lien is asserted against Owner after all payments are made, Design/Build Contractor shall reimburse Owner for all damages and costs Owner may incur in discharging such lien, including all costs or court and reasonable attorneys' fees, and Owner shall retain all other remedies available to it at law and in equity.

12.3.6 Owner shall have no obligation to make Final Payment until a complete and final accounting of the Direct Construction Cost has been submitted by Design/Build Contractor and has been audited and verified by Owner or Owner's representatives.

12.3.7 Nothing contained herein shall require the Owner to pay the Design/Build Contractor an aggregate amount for Construction Phase Services that exceeds the Guaranteed Maximum Price or to make any payment if, in the Owner's belief, the cost to complete the Work would exceed the Guaranteed Maximum Price less previous payments to Design/Build Contractor. The total amount of all Construction Phase payments to the Design/Build Contractor shall not exceed the actual verified Direct Construction Cost for the Project plus the Design/Build Contractor's Construction Phase Fee.

12.3.8 The acceptance by Design/Build Contractor or Design/Build Contractor's successors of Final Payment under this Agreement, shall constitute a full and complete release of Owner from any and all

claims, demands, and causes of action whatsoever that Design/Build Contractor, its Subcontractors, suppliers and consultants or any of their successors or assigns have or may have against Owner arising from the Project or any provision(s) of this Agreement except for those previously made in writing and identified by Design/Build Contractor as unsettled at the time of the Request for Final Payment.

ARTICLE 13 DIRECT CONSTRUCTION COST

Direct Construction Cost means the sum of the amounts that the Design/Build Contractor actually and necessarily incurs constructing the Work in strict compliance with the Construction Documents. Direct Construction Cost includes only the cost categories set forth in this Article and does not include the Pre-Construction Phase Fees or the Construction Phase Fees unless specifically noted. References in the Uniform General Conditions for University of Texas System Building Construction Contracts to adjustments in “cost” or “costs” mean the Direct Construction Cost.

13.1 General Conditions Costs

13.1.1 Design/Build Contractor is entitled to receive payment for the actual cost of the allowable General Conditions items incurred after receipt of a Notice to Proceed with Construction from the Owner through Substantial Completion of the Project plus thirty (30) calendar days. Design/Build Contractor is not entitled to reimbursement for General Conditions Costs incurred before receipt of the Notice to Proceed. General Conditions Costs incurred after Substantial Completion must be approved in advance by the Owner.

13.1.2 Allowable General Conditions items are identified below and further detailed in the attached Exhibit. These items shall be included in the General Conditions cost amount shown as a line item in the Guaranteed Maximum Price Proposal and as detailed on the schedule of values. Items not specifically included below or in the exhibit will not be allowed as a General Condition costs.

13.1.3 Personnel Costs. The actual Worker Wage Rate for Design/Build Contractor’s hourly employees and the Monthly Salary Rate of Design/Build Contractor’s salaried personnel who are identified to the Owner in advance and in writing but only for the time actually stationed at the Project site with the Owner’s prior consent. The Project Manager’s Monthly Salary Rate may be included in the General Conditions Costs only when the Project Manager is directly managing the Project. All personnel costs are subject to audit to determine the actual cost of the wages, salaries and allowable employer contributions incurred by the Design/Build Contractor for services performed for the Project.

13.1.4 Costs of long-distance telephone calls, telegrams, postage, package delivery and courier service, hardwired telephone service, and reasonable expenses of Design/Build Contractor’s jobsite office if incurred at the Project site and directly and solely in support of the Work.

13.1.5 Costs of materials, supplies, temporary facilities, equipment, and hand tools (except those customarily owned by construction workers), supplied to the Project site by Design/Build Contractor, if such items are fully consumed in the construction of the Work and are included in the list of allowable General Condition Line Items. Cost for used items shall be based on fair market value and may include transportation, installation, and minor maintenance costs, and removal costs. If an item is not fully consumed in the construction of the Work, its cost shall be based on actual cost of the item less its fair market salvage value.

13.1.6 Rental charges for temporary facilities, equipment, and hand tools (except those customarily owned by construction workers), supplied to the Project site by Design/Build Contractor, provided they are included in the list of allowable General Condition Line Items and Owner has approved the rentals

and the rental rates in advance and in writing. Rental rates may include transportation, installation, and minor maintenance costs, and removal costs. For tools, machinery or construction equipment rented directly from the Design/Build Contractor, the rental rate, including freight and delivery costs and all operating expenses except labor, shall be approved in advance by the Owner and shall be in accordance with the "Rental Rate Blue Book for Construction Mobilization Costs" published by Primedia, latest edition, but no higher than the prevailing competitive rates for rental of similar equipment in the Project vicinity.

13.1.7 The aggregate rental cost of any item charged to Owner shall not exceed ninety percent (90%) of the purchase price and maintenance cost of the item. If the anticipated aggregate rental cost for an item of equipment exceeds ninety percent (90%) of the purchase and maintenance price, Design/Build Contractor shall purchase the equipment and turn it over to Owner upon final completion of the Work or, at Owner's option, credit the Owner with the fair market resale value of the item.

13.1.8 Permit and inspection fees that are not subject to exemption.

13.1.9 Premiums for insurance and bonds to the extent directly attributable to this Project. Premiums for subcontractor bonds and/or subcontractor default insurance purchased for subcontractor work are excluded from General Conditions costs.

13.1.10 Governmental sales and use taxes directly attributable to the General Conditions Items that are not subject to exemption. Taxes paid on materials or services that were entitled to tax exemption will not be reimbursed by Owner as Direct Construction Costs.

13.2 Cost of the Work

13.2.1 Design/Build Contractor is entitled to receive payment for the actual cost of the allowable Cost of the Work items incurred after receipt of Owner's written authorization to commence the Construction Phase Work through Final Completion of the Project. Design/Build Contractor is not entitled to reimbursement for Cost of the Work costs incurred before receipt of Owner's written authorization.

13.2.2 Cost of the Work includes the following:

13.2.2.1 Costs of materials and equipment purchased directly by the Design/Build Contractor and incorporated into or consumed in the performance of the Work, including transportation charges, and a reasonable and customary allowance for waste and spoilage. Payment for stored materials is subject to the Uniform General Conditions for University of Texas System Building Construction Contracts.

13.2.2.2 Costs of site debris removal and disposal in accordance with all applicable laws and regulations if not otherwise included in General Conditions.

13.2.2.3 Payments made to Subcontractors and their vendors or suppliers by Design/Build Contractor for the subcontract work in accordance with the Construction Documents and the requirements of the subcontracts with the Subcontractors, vendors or suppliers, however, the cost of subcontractor payment and performance bonds, if any, are specifically excluded from the Cost of the Work.

13.2.2.4 Payments earned by Design/Build Contractor for self-performed subcontract work, other than General Conditions work, in accordance with the Construction Documents and the terms of this Agreement and approved by the Owner.

13.2.2.5 Testing fees pursuant to the Uniform General Conditions for University of Texas System Building Construction Contracts.

13.2.2.6 Intellectual property royalties and licenses for items specifically required by the Construction Documents which are, or will be, incorporated into the Work.

13.2.2.7 Costs associated with any subcontractor default insurance program (sometimes referred to as SUBGUARD) provided or required by the Design/Build Contractor ARE EXPLICITLY EXCLUDED from the Cost of the Work.

13.3 Design/Build Contractor's Contingency

13.3.1 The Guaranteed Maximum Price Proposal may include a Design/Build Contractor's Contingency amount to be used to fund increases in the Direct Construction Cost of the Project identified through the refinement, development and completion of the Construction Documents or procurement of the Work.

13.3.2 Any re-allocation of funds from the Design/Build Contractor's Contingency to cover increases in the Direct Construction Cost must be approved by the Owner in advance and in writing, such approval not to be unreasonably withheld. In written requests to use the Design/Build Contractor's Contingency, the Design/Build Contractor shall provide detailed documentation of the scope of work affected and the bases for any increases in costs.

13.3.3 The Design/Build Contractor's Contingency is specifically not to be used for Contractor rework, unforeseen conditions, cost increases caused by lack of coordination or communication with the Project Architect or trade Subcontractors, or to correct errors or omissions in the Construction Documents.

13.3.4 As the Construction Documents are finalized and the Buyout of the Work progresses the Design/Build Contractor's Contingency amount shall be reduced by mutual agreement of Owner and Contractor. Any balance in the Design/Build Contractor's Contingency fund remaining at the end of the Project shall be returned to the Owner as savings.

ARTICLE 14 CONSTRUCTION PHASE FEE

The Design/Build Contractor's Construction Phase Fee is the maximum amount payable to the Design/Build Contractor for any cost or profit expectation incurred in the performance of the Work that is not specifically identified as being eligible for reimbursement by the Owner elsewhere in the Agreement. References in the Uniform General Conditions for University of Texas System Building Construction Contracts to Design/Build Contractor's "overhead" and "profit" mean the Design/Build Contractor's Construction Phase Fee. The Construction Phase Fee includes, but is not limited to, the following items.

14.1 All profit, profit expectations and costs associated with profit sharing plans such as personnel bonuses, incentives, and rewards; company stock options; or any other like expenses of the Design/Build Contractor.

14.2 Salaries of Design/Build Contractor's officers, project manager(s), estimators, schedulers and all other employees not stationed at the Project site and performing services directly related to the Project.

14.3 Any and all overhead, labor or general expenses of any kind unless specifically allowed under General Conditions. These costs include, but are not limited to: costs for the purchase, lease, rental, allowance or maintenance of vehicles, radios/communication equipment, jobsite computers, copiers and other business equipment, specialized telephone systems and cellular/digital phones; trade or professional association dues; costs for hiring and/or relocation of any of the Design/Build Contractor's personnel; and travel, per diem and subsistence expense of Design/Build Contractor, its officers or employees except as specifically allowed under General Conditions.

14.4 In the event that the Design/Build Contractor elects to provide or require participation in a subcontractor default insurance program (sometimes referred to as SUBGUARD), the entire cost of the insurance program and all costs related to the administration of the program shall be included in the Construction Phase Fee.

14.5 All costs associated with payment and performance bonds obtained from trade contractors or subcontractors, including subcontractors bonds for change orders to subcontracts and the cost of any subcontractor bonds for minor work that might be included in the general conditions.

14.6 All costs associated with Construction Contract Administration Services including those provided by the Project Architect or other consultants.

14.7 Any financial costs incurred by the Design/Build Contractor including the cost of capital or interest on capital, regardless of whether it is related to the Project, and costs associated with construction warranty reserves.

14.8 Any legal, accounting, professional or other similar costs incurred by the Design/Build Contractor, including costs incurred in connection with the prosecution or defense any dispute, mediation, arbitration, litigation or other such proceeding related to or arising from the Project.

14.9 Any Federal and/or State income and franchise taxes paid by Design/Build Contractor. Any fines, penalties, sanctions or other levies assessed by any governmental body against Design/Build Contractor.

14.10 Any cost arising out of a breach of this Contract or the fault, failure or negligence of Design/Build Contractor, its Subcontractors, or any person or entity for whom they may be liable. These costs include, without limitation: costs to remedy defective, rejected, or nonconforming work, materials or equipment; costs due to failure to coordinate the Work or meet CPM Schedule milestones; costs arising from Design/Build Contractor's contractual indemnification obligations; liquidated or actual damages imposed by Owner for failure to complete the Work within the Contract Time; costs due to the bankruptcy or insolvency of any Subcontractor; and damage or losses to persons or property.

14.11 The cost of any and all insurance deductibles payable by the Design/Build Contractor and costs due to the failure of Design/Build Contractor or any Subcontractor to procure and maintain insurance as and to the extent required by the Contract Documents.

14.12 Any and all costs that would cause the Guaranteed Maximum Price to be exceeded, other than costs attributable to change orders which increase the contract amount. For change order work which increases the contract amount, other than Guarantee Maximum Price Change Orders, overhead and profit

shall be determined in accordance with the “Changes” section of the Uniform and Supplementary General Conditions.

14.13 Any and all costs not specifically identified as an element of the Direct Construction Cost.

ARTICLE 15 CONTRACT SAVINGS, ALLOWANCES, REBATES AND REFUNDS

15.1 If the allowable, final, verified, audited amount of the cost of General Conditions, Cost of the Work, Allowance items and Design/Build Contractor’s Contingency is less than the amount established for each of those categories in the originally approved Guaranteed Maximum Price Proposal, the entire difference shall be credited to the Owner as savings and the final contract amount shall be adjusted accordingly. When buyout of the Project is at least 85% complete, the Owner may recognize any savings achieved to that point by issuing a deductive change order for the saved amount.

15.2 Items to be provided for through Owner’s Special Cash Allowances shall be clearly identified in the Construction Documents and the Guaranteed Maximum Price proposal. The Cost of the Work included in the Allowances shall be determined in accordance with the Uniform General Conditions for University of Texas System Building Construction Contracts. Any claim by the Design/Build Contractor for an adjustment to an Allowance amount included in the Guaranteed Maximum Price based on the cost of Allowance work shall be made within a reasonable time after the issuance of the Construction Documents for the Allowance items. The Design/Build Contractor shall not be entitled to any increase in its Construction Phase Fee for increases to Allowance amounts that were initially based on estimates provided by the Design/Build Contractor. Owner shall be entitled to retain 100% of the balance of any unused Allowance amount.

15.3 The Owner shall be entitled to deduct amounts for the following items from any Application for Payment or from the Request for Final Payment submitted by the Design/Build Contractor:

15.3.1 The fair market value of all tools, surplus materials, construction equipment, and temporary structures that were charged to the Work (other than rental items) but were not consumed during construction or retained by the Owner. Upon completion of the Work or when no longer required, Design/Build Contractor shall either credit the Owner for the fair market value (as approved by the Owner) for all surplus tools, construction equipment and materials retained by the Design/Build Contractor or, at Owner’s option, use commercially reasonable efforts to sell the surplus tools, construction equipment and materials for the highest available price and credit the proceeds to the Owner’s account.

15.3.2 Discounts earned by the Design/Build Contractor through advance or prompt payments funded by the Owner. The Design/Build Contractor shall obtain all possible trade and time discounts on bills for material furnished, and shall pay bills within the highest discount periods. The Design/Build Contractor shall purchase materials for the Project in quantities that provide the most advantageous prices to the Owner.

15.3.3 Rebates, discounts, or commissions obtained by the Design/Build Contractor from material suppliers or Subcontractors, together with all other refunds, returns, or credits received for materials, bond premiums, insurance and sales taxes.

15.3.4 Deposits made by Owner and forfeited due to the fault of the Design/Build Contractor.

15.3.5 Balances remaining on any Allowances, the Design/Build Contractor's Contingency, or any other identified contract savings.

15.4 Owner shall be entitled to recover any savings realized between the Guaranteed Maximum Price and the buyout price for subcontracting work, provided however, that Design/Build Contractor may use such savings to offset other buyout packages that exceed the amounts identified in the initial Guaranteed Maximum Price, so long as the total Cost of Work proposed in the Guaranteed Maximum Price does not increase.

15.5 Owner shall be entitled to recognize and recover 100% of any savings identified by cost review or audit at any time, before or after Final Payment.

ARTICLE 16 PRE-EXISTING CONDITIONS; DESIGN ERRORS AND OMISSIONS

16.1 The Design/Build Contractor acknowledges that it was afforded unrestricted access to the existing improvements and conditions on the Project site and it has thoroughly investigated those conditions. The results of Design/Build Contractor's investigation have been taken into account in establishing the Guaranteed Maximum Price of the Work. Therefore, Design/Build Contractor shall not make or be entitled to any claim for any adjustment to the Contract Time or the Contract Sum for Design Phase Services or for Construction Phase Services arising from Project conditions that Design/Build Contractor discovered or, in the exercise of reasonable care, should have discovered in Design/Build Contractor's investigation.

16.2 Before proceeding with the Work, the Design/Build Contractor shall review the drawings, specifications and other Construction Documents and notify the Owner of any errors, omissions or discrepancies in the documents of which it is aware. Design/Build Contractor is responsible for discovering and correcting any error, omission, conflict, inconsistency or lack of clarity, in the Construction Documents prepared by Design/Build Contractor or its Project Architect. Design/Build Contractor shall be responsible for all costs, including the cost of redoing or remedying the Work and time delays, resulting from any error or omission in the Contract Documents.

ARTICLE 17 BONDS AND INSURANCE

17.1 **Security Bond;** upon execution of this Agreement, Design/Build Contractor shall provide a security bond on the form provided by the Owner in the amount of 5% of the Guaranteed Maximum Price. The surety for a security bond shall meet the same requirements as set forth for payment and performance bonds.

17.2 **Payment and Performance Bonds;** upon acceptance by the Owner of a Guaranteed Maximum Price Proposal, Design/Build Contractor shall provide performance and payment bonds on forms prescribed by Owner and in accordance with the requirements set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts. The penal sum of the payment and performance bonds shall be equal to the Guaranteed Maximum Price. If construction is phased or staged with different Guaranteed Maximum Prices established at different times, the penal sum of the bonds shall be increased at the start of each stage or phase based on the cumulative total value of all Guaranteed Maximum Prices in effect.

17.3 **Owner Controlled Insurance Program (OCIP);** The Owner has elected to implement an Owner Controlled Insurance Program (OCIP). Refer to the Project Insurance specification Section 00 73

16 for additional requirements. In addition, the Design/Build Contractor **will be required to provide** the following additional insurance coverages:

17.3.1 **Pre-Construction Phase:** Provide Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor, Workers' Compensation, Comprehensive General Liability and Comprehensive Automobile Liability in the amounts as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.3.2 The Owner's OCIP does not provide coverages during the Pre-Construction Phase.

17.3.3 **Construction Phase:** Provide, Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor and Comprehensive Automobile Liability, as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.3.4 Design/Build Contractor shall provide the required Pre-Construction Phase insurance for the Project and additional Construction Phase insurance coverages in coordination with the Project Insurance specification.

17.3.5 Design/Build Contractor's GMP Proposal shall exclude the cost of premiums for insurance coverage provided through the OCIP. The GMP Proposal shall only include the cost of premiums of all other insurance required by the Contract Documents.

17.3.6 The cost of premiums for any additional insurance coverage desired by the Design/Build Contractor in excess of that required by this Agreement, the Uniform General Conditions for University of Texas System Building Construction Contracts, or the Contract Documents shall be borne solely by the Design/Build Contractor out of its fees and not included in the GMP Proposal as a Direct Construction Cost.

17.3.7 Design/Build Contractor shall include required OCIP insurance information in trade packages and indicate on proposal forms the insurance that proposers are to include and exclude in their proposals.

17.3.8 During construction, Owner may audit the Design/Build Contractor's and Subcontractors' labor hours and certified payroll reports to determine actual insurance costs.

17.3.9 Refer to the Owner's Project Insurance specification for a complete listing of the specific coverages that Design/Build Contractor shall exclude from proposal and contract .

17.4 **Owner Provided Builders Risk Insurance;** The Owner has elected to implement an Owner Provided Builders Risk Insurance Program. Refer to the **Project Insurance specification Section 00 73 16 for additional requirements**. In addition, the Design/Build Contractor will be required to provide the following additional insurance coverages:

17.4.1 **Pre-Construction Phase:** Provide Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor, Workers' Compensation, Comprehensive General Liability and Comprehensive Automobile Liability in the amounts as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.4.2 The Owner Provided Builders Risk Insurance program does not provide coverages during the Pre-Construction Phase.

17.4.3 **Construction Phase:** Provide Comprehensive Automobile Liability, Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor, as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.4.4 Design/Build Contractor's GMP Proposal shall exclude the cost of premiums for builder's risk insurance coverage provided by the Owner. The GMP Proposal shall only include the cost of premiums of all other insurance coverages described herein and as required by the Contract Documents.

17.4.5 The cost of premiums for any additional insurance coverage desired by the Design/Build Contractor in excess of that required by this Agreement, the Uniform General Conditions for University of Texas System Building Construction Contracts, or the Contract Documents shall be borne solely by the Design/Build Contractor out of its fees and not included in the GMP Proposal as a Direct Construction Cost.

17.4.6 Design/Build Contractor shall include required Owner provided builders risk insurance information in trade packages and indicate on proposal forms the insurance that proposers are to include and exclude in their proposals.

(DELETE THE FOLLOWING ART. 17.5 -- OPTIONAL LANGUAGE FOR PROJECTS WHERE THE OWNER IS NOT PROVIDING BUILDER'S RISK INSURANCE COVERAGE)

17.5 (NOT USED) Design/Build Contractor Provided Builder's Risk Insurance: In the event the Design/Build Contractor provides the builder's risk insurance, Design/Build Contractor shall not commence work under the Agreement until it has obtained all required insurance and until evidence of the required insurance has been reviewed and accepted by the Owner. Owner's review of the insurance shall not relieve nor decrease the liability of the Design/Build Contractor. Prior to commencing any work under this Agreement, Design/Build Contractor shall provide evidence of the following insurance coverages:

17.5.1 Pre-Construction Phase: Provide Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor, Workers' Compensation, Comprehensive General Liability and Comprehensive Automobile Liability in the amounts as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.5.2 Construction Phase: Provide Comprehensive Automobile Liability, Professional Liability and Errors and Omissions for the design architect and engineer and Contractor's Errors and Omissions for the Design/Build Contractor, and Builder's Risk in the amounts as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts.

17.5.3 Prior to commencing any construction work, Design/Build Contractor shall provide evidence of Builder's Risk coverage as set forth in the Uniform General Conditions for University of Texas System Building Construction Contracts, which coverage shall remain in full force and effect throughout the term of the Project and shall be increased as necessary for each separate

proposal package, phase, change order, or Stage of construction prior to the commencement of construction for that package, phase, or Stage.

17.5.4 Design/Build Contractor shall include required insurance information in trade packages and indicate on proposal forms the insurance that proposers are to include and exclude in their base proposals.

17.6 The Design/Build Contractor shall carry professional liability and errors and omissions insurance, covering the design services provided under this Agreement, as is acceptable to and approved by the Owner. Such insurance shall have minimum policy limits of One Million Dollars (\$1,000,000) in the aggregate and One Million Dollars (\$1,000,000) per claim. The fees for such insurance will be at the expense of the Design/Build Contractor. The Design/Build Contractor shall maintain such insurance throughout the course of the Work and for a minimum of one (1) year following Substantial Completion of the Work. A Certificate of Insurance indicating the expiration date of the Design/Build Contractor's professional liability insurance is required. No policy providing such insurance shall be cancelled without thirty (30) days prior written notice to the Owner. If Design/Build Contractor is performing the Design Services, then the professional liability insurance shall be in Design/Build Contractor's name and shall include a Design/Build Endorsement in form acceptable to Owner. If Design/Build Contractor is furnishing the Design Services through others, then the professional liability policy or policies shall be in the name of the respective professionals performing such services, which shall include all architects and engineers furnishing services for the Project, and Design/Build Contractor shall also provide a Contractor's Errors and Omissions policy naming it as the insured. If Design/Build Contractor is performing some design services and furnishing others, then the insurance policies shall be provided covering all design entities in accordance with the previously stated requirements.

17.7 The Design/Build Contractor shall not cause or allow any of its required insurance to be canceled nor permit any insurance to lapse during the term of the Agreement or as required in the Agreement. If the Design/Build Contractor fails to obtain, maintain or renew any insurance required by the Agreement, the Owner may obtain insurance coverage directly and recover the cost of that insurance from the Design/Build Contractor.

17.8 The Owner reserves the right to review the insurance requirements set forth in this Article during the effective period of the Agreement and to make reasonable adjustments to the insurance coverages and their limits when deemed necessary and prudent by the Owner based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Design/Build Contractor.

17.9 The Owner shall be entitled, upon request, and without expense, to receive complete copies of the policies with all endorsements and may make any reasonable requests for deletion, or revision or modification of particular policy terms, conditions, limitations, or exclusions, except where policy provisions are established by law or regulation binding upon the Parties or the underwriter of any of such policies. Damages caused by the Design/Build Contractor and not covered by insurance shall be paid by the Design/Build Contractor.

17.10 The cost of premiums for any additional insurance coverage, subcontractor default insurance programs or subcontractor payment and performance bonds, desired by the Design/Build Contractor in excess of that required by this Agreement, the Uniform General Conditions for University of Texas System Building Construction Contracts, or the Contract Documents shall be borne solely by the Design/Build Contractor out of its fees and not included in the GMP Proposal as a Direct Construction Cost.

ARTICLE 18 DISPUTE RESOLUTION

18.1 All disputes against the Owner that arise from this Agreement or the Project shall be resolved in accordance with the procedures and limitations of *Texas Government Code* Chapter 2260 and Article 15 of the Uniform General Conditions for University of Texas System Building Construction Contracts. The Owner designates the Assistant Vice Chancellor for Facilities Planning and Construction as its officer for examining, negotiating and resolving claims and counterclaims under Chapter 2260.

ARTICLE 19 PROJECT TERMINATION AND SUSPENSION

19.1 This Agreement may be terminated during Design Phase Services by either party upon fifteen (15) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, and such failure to perform is not cured within such fifteen (15) day period.

19.2 This agreement may be terminated by the Owner during Design Phase Services upon at least three (3) days written notice to the Design/Build Contractor in the event that the Project is to be temporarily or permanently abandoned.

19.3 At its sole discretion and option, the Owner may terminate this Agreement after the conclusion of the Pre-Design Stage, Schematic Design Stage, Design Development Stage, or the Construction Documents Stage of the Pre-Construction Phase or any time prior to acceptance of a Guaranteed Maximum Price Proposal.

19.4 In the event of termination that is not the fault of the Design/Build Contractor, the Design/Build Contractor shall be entitled to compensation for all services performed to the termination date together with Reimbursable Expenses then due provided, however, Design/Build Contractor has delivered to Owner such statements, accounts, reports and other materials as required by below together with all reports, documents and other materials prepared by Project Architect prior to termination. Upon such payment, Owner shall have no further obligation to the Design/Build Contractor.

19.5 Termination of this Agreement shall not relieve Design/Build Contractor or any of its employees, subcontractors, or consultants of liability for violations of this Agreement or for any act or omission, or negligence, of Design/Build Contractor. In the event of a termination, Design/Build Contractor hereby consents to employment by Owner of a substitute Design/Build Contractor to complete the services under this Agreement, with the substitute Design/Build Contractor having all rights and privileges of the original Design/Build Contractor of the Project.

19.6 As of the date of any termination of this Agreement, Design/Build Contractor shall furnish to Owner all statements, accounts, reports and other materials as are required hereunder or as have been prepared by Design/Build Contractor in connection with Design/Build Contractor's responsibilities hereunder. Owner shall have the right to use the ideas and designs therein contained for the completion of the services described by this Agreement, and for completion of the Project, or otherwise.

19.7 If the Project is suspended or abandoned in whole or in part for more than three months, the Design/Build Contractor shall be compensated for all services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with Reimbursable Expenses then due. If the Project is resumed after being suspended for more than three months, the Design/Build Contractor's

compensation for Pre-Construction Phase Services shall be equitably adjusted if, in the Owner's reasonable opinion, such adjustment is warranted.

ARTICLE 20 INDEMNITY

20.1 SEE ARTICLE 3 OF THE UNIFORM GENERAL CONDITIONS FOR UNIVERSITY OF TEXAS SYSTEM BUILDING CONSTRUCTION CONTRACTS FOR DESIGN/BUILD CONTRACTOR'S GENERAL INDEMNIFICATION OBLIGATIONS.

ARTICLE 21 SPECIAL WARRANTIES

21.1 Owner and Design/Build Contractor agree and acknowledge that Owner is entering into this Agreement in reliance on Design/Build Contractor's represented expertise and ability to provide design/build services. Design/Build Contractor agrees to use its best efforts, skill, judgment, and abilities to perform its obligations and to further the interests of Owner in accordance with Owner's requirements and procedures.

21.2 The Design/Build Contractor represents, and agrees that it will perform its services in accordance with the usual and customary standards of Design/Build Contractor's profession or business and in compliance with all applicable national, federal, state, municipal, laws, regulations, codes, ordinances, orders and with those of any other body having jurisdiction over the Project. Design/Build Contractor agrees to bear the full cost of correcting Design/Build Contractor's negligent or improper work and services, those of its consultants, and any harm caused by the negligent or improper work or services.

21.3 The Design/Build Contractor's duties shall not be diminished by any approval by Owner nor shall the Design/Build Contractor be released from any liability by any approval by Owner, it being understood that the Owner is ultimately relying upon the Design/Build Contractor's skill and knowledge in performing the services required hereunder.

21.4 The Design/Build Contractor represents and agrees that all persons connected with the Design/Build Contractor directly in charge of its services are duly registered and/or licensed under the laws, rules and regulations of any authority having jurisdiction over the Project if registration is required.

21.5 The Design/Build Contractor represents and agrees to advise Owner of anything of any nature in any drawings, specifications, plans, sketches, instructions, information, requirements, procedures, and other data supplied to the Design/Build Contractor (by the Owner or any other party) that is, in its opinion, unsuitable, improper, or inaccurate for the purposes for which the document or data is furnished.

21.6 The Design/Build Contractor represents and agrees to perform its services under this Agreement in an expeditious and economical manner consistent with good business practices and the interests of Owner.

21.7 Design/Build Contractor represents and agrees that there are no obligations, commitments, or impediments of any kind that will limit or prevent performance of its obligations under this Agreement.

21.8 Design/Build Contractor represents and agrees that the individual executing this Agreement on behalf of Design/Build Contractor has been duly authorized to act for and to bind Design/Build Contractor to its terms.

21.9 Except for the obligation of Owner to pay Design/Build Contractor certain fees, costs, and expenses pursuant to the terms of this Agreement, Owner shall have no liability to Design/Build Contractor or to

anyone claiming through or under Design/Build Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of Owner to Design/Build Contractor, no present or future partner or affiliate of Owner or any agent, officer, director, employee, or regent of Owner, The University of Texas System, or of the components comprising The University of Texas System, or anyone claiming under Owner has or shall have any personal liability to Design/Build Contractor or to anyone claiming through or under Design/Build Contractor by reason of the execution or performance of this Agreement.

ARTICLE 22 CERTIFICATION OF NO ASBESTOS CONTAINING MATERIALS OR WORK

22.1 The Design/Build Contractor shall be responsible for ensuring that no asbestos containing materials or work is included within the scope of the Work. The Design/Build Contractor shall take whatever measures it deems necessary to insure that all employees, suppliers, fabricators, material men, subcontractors, or their assigns, comply with this requirement.

22.2 The Design/Build Contractor shall ensure that Texas Department of Health licensed individuals, consultants or companies are used for any required asbestos work including asbestos inspection, asbestos abatement plans/specifications, asbestos abatement, asbestos project management and third-party asbestos monitoring.

22.3 At Substantial Completion and Final Completion the Design/Build Contractor shall provide a certification letter certifying that the Work does not contain asbestos as required by the UTUGCs.

(Editors Note: The following Articles 22.1 – 22.7, shown underlined, are applicable only for UT Austin Campus projects, delete for all other campus projects. When applicable and used for UT Austin, delete the Articles 22.1 – 22.3 above.)

22.1 The Contractor shall provide a certification statement, included with each materials submittal, stating that no asbestos containing materials or work is included within the scope of the proposed submittal.

22.2 The Contractor shall ensure that Texas Department of Health licensed individuals, consultants or companies are used for any required asbestos work including asbestos inspection, asbestos abatement plans/specifications, asbestos abatement, asbestos project management and third-party asbestos monitoring.

22.3 The Contractor shall take whatever measures necessary to ensure that all employees, suppliers, fabricators, material handlers, subcontractors, or their assigns, comply with this requirement.

22.4 All materials used on this Project shall be certified as non-Asbestos Containing Building Materials (ACBM). The Contractor shall ensure compliance with the following acts from all Subcontractors:

22.4.1 Asbestos Hazard Emergency Response Act (AHERA—40 CFR 763-99 (7))

22.4.2 National Emission Standards for Hazardous Air Pollutants (NESHAP—EPA 40 CFR 61, National Emission Standard for Asbestos)

22.4.3 Texas Asbestos Health Protection Rules (TAHRP—Tex. Admin. Code Title 25, Part 1, Ch. 295C, Asbestos Health Protection)

22.5 The Contractor shall provide a notarized statement from all subcontractors that no ACBM has been used, provided, installed, furnished, added to, or left on the Project.

22.6 At Substantial Completion the Contractor shall provide, in hard copy and electronic form, all necessary material safety data sheets (MSDS) of all products used in the construction of the Project to the Texas Department of State Health Services licensed inspector. The contractor shall provide a person appropriately licensed in accordance with the provisions of the Texas Administration Code, Title 25, Part 1, Ch. 295C, and compile the information from the material safety data sheets of all products used in the construction or renovation, and finding no asbestos in any of those products, prepare a signed written certification that he/she has reviewed the MSDSs for all products used in the construction and that none of those products contain ACBM and; therefore, the building materials do not contain asbestos.

22.7 At Final Completion the Contractor shall provide a notarized certification statement per TAC Title 25 Part 1, Ch. 295.34, par. c.1 that no ACBM was used during construction of the Project.

ARTICLE 23 MISCELLANEOUS PROVISIONS

23.1 Assignment. This Agreement is a personal service contract for the services of Design/Build Contractor, and Design/Build Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

23.2 Records of expenses pertaining to Additional Services and services performed on the basis of a Worker Wage Rate or Monthly Salary Rate shall be kept on the basis of generally accepted accounting principles and in accordance with cost accounting standards promulgated by the Federal Office of Management and Budget Cost Accounting Standards Board and shall be available for audit by the Owner or the Owner's authorized representative on reasonable notice.

23.3 Family Code Child Support Certification. Pursuant to Section 231.006, Texas Family Code, Service Provider certifies that it is not ineligible to receive the award of or payments under this Agreement and acknowledges that this Agreement may be terminated and payment may be withheld if this certification is inaccurate.

~~23.4 Eligibility Certification. Pursuant to Section 2155.004, Texas Government Code, Service Provider certifies that the individual or business entity named in this Agreement is not ineligible to receive the award of or payments under this Agreement and acknowledges that this Agreement may be terminated and payment withheld if this certification is inaccurate.~~

23.5 Franchise Tax Certification. A corporate or limited liability company Design/Build Contractor certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171 of the *Texas Tax Code*, or that the corporation or limited liability company is exempt from the payment of such taxes, or that the corporation or limited liability company is an out-of-state corporation or limited liability company that is not subject to the Texas Franchise Tax, whichever is applicable.

23.6 Payment of Debt or Delinquency to the State. Pursuant to Sections 2107.008 and 2252.903, *Texas Government Code*, Design/Build Contractor agrees that any payments owing to Design/Build Contractor under this Agreement may be applied directly toward any debt or delinquency that Design/Build Contractor owes the State of Texas or any agency of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.

23.7 Entire Agreement; Modifications. This Agreement supersedes all prior agreements, written or oral, between Design/Build Contractor and Owner and shall constitute the entire Agreement and understanding between the parties with respect to the Project. This Agreement and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Design/Build Contractor and Owner.

23.8 Captions. The captions of paragraphs in this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

23.9 Governing Law and Venue. This Agreement and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. The county where the Project is located shall be the sole place of venue for any legal action arising from or related to this Agreement or the Project in which the Owner is a party.

23.10 Waivers. No delay or omission by either party in exercising any right or power arising from non-compliance or failure of performance by the other party with any of the provisions of this Agreement shall impair or constitute a waiver of any such right or power. A waiver by either party of any covenant or condition of this Agreement shall not be construed as a waiver of any subsequent breach of that or of any other covenant or condition of the Agreement.

23.11 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

23.12 Appointment. Owner hereby expressly reserves the right from time to time to designate by notice to Design/Build Contractor a representative(s) to act partially or wholly for Owner in connection with the performance of Owner's obligations. Design/Build Contractor shall act only upon instructions from the designated representative(s) unless otherwise specifically notified to the contrary.

23.13 Records. Records of Design/Build Contractor's costs, reimbursable expenses pertaining to the Project and payments shall be available to Owner or its authorized representative during business hours and shall be retained for four (4) years after final Payment or abandonment of the Project, unless Owner otherwise instructs Design/Build Contractor in writing.

23.14 Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Design/Build Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative; or transmitted by fax machine to the last known business fax number of the designated representative. Mail notices are deemed effective upon receipt or on the third business day after the date of mailing, whichever is sooner. Fax notices are deemed effective the next business day after faxing.

23.15 Severability. Should any term or provision of this Agreement be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Agreement shall be construed as if the invalid or unenforceable term or provision had never been included.

23.16 Illegal Dumping. The Design/Build Contractor shall ensure that it and all of its Subcontractors and assigns prevent illegal dumping of litter in accordance with Title 5, *Texas Health and Safety Code*, Chapter 365.

23.17 By signature hereon, Design/Build Contractor certifies that no member of the Board of Regents of The University of Texas System, or Executive Officers, including component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of this contract.

23.18 Ethics Matters; No Financial Interest. Contractor and its employees, agents, representatives and subcontractors have read and understand University's Conflicts of Interest Policy available at <http://www.utsystem.edu/policy/policies/int160.html>, University's Standards of Conduct Guide available at <http://www.utsystem.edu/systemcompliance/>, and applicable state ethics laws and rules available at www.utsystem.edu/ogc/ethics. Neither Contractor nor its employees, agents, representatives or subcontractors will assist or cause University employees to violate University's Conflicts of Interest Policy, provisions described by University's Standards of Conduct Guide, or applicable state ethics laws or rules. Contractor represents and warrants that no previously undisclosed member of the The U.T. System Board of Regents, The U.T. System chancellor, any U.T. institution president nor any executive officer of U.T. System or any of its institutions has a financial interest, direct or indirect, in the transaction that is the subject of this Agreement.

23.19 By signature hereon, Design/Build Contractor agrees that this project will utilize the Owner Controlled Insurance Program (OCIP) and the Owner provided Builders Risk program and will bind all contractors and subcontractors to participate in the program. The Design/Build Contractor acknowledges that it has received and reviewed information required to be provided about the OCIP program at least ten (10) days before entering into this contract, and will provide this information to all contractors and subcontractors at least ten (10) days before entering into a contract with them.

23.20 179 D Benefit Allocation. Owner may decide to seek the allocation of certain tax benefits pursuant to Section 179D of the Internal Revenue Code of 1986, as amended, (the "Code") through this Agreement with Design/Build Contractor

If the Owner and the Internal Revenue Service (IRS) determine that the Design/Build Contractor is eligible to receive the 179D deduction allocation as a "Designer" for the purposes of Section 179D of the Code or that Design/Build Contractor could otherwise profit financially from the monetization of the benefit (separately and collectively, the "Rebate"), Design/Build Contractor hereby agrees to allocate to the Owner a portion of the Rebate in an amount to be determined and contracted for on mutually agreeable terms when the value of the Rebate becomes ascertainable, net of associated costs realized by the Owner and Project Architect. At its sole discretion, the Owner shall determine whether to receive its portion of the Rebate in cash, discounted Design/Build Contractor fees or both.

Owner reserves the right to retain a third party consultant (the "Consultant") to manage and administer the process of obtaining and monetizing the Rebate derived from the Project(s).

Design/Build Contractor agrees to cooperate in all reasonable respects with the Consultant's efforts to obtain and monetize any such Rebates derived from the Project(s) on behalf of the Owner. Certification of eligibility and negotiation of the Rebates should be facilitated by the Owner's 179D Consultant.

23.21 Disclosure of Interested Parties. By signature hereon, Design/Build Contractor certifies that it has complied with Section 2252.908 of the Texas Government Code and 1 Texas Administrative Code Sections 46.1 through 46.3 as implemented by the Texas Ethics Commission (TEC) and has provided the Owner with a fully executed TEC Form 1295, certified by the TEC and signed and notarized by the Design/Build Contractor.

23.22 Contractor Certification regarding Boycotting Israel. To the extent required by Chapter 2270, Texas Government Code, Contractor certifies Contractor (1) does not currently boycott Israel; and (2) will not boycott Israel during the Term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

23.23 Contractor Certification regarding Business with Certain Countries and Organizations. Pursuant to Subchapter F, Chapter 2252, Texas Government Code], Contractor certifies Contractor (1) is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

23.24 Domestic Iron and Steel Certification. Pursuant to Sections 2252.201-2252.205 of the Government Code, Service Provider certifies that it is in compliance with the requirement that any iron or steel product produced through a manufacturing process and used in the project is produced in the United States.

ARTICLE 24 COMPENSATION

24.1 Guaranteed Maximum Price

The anticipated Guaranteed Maximum Price for the Project at the time this Agreement was executed is:

_____ Dollars (\$ _____)

24.2 Pre-Construction Phase Fee

24.2.1 For Pre-Construction Phase Services, Owner shall pay Design/Build Contractor a Pre-Construction Phase Fee in accordance with the following schedule:

Pre-Design Stage (5%)	\$ _____
Schematic Design Stage (10%)	\$ _____
Design Development Stage (20%)	\$ _____
GMP Development Stage (20%)	\$ _____
Construction Documents Stage (40%)	\$ _____
Bid Proposal Stage (5%)	\$ _____
Total	\$ _____

(Editors Note: this is optional language typically required when a project is approved by the Chancellor under the Early Definition Stage, with limited funding, and **before** the funding / project is approved and on the CIP. Delete as required)

*****The Pre-Construction Phase Fee expenditure will be capped at \$_____ until the Owner's approval of 1) the project CIP approval by the Board of Regents or 2) the Design Development phase approved by the Board of Regents.**

24.2.2 The Pre-Construction Phase Services fee includes a fee for the Project Architect/Engineer's Design Services in the amount of \$_____.

24.3 Construction Phase Fee

24.3.1 For Construction Phase Services, Owner shall pay Design/Build Contractor a stipulated Construction Phase Fee equal to _____percent (_____%) of the Guaranteed Maximum Price for the Project.

24.3.2 Based on the anticipated GMP established at the time of this Agreement, the Construction Phase Fee would be the total stipulated amount of:

_____ Dollars (\$_____).

24.3.3 The Construction Phase Fee includes a fee for Construction Contract Administration Services in the amount of:

_____ Dollars (\$_____).

24.3.4 If the Owner agrees to an increase in the Guaranteed Maximum Price during the Construction Phase, the Construction Phase Fee shall be equitably adjusted by applying the percentage established in paragraph 24.3.1 to the amount of the increase in the GMP. For change order work which increases the contract amount, other than Guarantee Maximum Price Change Orders, overhead and profit costs shall be determined in accordance with the "Changes" section of the Uniform General and Supplementary Conditions.

24.3.5 The percentage rate established in paragraph 24.3.1 of this Agreement for calculation of the Construction Phase Fee cannot be increased except with the express written approval of the Director for Project Management, Office of Facilities Planning and Construction.

24.4 Limitation on General Condition Costs

24.4.1 The maximum allowable amount of General Conditions Costs payable to the Design/Build Contractor during the Construction Phase of the Project shall not exceed

_____percent (_____%) of the Guaranteed Maximum Price for the Project.

24.4.2 Based on the anticipated GMP established at the time of this Agreement, the maximum allowable amount of General Conditions Costs would be the total amount of:

_____ Dollars (\$ _____).

24.4.3 If the Owner agrees to an increase in the Guaranteed Maximum Price during the Construction Phase the maximum allowable amount of General Conditions Costs shall be equitably adjusted by applying the percentage established in paragraph 24.4.1 to the amount of the increase in the GMP. For change order work which increases the contract amount, other than Guarantee Maximum Price Change Orders, overhead and profit costs shall be determined in accordance with the “Changes” section of the Uniform General and Supplementary Conditions.

24.4.4 The percentage rate established in paragraph 24.4.1 of this Agreement for calculation of the maximum allowable amount of General Conditions Costs cannot be increased except with the express written approval of the Director for Project Management, Office of Facilities Planning and Construction.

24.5 Additional Design Services Fee

24.5.1 For Additional Design Services of the Project Architect, its consultants or any other person performing Additional Design Services that are approved in advance by the Owner, the Additional Design Services Fee shall be established by one of the following methods:

- a. A pre-established lump sum amount.
- b. Compensation by the hour for time expended at an amount not to exceed 2.75 times the Direct Salary Expense for each person performing services.
- c. As a pre-established percent of the cost of the item in question.

24.5.2 For Additional Design Services approved in advance by the Owner, the Design/Build Contractor shall be entitled to a maximum ten-percent (10%) markup on the established Additional Design Services Fees that are billed to the Design/Build Contractor. The Project Architect is not entitled to any markup on services provided by its consultants except as that markup is paid out of Design/Build Contractor’s allowed markup.

24.6 Reimbursable Expenses

24.6.1 Reimbursable Expenses for Pre-Construction Phase Services are in addition to the Compensation for Basic Design Services and Additional Services. These include actual out-of-pocket reasonable expenditures made by the Design/Build Contractor, Project Architect and the Project Architect’s employees and design consultants incurred solely and directly in connection with the Project Team’s performance of its Design Services hereunder for the following expenses:

24.6.1.1 Fees paid for securing approval of authorities having jurisdiction over the Project for design phase services.

24.6.1.2 Professional models and renderings related to building design as requested by the Owner.

24.6.1.3 When expressly directed and approved in advance by the Owner, reproductions, printing, binding, collating and handling of reports, drawings, specifications, and associated shipping and mailing, or other project-related work product, other than that used solely in-house for Project Team and its consultants or for project progress/review meetings.

24.6.1.4 Expense of any additional insurance coverage or limits, requested by the Owner in, addition to the coverage required by the contract.

24.6.1.5 Travel from Texas to out of state locations:

a. Maximum rates for lodging and meals shall be in accordance with the “Out of State Meals and Lodging Rates”, Texas Comptroller of Public Accounts, plus city and state taxes.

b. Notwithstanding the limitation on lodging rates above, if the expenses actually incurred by the Service Provider for lodging exceed the State rate, the Service Provider may be reimbursed for the additional amount incurred up to a maximum of forty percent (40%) of the State rate, plus city and state tax rates up to the allowable maximum lodging rate.

c. Meals will only be reimbursed on trips involving overnight travel. Reimbursement will be based on the itemized receipts provided and only up to the maximum allowable state rate.

24.6.1.6 Travel to Texas from out of state locations:

a. Lodging: maximum reimbursement for lodging in state shall be limited to current State of Texas per diem rate plus city and state taxes. Meals will only be paid on trips involving overnight travel.

b. Notwithstanding the limitation on lodging rates above, if the expenses actually incurred by the Service Provider for lodging exceed the State rate, the Service Provider may be reimbursed for the additional amount incurred up to a maximum of forty percent (40%) of the State rate, plus city and state tax rates up to the allowable maximum lodging rate, plus city and state tax rates up to the allowable maximum lodging rate.

c. Meals; reimbursement is based on itemized receipts and only up to the maximum allowed per State rate.

24.6.1.7 Automobile Expenses: auto rental for an individual traveler will be reimbursed for small cars category, such as compact or economy. Multiple travelers in the same vehicle will be reimbursed for midsize car category, such as standard or intermediate. Also included is related auto insurance, gasoline, parking, toll road costs and taxi service. Costs include applicable taxes.

24.6.1.8 Airline Travel: coach class air travel with rates nearest to the State contract rate. All airline travel shall be booked no less than 7 days in advance when possible. Reimbursement for air travel booked within 7 days of departure, without the prior approval of the PM/RCM, may be limited. A sales receipt and a boarding pass must be provided for each flight in order to receive reimbursement. Upgrades to the standard air travel charges, such as personal seating selection, business select upgrades, or early boarding, will not be subject to reimbursement.

24.6.1.9 Unless expressly directed and approved in writing by the Owner, amounts exceeding the above stipulated limitations will not be subject to reimbursement.

24.6.2 Unless expressly directed, and approved in advance, by the Owner, transportation and living expenses incurred within the State of Texas, for firms whose principal address is within the State of Texas, will not be subject to reimbursement.

24.6.3 Expenses not allowed for reimbursement include the cost of review documents required to be provided to the Owner under preconstruction services, alcoholic beverages, incidental expenses (such as telephone charges, FAX services, laundry, valet service, entertainment) or any non-project related items. All tips must be included within the maximum state rate allowances.

24.6.4 Owner shall pay a mark-up not to exceed ten percent (10%) on those reimbursables identified in 24.6.1.1 through 24.6.1.3 above. A mark-up shall not be paid on lodging, meals or travel expenses. Architect shall submit receipts for all reimbursable expenses along with any reimbursement request.

ARTICLE 25 OTHER TERMS AND CONDITIONS

25.1 Time of Completion

25.1.1 The anticipated date for achieving Substantial Completion of the Project at the time this Agreement was executed is:

_____, 20____.

25.1.2 The Construction Phase shall be deemed to commence on the date specified in a Notice to Proceed issued by Owner after approval of the Guaranteed Maximum Price Proposal.

25.1.3 The Design/Build Contractor shall achieve Substantial Completion of the Work and Final Completion of the Work on or before the dates agreed to in the Guaranteed Maximum Price Proposal, subject to time extensions granted by Change Order.

25.1.4 THE TIMES SET FORTH FOR COMPLETION OF THE WORK IN THE NOTICE TO PROCEED WITH CONSTRUCTION AND THE GUARANTEED MAXIMUM PRICE PROPOSAL ARE AN ESSENTIAL ELEMENT OF THE AGREEMENT. The Owner may elect, at its option, to stage or "fast-track" portions of the work. The Owner shall issue a separate Notice to Proceed or Change Order for each such stage and each such stage shall have a separate substantial completion date and a separate liquidated damages amount.

25.2 Liquidated Damages

25.2.1 For each consecutive calendar day after the Substantial Completion Date that the Work is not substantially completed, the Owner may deduct the amount of:

_____ Dollars per day (\$ _____ /day)

from any money due or that becomes due the Design/Build Contractor, not as a penalty but as liquidated damages representing the parties' estimate at the time of contract execution of the damages that the Owner will sustain for late completion.

25.2.2 In the event the building type is a residence hall, dormitory or student living facility, liquidated damages for each building function type, and adjacent site work, shall apply as follows:

For residence hall or dormitory living facilities, for each consecutive calendar day after the Substantial Completion Date that the Work is not substantially completed, the Owner may deduct the amount of **Eight Hundred and Fifty Dollars per Day (\$850.00/day), plus One Hundred Dollars per day (\$100/day) per non-usable bed**, from any money due or that becomes due the Construction Manager, not as a penalty but as liquidated damages representing the parties' estimate at the time of contract execution of the damages that the Owner will sustain for late completion. A suite must be completed in full compliance with substantial completion provisions and fully accessible (stairs and elevators included) for the beds in the suite to be considered usable.

For the Commons Building, Food Serving Facilities and any other portions of the project including but not limited to landscaping and site work, for each consecutive calendar day after the Substantial Completion Date that the Work is not substantially completed, the Owner may deduct the amount of **One Thousand Dollars per Day (\$1,000.00/day)** from any money due or that becomes due the Construction Manager, not as a penalty but as liquidated damages representing the parties' estimate at the time of contract execution of the damages that the Owner will sustain for late completion.

25.2.2 The parties stipulate and agree that calculating Owner's actual damages for late completion of the Project would be impractical, unduly burdensome, and cause unnecessary delay and that the amount of daily liquidated damages set forth is reasonable.

25.3 Design Document Review Sets and Estimated Construction Cost Reports.

Design/Build Contractor shall provide the following design review document sets along with estimated construction cost reports at the indicated stage of completion as part of Pre-Construction Services and at no cost to the Owner:

Stage	Percent Completion	Number of Sets
Schematic Design:	50% and 95%	
Design Development	50% and 95%	
Construction Documents	50% and 95%	

25.4 Notices

Notices of claims or disputes or other legal notices required by this Agreement shall be sent to the following persons at the indicated locations.

If to Owner: [Owner's Project Manager]

With Copies to: Bob Rawski
U. T. System, OFPC
210 West 7th Street

Austin, TX 78701

If to Design/Build Contractor: [Name]
[Company Name]
[Street Address]
[City, State, Zip]

The parties may make reasonable changes in the person or place designated for receipt of notices upon advance written notice to the other party.

25.5 Party Representatives

25.5.1 The Owner's Designated Representative authorized to act in the Owner's behalf with respect to the Project is:

[Name]
[Title]
U. T. System, OFPC
210 West 7th Street
Austin, TX 78701

25.5.2 The Design/Build Contractor's designated representative authorized to act on the Design/Build Contractor's behalf and bind the Design/Build Contractor with respect to the Project is:

[Name]
[Title]

25.5.3 The parties may make reasonable changes in their designated representatives upon advance written notice to the other party and in accordance with Paragraph 4.8.

25.6 **Site Observation Requirements.** The Project Architect, and his related consultants, shall inspect the Project site at intervals appropriate to the type and stage of construction progress but at least __ times each month during the entire Construction Phase to observe the progress and quality of the Work. In addition, each consultant shall visit the site at least _____ time each month to observe construction activities related to the consultant's discipline.

25.7 **Job Conferences.** The Design/Build Contractor shall conduct a minimum of _____ job conferences each month.

25.8 **Partnering.** For the benefit of all parties, as a part of Basic Services, the Design/Build Contractor and his entire consultant team shall attend _____ () full day Partnering session(s) in _____, _____; the first at the beginning of the Pre-Construction Phase and the second at the beginning of the Construction Phase.

Include the following if the Design/Build Contractor will be providing Programming services:

25.9 **Programming.** The Design/Build Contractor in consultation with the Owner and Design/Build Contractor's entire consultant team (including, but not limited to, the Project Architect, the Mechanical/Electrical/Plumbing Engineer, the Civil Engineer, the Hazardous Material Abatement Consultant and the Commissioning Consultant, as appropriate) shall prepare a comprehensive Facility Program for the Project. The Facility Program shall be prepared in accordance with the U. T. System Facilities Programming Guidelines. The Design/Build Contractor shall meet with representatives of the Owner as required during development of the Facility Program and shall revise the Facility Program as necessary to incorporate the Owner's comments and requirements.

25.10 **Owner Controlled Insurance Program (OCIP) Insured Project:** The Owner has elected to implement an Owner Controlled Insurance Program (OCIP) for this Project. Refer to Article 17 for specific coverages required by the Design/Build Contractor and the Owner's Project Insurance specification for additional requirements.

25.11 **Owner Provided Builder's Risk Insurance Program:** The Owner has elected to implement an Owner Provided Builder's Risk Insurance Program and will provide builder's risk insurance coverage for the project. Refer to Article 17 for specific coverages required by the Design/Build Contractor. Refer to the Project Insurance Specification for additional requirements.

Include the following three Articles for U. T. Austin Projects. Optional use by other campuses:

25.12 Project Architect shall utilize a CADD drawing-layering standard comparable to the current AIA standard and shall review proposed standard with the Owner prior to commencing drawing preparation.

25.13 Project Architect shall provide the Owner, at between one month and three months prior to Substantial Completion, with a complete current electronic set of the architectural floor plan drawings with room names, room numbers, and room square footages indicated. Project Architect shall provide 2 copies of electronic media on zip drives and/or CD readable/writable. Project Architect shall not be relieved of responsibility when files are delivered if the files do not meet established requirements or are defective. Owner shall verify all files and Project Architect will be notified of acceptance.

25.13.1 Room names, Room numbers, and square footage shall be linked to data fields using appropriate attributes for text and number fields. Microsoft Access 2000 shall be used as the database. Project Architect shall provide data layering proposal for approval, per item 14.15.

25.13.2 Provide floor plans in electronic format using AutoCAD 14 or 2000. MicroStation J or SE shall also be accepted, but Microstation users shall be required to save to Autocad format. Verify database for correctness prior to delivering data files.

25.14 Project Architect shall revise the drawings and specifications upon Final Completion of the construction, to incorporate all Addenda, all Change Orders for the Work and any modifications recorded by the Contractor on the As-Built Drawings and Specifications maintained at the job site. The Project Architect shall label the revised drawings and specifications as "Record Drawings" and "Record Specifications" and shall deliver copies to the Owner for record purposes, as follows:

25.14.1 All project drawings: provide 2 copies of electronic media on zip drives and/or CD readable/writable using AutoCAD 14 or 2000. MicroStation J or SE shall also be accepted for the deliverables, but Microstation users shall be required to save to Autocad format.

25.14.2 All project specifications in electronic format on CD readable/writable by MSWord.

(OPTIONAL LANGUAGE FOR UT AUSTIN PROJECTS)

25.15 As-built Telecommunication Drawings and Telecommunication Port Log

The Design Builder shall provide the Owner, at between one month and three months prior to Substantial Completion, with a complete set of the as-built Telecommunication Drawings and Telecommunication Port Log for the Owner's use in coordinating selection and procurement of telephone/data equipment.

(OPTIONAL LANGUAGE FOR UT AUSTIN PROJECTS)

25.16 Interim Record Drawings and Specifications

As a requirement for acceptance of Substantial Completion, Design Builder shall reproduce two (2) copies of the current As-Build Drawings and Specifications maintained at the job site and provide these copies to the Owner. These documents shall be labeled "Interim Record Drawings and Specifications", and are required to assist the Owner in the operation of the facility until Final Completion is accomplished and the final As-Built Drawings and Specifications are provided to the Project Architect to prepare the final "Record Drawings" and "Record Specifications".

(OPTIONAL LANGUAGE)

25.17 LEED Certification

The Design Builder shall provide services necessary for securing LEED Certification or better under LEED-NC Version 3.0 Primary services for LEED Certification. Services shall include, but not be limited to, attending a pre-design workshop where the LEED rating system will be reviewed and LEED points targeted, reviewing a LEED Certification Plan, monitoring the LEED Certification process, attending design review meetings required to achieve LEED Certification, reviewing LEED specifications in the Contract Documents, reviewing a LEED Certification Report detailing the LEED rating the project achieved, participating in the Owner's technical review process and reviewing comments made during the reviews, working with the Architect to establish procedures and processes to maximize LEED points obtained during building construction, and coordinating project closeout services including collection and assembly of record documents and other necessary materials required for LEED Certification.

(OPTIONAL LANGUAGE FOR UT AUSTIN PROJECTS)

25.18 SECURITY CONSULTANT SERVICES. The following Exhibits are fully incorporated into this agreement by reference:

- UT Austin Security Consultant Qualifications for CIP Projects
- Security Consultant Scope of Work
- 28 00 00 Electronic Security System Design Construction and Commissioning Guide, UT Austin

The above listed Exhibits are located at the following website:

<http://www.utexas.edu/pmcs/dcstandards/Telecom.html>

The Design Builder shall employ a Security Consultant from the list of firms provided in the above referenced Exhibit entitled, "*UT Austin Security Consultant Qualifications for CIP Projects*", to provide expertise in security design, inspection and testing through the Facility Program, Schematic Design,

Design Development, Construction Document and Construction Administration Phases. The anticipated services and deliverables under the responsibility of the Design Builder are summarized in the referenced Exhibit, “*Security Consultant Scope of Work*”. In performing this work, the Design Builder shall ensure that the Security Consultant is provided a copy of the UT Austin Facility Specification Guideline, “*28 00 00, Electronic Security System Design, Construction and Commissioning Guide*”, as a guide in preparing the specifications.

(OPTIONAL LANGUAGE FOR UT AUSTIN PROJECTS)

25.19 Record Drawings and Specifications

In accordance with the requirements listed in Art. 6.2.5 of the Uniform General Conditions, provide the Owner with Record Documents using the Revit Model and submit with Final Completion.

ARTICLE 26 EXHIBITS

The following exhibits are incorporated by reference as part of this Agreement and the Contract:

Exhibit A	Uniform General Conditions for University of Texas System Building Construction Contracts
Exhibit B	OFPC Standard Front End Documents
Exhibit C	Allowable General Conditions Line Items
Exhibit D	Guaranteed Maximum Price Proposal Form
Attachment 1 to Exhibit D	Guidelines for the Preparation of the GMP
Attachment 2 to Exhibit D	Payment and Performance Bonds
Exhibit E	Security Bond
Exhibit F	D/B’s Personnel and Monthly Salary Rates
Exhibit G	Constructability Implementation Program
Exhibit H	Policy on Utilization, Historically Underutilized Businesses
Exhibit I	HUB Subcontracting Plan for Pre-Construction Phase Services
Exhibit J	Additional Services Proposal
Exhibit K	Project Architect’s Personnel, Titles and DSE Rates
Exhibit L	Hazardous Material Abatement General Scope of Work
<u>Exhibit M</u>	<u>Amendments When Using BIM Process</u>

BY SIGNING BELOW, the Parties hereto have executed and bound themselves to this Agreement as of its Effective Date.

ATTEST:
(Seal)

(Design/Build Contractor)

By: _____
(original signature)

(name and title typed)

By: _____
(original signature)

(name and title typed)

Date: _____

CONTENT APPROVED:
Office of Facilities Planning
and Construction
The University of Texas System

BOARD OF REGENTS
THE UNIVERSITY OF TEXAS SYSTEM
(Owner)

By: _____
(original signature)

Michael O' Donnell

Associate Vice Chancellor for
Facilities Planning and Construction

By: _____
(original signature)

Dr. Scott C. Kelley
Executive Vice Chancellor
for Business Affairs

Date: _____

BOARD OF REGENTS
THE UNIVERSITY OF TEXAS SYSTEM
(Owner)

By: _____
(original signature)

Name: William McRaven
Title: Chancellor

Date: _____

EXHIBIT A

**UNIFORM GENERAL CONDITIONS FOR UNIVERSITY OF TEXAS SYSTEM BUILDING
CONSTRUCTION CONTRACTS**

EXHIBIT B

OFPC STANDARD FRONT END SPECIFICATIONS

1. Special Conditions with Attachments
 - a. Attachment "A" – Prevailing Wage Rate Determination
 - b. Attachment "B" – Project Sign Layout
2. Project Insurance Section 00 73 16
3. Project Administration Requirements Section 01 31 00
4. Project Planning and Scheduling Section 01 32 00
5. Project Safety Requirements Section 01 35 23
6. Project Quality Control Section 01 45 00
7. Temporary Storm Water Pollution Controls Section 01 57 23
8. Project Closeout Procedures Section 01 77 00
9. General Commissioning Requirements Section 01 91 00
10. Cast Bronze Dedicatory Building Plaque Section 10 14 16.11

EXHIBIT C
ALLOWABLE GENERAL CONDITION LINE ITEMS

On-Site Project Management Staff

Safety Coordinator/Assistant(s)	CPM Scheduler
Project Executive	Superintendent(s)
Office Engineer(s)	Project Manager(s)
Project Expeditor(s)	Project Support Staff
Assistant Superintendent(s)	Out-of-State Project Specific Travel*

Bonds and Insurance

~~Builder's Risk Insurance~~
General Liability Insurance (unless ROCIP)
Payment and Performance Bonds (not trade contractors or subcontractor bonds)
Other Project Insurance as Required by Contract (not subcontractor default insurance program costs)

Temporary Project Utilities

Dumpsters	Project Water
Project Electricity	Temporary Toilets
Monthly Telephone / Internet Service	Temporary Fire Protection
Street Rental and Barricades	Telephone / Internet System Installation
Fencing and Covered Walkways	
Temporary Water Distribution and Meters	
Temporary Electrical Distribution and Meters	
Site Erosion Control (BMP) and Project Entrance(s)	

Field Offices & Office Supplies

Partnering Costs	First Aid Supplies
Job Photos/Videos	Reproduction Services
Project Specific Signage	Monthly Office Supplies
Postage/Special Shipping	Remote Parking Expenses
Project/As-Built Drawings	Project Reference Manuals
Project Milestone Event(s)*	Security System/Watchman
Move-In/Out and Office Setup	Safety Material and Equipment
Employee Identification System	Drinking Water and Accessories
Small Tools and Storage Trailers	Office Clean-Up/Janitorial Services
Monthly Office Trailer Rental Costs	
Mobilization and Demobilization (Equipment Only)	

* Specific justification and all estimated costs shall be submitted and approved by the Owner prior to any travel or event.

EXHIBIT D
GUARANTEED MAXIMUM PRICE PROPOSAL

The Design/Build Contractor hereby submits to The Board of Regents of The University of Texas System for the use and benefit of The University of Texas _____

[DB - Insert Component Name]

pursuant to the provisions of Article 7 of the Agreement by and between The Board of Regents of The University of Texas System for the use and benefit of The University of Texas

_____ and _____ dated

[DB - Insert Component Name]
Name]

[DB - Insert Design/Build Contractor

_____, 20____ (the Agreement”), a Guaranteed Maximum Price (GMP)

[DB - Insert Month and Day]

for the _____ Project,

[DB - Insert Project Name and St]

project number _____ - _____ (as defined in the Agreement), based on the Contract

[DB - Insert Project No.]

Documents (as defined by the Agreement) developed for the Project, as follows:

1. A not-to exceed amount for the Cost of the Work pursuant to the Agreement: \$ _____
2. A not-to exceed amount for the General Conditions pursuant to the Agreement: \$ _____
3. A not-to exceed amount for the Design/Build Contractor’s Contingency pursuant to the Agreement: \$ _____
4. A lump sum amount for the Construction Phase Fee pursuant to the Agreement: \$ _____
5. Owner’s Special Cash Allowance provided by the Owner: \$ _____
6. Owner’s Construction Contingency provided by the Owner. This is a lump sum amount from which changes are to be paid in accordance with the Uniform General Conditions for University of Texas System Building Construction Contracts. Any unused amount will be deducted from the Guaranteed Maximum Price by Change Order: \$ _____
7. TOTAL OF GMP LINE ITEMS 1 THROUGH 6: \$ _____

This figure shall be the
Guaranteed Maximum Price
(GMP), which we hereby
guarantee to the Owner.

GUARANTEED MAXIMUM PRICE PROPOSAL SIGNATURE PAGE
(Continuation of Exhibit D)

Corporations/LLC's: Attest:

Corporate Secretary

[Design/Build Contractor]

Other business forms: Witness:

By: _____

Name: _____

[Print or Type]

Title: _____

SEAL:

Date of Signature: _____

CONTENT APPROVED:

Office of Facilities Planning and
Construction

By: _____
(Original Signature)

Name: Michael O'Donnell
Title: Associate Vice Chancellor for
Facilities Planning and Construction

**GUIDELINES FOR THE PREPARATION OF THE
GUARANTEED MAXIMUM PRICE PROPOSAL**

1. CONTRACT REQUIREMENTS:

Refer to Article 7 of the Agreement. The provisions of the GMP are defined here and other related requirements are included throughout the Agreement. In the event of irreconcilable conflict between the GMP Proposal and the Agreement, the interpretation that provides for the higher quality of material and/or workmanship shall prevail.

The GMP Proposal shall adopt and incorporate all of the terms and conditions of the Agreement. Any exceptions to or modifications of such terms and conditions proposed shall not be effective unless they are expressly stated and conspicuously identified in the GMP Proposal and are specifically accepted and approved by the Owner, In general, proposed revisions or modifications to the language, terms or conditions of the Agreement will not be accepted.

2. PRE SUBMITTAL REQUIREMENTS:

- A. ~~Scope Definition: Prior to GMP submittal, the Contractor shall thoroughly review the GMP construction document package with the Owner and determine if the scope is sufficiently defined and identify those areas requiring additional scope definition. As a minimum the following should be defined: Program building size, site limits and access, utility systems (existing and new), complete building systems descriptions, materials outline by division, MEP systems descriptions including materials, MEP system options shall be defined and accepted. Refer to the section "PDRI For Buildings" which is an attachment to the Agreement for additional guidelines. The PDRI checklist must be completed at this time.~~
- B. Schedule: The anticipated Notice to Proceed and Substantial Completion dates for Construction shall be coordinated and approved by the User and OFPC.
- C. Value Engineering: Proposed value engineering items included in the GMP shall be updated from previously submitted value engineering and should reflect the "final acceptance" of VE items, which are part of the scope of work. The VE schedule shall identify current acceptance and the date of acceptance in an adjacent column. VE items must be resolved and accepted by the Owner prior to GMP submittal.
- D. Pre-submittal Conference: The Contractor shall schedule a conference with the Project Manager no later than six (6) weeks prior to submitting the initial draft of the GMP to the Owner. Issues regarding the required materials to be included in the GMP should be reviewed so that there is a clear understanding of the format and contents of each division of work to be submitted. The Contractor shall obtain a copy of the "OFPC Standard Schedule of Values Format" from the OFPC Project Manager. Additionally, a review of acceptable "General Condition" items, as defined in the Agreement, is required.

3. CONSOLIDATION OF REVIEW COMMENTS:

The Campus, the Owner's Engineers, the Project Manager, and the OFPC Controls Department shall provide review comments. The Contractor shall consolidate all responses to those groups into TAB 10 of the document. Each owner comment shall have a corresponding answer directly below the original comment. A reply to each owner comment is required even if only a clarification is required. Each reply shall state where in the GMP Proposal the corresponding information may be located.

4. GENERAL REQUIREMENTS;

The GMP Proposal shall be submitted at the phase specified by the Owner. The GMP Proposal shall be submitted in the format described below. Proposals substantially deviating from the organization's format will be returned to the Contractor for re-submittal. Proposals not in compliance with the format, which result in substantial delay, will be the responsibility of the Contractor and may not extend the construction duration or substantial completion date.

5. MULTIPLE GMP'S:

In order to expedite the project schedule, the Owner and Contractor may execute multiple GMP Proposals (stages), which shall be incorporated into the contract through a change order to the previous approved GMP Proposal(s), identified in Article 7. The requirements for this method shall be identical to the requirements for the first GMP submittal/approval process.

6. GMP PROPOSAL PACKAGE

The GMP Proposal shall be bound in 3-ring notebook or spiral notebook (**8 1/2" x 11" paper only**) and entitled "Guaranteed Maximum Price Proposal". Below it the following items shall be shown:

- Submittal number (i.e. Submittal #1)
- Date of Submittal
- OFPC Project Name
- Campus/Institution Name
- OFPC Project Number

Since several submittal revisions may be submitted, always state which submittal number is currently being submitted.

All pages within each tab shall be numbered.

The proposal shall be organized in the order described below:

TABLE OF CONTENTS

- List all the following items. Provide a brief summary of the major components within each Tab.

TAB 1 – Guaranteed Maximum Price Proposal (Exhibit D)

- Refer to the GMP Proposal document attached to this Exhibit. Type in the cost amounts and sign, attest, date and seal the form.
- In addition to the bound notebooks, provide two (2) loose original executed copies. (Do not bind into spiral notebooks.)
- Do not alter any language from the original document without prior approval from the Contract Manager.
- Do not electronically alter the document.
- Each line item cost must exactly match the corresponding cost summary shown on the TAB 6 GMP Proposal Cost Breakdown.
- Provide a Corporate Resolution or Articles of Organization, stating individual's authorization to execute contracts on behalf of the corporation, for any individual signing the GMP, who is not the President or CEO of the firm.

TAB 2 - Executive Project Summary

- State any amended services or scope changes included in the Proposal.
- Provide a brief project summary defining the scope of work associated with the construction phase of work included in this GMP Proposal.
- Include the description of building type, size, character and general materials.
- Summarize any relationship with existing structures, unusual site conditions, utility issues, or conditions effected by other governmental agencies (i.e. right-of-way issues)
- State the anticipated Notice to Proceed date and Substantial Completion date.

TAB 3 - Project Team

- **Organization chart and Listing of Team Members;** List the various teams and the team members, in graphic and written form, for including names, titles, job responsibilities/duties, and contact information. Identify the Project Safety Specialist and their duties. If Project Safety Specialist has changed from the individual approved in the RFQ, please identify the change in a statement on a separate page.
- Identify all consultants.

TAB 4 - List of Documents

- **Drawings Index** – Drawings shall be organized by listing each sheet number, sheet title and current revision date.
- **Specification Index:**
 - Provide a detailed listing of each specification section required by the Owner as identified in the Agreement (see the Exhibit for “Owner’s Specifications”)
 - Provide a detailed listing of all other spec sections describing the project.
 - Specifications shall be organized by CSI Division format listing each specification section number, title and current revision date.

TAB 5 - Qualifications and Value Engineering

- **Qualifications;** A summary of all qualifications and assumptions organized by drawing sheet number or by specification sections to match those in TAB 4.
- **Exclusions;** A summary of exclusions organized by drawing sheet number or by specification section.

- **Substitutions;** A summary of substitutions to materials or systems described by drawing sheet number or by the specifications listed in TAB 4. Organize by specification section.
- **Value Engineering Recommendations;** List all items proposed to date and for each item identify if the item is accepted by the Owner and included in the GMP. State the date of acceptance. In addition identify those VE items not currently accepted. State if the price is good for a limited time period.
- **Alternates List;** Provide a matrix and state the amount of each alternate. Provide a separate column and state if the alternate price is included in GMP cost or not. Provide a separate column and provide the last date in which the price is good in the event the alternate is not currently included in the GMP price.

TAB 6 - GMP Proposal Cost Breakdown

- **SOV Breakdown;** Provide an Estimated Construction Cost breakdown on the OFPC Standard **Schedule of Values** Format for Cost of the Work based on anticipated subcontracts organized by CSI Division format, General Conditions per exhibit, DB Contractor's Contingency, Construction Phase Fee, any Owner's Special Cash Allowance and/or Owner's Construction Contingency as identified by the Owner.

The U.T. System Schedule of Values - Contractor's Estimate Continuation Sheet (8 1/2" x 11" Sheet ONLY)														
OFFPC Project No.:							Project Address:							
OFFPC Project Name:							Application For Payment Number							
CM-RDB Name:							Application Period: From _____ To _____							
A CSI Section / Work Breakdown Structure	B Description of Work / Subcontractor Name / Specification Section	C Initial Proposed Line Item Value	D Actual Subcontract Amount at Buyout	E Contingency Allocation	F Delta (Proposed to Actual)	G Subcontract, Purchase Order or Vendor No.	H Detailed Breakdown of Contract Line Items	I Total Amount Previously Requested & Percent	J Current Application			M Total Amount Completed To Date & Percent	N Balance to Finish Including Retainage	
									K This Period Amount & Percent	L M	O O			
Column Equations		C	C'	C'	C - D + E	D'	M'	N'	M - I	K/H	I + K	M/H	H - (M x 99%)	
Preconstruction (Part I) Services														
Programming		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Schematic Design		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Design Development		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Contract Documents		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Bidding		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Owner's Special Cash Allowance		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Preconstruction (Part I) Services Subtotal		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	N/A
Construction (Part II) Services														
General Conditions (Breakdown per Exhibit I)														
Project Management		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Bonds & Insurance		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Temporary Utilities		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Field Office/Construction Supplies		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
General Conditions Subtotal		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Cost of Work														
Sitework		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Concrete		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Masonry		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Metals		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Woods & Plastics		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Thermal & Moisture Protection		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Doors & Windows		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Finishes		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Specialties		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Equipment		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Furnishings		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Special Construction		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Conveying Systems		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Mechanical		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Electrical		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Cost of Work Subtotal		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Contractor's Contingency		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Construction Phase Fee		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Owner's Special Cash Allowance		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Owner's Construction Contingency		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Construction (Part II - GMP) Services Subtotal		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Contract (Part I + Part II Services) Total		\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	0%	\$ -	0%	\$ -

(An electronic copy is available upon request)

- **General Conditions Cost Breakdown;** the Contractor shall provide, on a separate page, a detailed cost breakdown for all **Allowable General Condition** Line Items by quantity, unit cost and duration. General Condition breakdown shall include line items for each type of insurance coverage (including builders risk if provided) and auto.
- **D/B's Detailed Cost Breakdown;** this can be provided on the D/B's own format.

- **Exhibit F;** the Contractor shall include an updated Exhibit F, “D/B’s Personnel and Monthly Salary Rates” identifying any new staff or rate modifications. Exhibit F shall identify *each and every staff member shown on the general conditions* cost breakdown.
- **Builder’s Risk Insurance Coverage;** on a separate page state whether the builder’s risk insurance is provided by the Owner.
- **Owner’s ROCIP program;** on a separate page state whether this GMP includes provisions to incorporate the Owner’s ROCIP program. (this affects your provided insurance coverages).
- **D/B’s Contingency;** state the basis in which the D/B’s Contingency was established or show a breakdown of major items anticipated to be funded by the contingency.
- **Owner’s Special Cash Allowance;** Provide a breakdown of the Owner’s Special Cash Allowance showing the major items anticipated to be included in this cost. The OFPC Project Manager should help provide this detail.

TAB 7 - Master Project Schedule (Summary Level)

- The Summary Level schedule shall be submitted electronically on a 3.5” diskette or CD and as a Gantt Chart Report within the GMP Proposal showing the Activity ID, Activity Description, Original Duration, Early Start, Early Finish, Total Float, Late Start and Late Finish column titles.
- Summary Schedule Requirements
 - The schedule shall comply with the requirements of Owner’s Specification Section 01150 and shall form the basis for the “Detail” schedule, which shall be submitted within twenty-one (21) days following Notice to Proceed for Construction Services.
 - The schedule shall be a computer generated CPM schedule developed in Primavera P6 software.
 - The schedule shall be presented in “bar chart” form and contain detailed activities for all events and milestones included in Pre-construction Services
 - The schedule shall include detailed, logic driven activities for all Construction Service activities scheduled to commence during the first ninety (90) days following the Notice to Proceed for Construction. The remaining construction activities (those commencing after the first 90 days) may be summarized by trades and may have longer durations than the “detailed” activities mentioned above.
- Total Float
 - The total float indicated on the Master Project Schedule shall be no less than 10% of the total Construction Phase duration (NTP to Substantial Completion). i.e. - All paths in the schedule must lead to a milestone activity for Substantial Completion, which shall be logic driven and indicate completion within approximately 90% of the time allowed by contract for the Owner established Substantial Completion Date.

TAB 8 - Bid/Proposal Package Strategy

- The Contractor shall provide a written Bid/Proposal Package Strategy for procuring subcontracts including self-performance work (other than General Conditions) as described in Owner’s Specification Section 01210.

TAB 9 - Historically Underutilized Business Plan

- Complete the attachments required by exhibit of the Agreement.

- For all first and second tier subcontractors currently under contract or anticipated to be contracted with, provide completed Attachments C, D, and E.
- A completed HUB Subcontracting Plan shall be delivered to Owner at the time of final subcontracting buyout.

TAB 10 - Responses to Review Comments

- For resubmitted GMP Proposals, include all review comments provided by the Owner regarding the GMP or GMP re-submittal.
- For each submittal the Contractor shall provide a written response below each original comment, stating the appropriate response to the issue and include that documentation in this section. **A re-submittal may not be forwarded to Owner without responses to the previous review comments and included under this TAB 10.**
- **Any proposed deviations from the provisions or processes described in the Agreement, contained in this Proposal, shall be approved in writing by the Associate Director of Project Management and included herein.**

ATTACHMENT 2 TO EXHIBIT D
PAYMENT AND PERFORMANCE BONDS

EXHIBIT E

SECURITY BOND

Surety Bond No. _____

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____ §

That we, _____, as Principal, and _____, as Surety, are hereby held and firmly bound unto The Board of Regents of The University of Texas System as Oblige in the penal sum of Five Percent (5%) of _____ (\$ _____), the Guaranteed Maximum Price (GMP) for the Project defined hereinbelow, for payment whereof the said Principal and Surety bind themselves, their heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

Whereas the Principal has executed a contract, with Oblige for the use and benefit of _____, dated _____, _____ (the "Contract"), for _____ Project No. _____, (the "Project").

NOW THEREFORE, the condition of this obligation is such that, if the aforesaid Principal shall execute a Guaranteed Maximum Price Proposal acceptable to all parties, the said Principal will, within the time required by the Contract, give Performance and Payment Bonds, as required by the Contract, to secure the performance of the terms and conditions of the Contract, then this obligation to be void; otherwise the Principal and surety will pay unto the Oblige the difference in money between the amount of the Guaranteed Maximum Price Proposal of the said Principal and the amount for which the Oblige legally contracts with another party to perform the work if the latter amount be in excess of the former, but in no event shall liability hereunder exceed the penal sum hereof.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument under their several seals this _____ day of _____ in the year _____, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

(SEAL)

Principal

ATTEST:

By: _____

By: _____

(Typed Name and Title)

(Typed Name and Title)

(SEAL)

Surety

ATTEST:

By: _____

By: _____

(Typed Name and Title)

(Typed Name and Title)

EXHIBIT F
DB'S PERSONNEL AND MONTHLY SALARY RATES

OFPC Project No. & Name: _____ - _____
[DB - Insert Project No.] [DB - Insert Project Name]

The following Monthly Salary Rate (MSR) shall identify the estimated billable rate prior to execution of the Agreement, and shall be confirmed during the Guaranteed Maximum Price Proposal phase for use throughout Construction Phase Services on the OFPC Standard Schedule of Values Format for all salaried General Conditions type personnel pursuant to the Agreement. The MSR shall include the employee's estimated monthly direct salary expense (including possible future salary increases), plus any employer payroll taxes and/or fringe benefit contributions as identified below. Any additional employer contributions not identified below shall be included in the Construction Phase Fee pursuant to Article 15 of the Agreement.

Employee		Estimated Employer's Monthly Contributions						Monthly Salary Rate
Name and Title	Estimated Monthly Direct Salary Expense	Federal & State Unemployment (Less Than 1%)	Social Security & Medicare (Less Than 7.65%)	Worker's Compensation (\$0 for ROCIP)	Health & Insurance	Pension / 401(k)	Vacation / Holiday	
1.	\$	\$	\$	\$	\$	\$	\$	\$
2.	\$	\$	\$	\$	\$	\$	\$	\$
3.	\$	\$	\$	\$	\$	\$	\$	\$
4.	\$	\$	\$	\$	\$	\$	\$	\$
5.	\$	\$	\$	\$	\$	\$	\$	\$
6.	\$	\$	\$	\$	\$	\$	\$	\$
7.	\$	\$	\$	\$	\$	\$	\$	\$
8.	\$	\$	\$	\$	\$	\$	\$	\$
9.	\$	\$	\$	\$	\$	\$	\$	\$
10.	\$	\$	\$	\$	\$	\$	\$	\$
11.	\$	\$	\$	\$	\$	\$	\$	\$
12.	\$	\$	\$	\$	\$	\$	\$	\$

Design Build Contractor shall certify, to the best of his knowledge, that the above referenced salary information is accurate.

DB signature: _____ (same individual who signs agreement)

EXHIBIT G

CONSTRUCTABILITY IMPLEMENTATION PROGRAM

Program Objectives:

- Implement a rigorous constructability program following The University of Texas System, Office of Facilities Planning and Construction Constructability Manual.
- Identify and document project cost and schedule savings (targeted cost savings: 5% of construction costs)

Proposed Steps:

- **Constructability Implementation Meeting**
 - identification of all project team personnel and all project stakeholders
 - clarification of project goals, objectives, and progress to date
 - team briefing on objectives, methods, and concepts of constructability
 - familiarization with implementation program
 - preliminary identification of constructability priorities and special challenges or concerns
- **Constructability Review of Schematic Design (SD) Documents; Comments Submitted to CM Team**
 - establishment of project constructability procedures, including procedures for documenting savings
- **Meeting to Review Schematic Design Constructability Comments**
 - assessment of applicability of 17 CII constructability concepts
 - prioritization and time-phasing of constructability concepts
 - detailed discussions of front-end, high-priority concepts (identify concerns, identify information needs, start to brainstorm alternative approaches, conduct preliminary evaluation of approaches, identify needs for further analysis, chart path forward, documentation of savings)
- **Design Development Constructability Review Comments to CM Team**
 - follow-up discussions on front-end, high-priority concepts
 - detailed discussions of front-end, high-priority concepts (identify concerns, identify information needs, start to brainstorm alternative approaches, conduct preliminary evaluation of approaches, identify needs for further analysis, chart path forward, documentation of savings)
- **Constructability Review Meeting**
 - review plans & specifications developed to date, identifying sub-optimal or potentially problematic design elements
 - recommend alternative design suggestions for consideration and document potential savings
 - conduct Value Engineering investigations into selected high-cost design elements; consider life-cycle cost effects

- **30% CD Constructability Review Comments to CM Team**
 - review plans & specifications developed to date, identifying sub-optimal or potentially problematic design elements
 - recommend alternative design suggestions for consideration and document potential savings
 - conduct Value Engineering investigations into selected high-cost design elements
- **50% CD Constructability Review Comments to CM Team**
 - review plans & specifications developed to date, identifying sub-optimal or potentially problematic design elements
 - recommend alternative design suggestions for consideration and document potential savings
 - conduct Value Engineering investigations into selected high-cost design elements
- **95% CD Constructability Review Comments to CM Team**
- **Constructability Discussions with CM Team**
- **Document On-site Constructability Lessons Learned**
- **Close-out Project Constructability Documentation**

EXHIBIT H

**POLICY ON UTILIZATION
HISTORICALLY UNDERUTILIZED BUSINESSES**

Included by reference.

EXHIBIT I

HUB SUBCONTRACTING PLAN FOR PRE-CONSTRUCTION SERVICES

(Submit the HUB Plan, Good Faith Effort and HUB Business Letter of Intent with the executed Agreement, for the A/E consultants.

Submit the HUB Plan, Good Faith Effort and HUB Business Letter of Intent within 30 days, after GMP acceptance by Owner, for all remaining consultants and subcontractors.)

EXHIBIT J

**ADDITIONAL SERVICES PROPOSAL and
OTHER COMPENSATION CHANGES TO THE PRE-CONSTRUCTION PHASE SERVICES**

Requisition Number _____

Project Number: _____

Project Name: _____

Campus: _____

Date: _____

To: PM _____

RCM _____

Mike Murphy

Accounting

Central File (original)

(Contractor)

Gentlemen:

Refer to the Agreement dated _____, 20 between _____ (“Owner”) and the undersigned (“Design/Build Contractor”) as amended to the date hereof (such agreement as so modified and amended being hereafter called the “Agreement”) pursuant to which Design/Build Contractor is to perform certain services. The terms which are defined in the Agreement shall have the same meanings when used in this letter.

Owner has requested the performance of the services described below which Design/Build Contractor deems to be Additional Services.

(Description of Services.)

Design/Build Contractor agrees to perform the Additional Services described above subject to and in accordance with the terms and provisions of the Agreement for a fee which will be determined in accordance with the Agreement but which will not exceed _____ Dollars (\$ _____) and for reimbursement of expenses in accordance with the Agreement incurred solely in connection with the performance of such Additional Services, but which reimbursement for expenses will not exceed _____ Dollars (\$ _____).

Design/Build Contractor will perform the services in accordance with any schedule attached hereto (attach schedule if applicable), but in any event not later than _____ (_____) days after Design/Build Contractor is authorized to proceed.

If the foregoing is acceptable to you, please so execute by signing the enclosed copy of this letter at the space provided for this purpose and by inserting the date upon which Design/Build Contractor is authorized to commence performance of the Additional Services described in Paragraph 1 above.

Sincerely yours,

DESIGN/BUILD CONTRACTOR

By: _____

Name: _____

Title: _____

Accepted this _____ day of _____, 20_. Design/Build Contractor is authorized to commence performance of the Additional Services on _____, 20_

Office of Facilities Planning and Construction
The University of Texas System

By: _____

Name: _____

Title: _____

PRE-CONSTRUCTION PHASE SERVICES FEE

ORIGINAL CONTRACT FEE AMOUNT \$ _____

PREVIOUS ADDITIONS \$ _____

PREVIOUS DEDUCTIONS \$ _____

NET BALANCE CONTRACT FEE AMOUNT \$ _____

THIS (Addition) (Deduction): \$ _____

ADJUSTED CONTRACT AMOUNT \$ _____

xc: Contractor
Project Manager
Resident Design/Build Contractor
Contract Manager

Design/Build Contractor Accounting
central file

EXHIBIT K

PROJECT ARCHITECT'S PERSONNEL, TITLE AND DSE RATES

EXHIBIT L

HAZARDOUS MATERIAL ABATEMENT GENERAL SCOPE OF WORK

Review and Assessment

Review previous survey results and conduct an inspection of the facilities in order to collect the required amount of samples of suspect material. Determine the extent, condition, and approximate quantities of lead and asbestos containing materials.

Technical Specifications

Develop the technical plans and specifications for the abatement phases of the project for Owner's review and approval. Meet with appropriate personnel to discuss the plans and specifications along with the abatement process.

Provide a final copy of approved technical plans and specifications.

Abatement Monitoring

Collect and analyze background air, dust and soil samples prior to the commencement of abatement work.

For abatement work which requires the use of enclosures:

Pre-abatement inspection to approve enclosure and authorize abatement to begin.

Conduct a full time or periodic inspection as directed by Certified Industrial Hygienist (CIH).

Collect and analyze area samples (inside and outside) enclosure as directed by CIH.

Conduct a clearance inspection and collect and analyze air, dust and soil samples at conclusion of abatement work to "release" contractor from that area.

Hazardous Material Abatement

The Design/Build Contractor shall, as additional services, provide Hazardous Material Abatement, including all related services.

HAZARDOUS MATERIAL ABATEMENT CONSULTANTS

The following Hazardous Material Abatement Consultants are acceptable to U. T. System:

ATEC Environmental Consultants
140 Helmer Road, Suite 675
San Antonio, Texas 78216
Phone (210) 496-3434
Contact Person: Earl McIntoch, Jr.

Clean Environments, Inc.
1106 Clayton Lane, Suite 523W
Austin Texas 78723
Phone (512) 323-5700
Contact Person: Mark Pace

Maxim Technologies
4150 B Friedrich Lane
Austin, Texas 78760
Phone (512) 447-9081
Contact Person: Rick Orr

Natural & Applied Sciences
9171 Capital of Texas Hwy. N., Suite H-210
Austin, Texas 78759
Phone (512) 338-5300
Contact Person: Leonard Gilbert

Raba-Kistner Consultants, Inc.
12821 W. Golden Lane
San Antonio, Texas 78269-0287
Phone (210) 699-9090
Contact Person: Daryl Markland

RW Environmental Services, Inc.
P.O. Box 701144
San Antonio, Texas 78220-1144
Phone (210) 494-7445
Contact Person: Robert Whiting

EXHIBIT M

AMENDMENTS TO THE AGREEMENT BETWEEN OWNER AND DESIGN/BUILD CONTRACTOR WHEN USING THE BUILDING INFORMATION MODELING (BIM) PROCESS

The Building Information Modeling process is a fundamental part of the Agreement; the Design/Build Contractor acknowledges and accepts that the Owner intends to construct the Project using the BIM process and its associated requirements defined herein. Therefore, the Owner and the D/B Contractor hereby agree that the terms of the preceding Agreement are supplemented and/or modified as indicated below.

The following terms of the preceding Agreements are amended by incorporating the new paragraphs for their counterparts in their entirety. For clarity purposes only, all new contract language is indicated by underlining and some articles are renumbered. Existing contract language that is unchanged by the amendment is shown in standard type face.

- 2.13. The BIM Model, Drawings, Specifications, details and other documents developed by Design/Build Contractor and accepted by Owner;
- 2.14. The BIM Model, Drawings and Specifications developed or prepared by Owner's independent consultants, if any, that are included in the Guaranteed Maximum Price Proposal; and
- 3.0 **Building Information Modeling**" (BIM) means the process of generating and managing building data using 3D, real-time, dynamic building modeling software resulting in a BIM Model which is a digital representation of physical and functional characteristics of a facility encompassing building geometry, spatial relationships and quantities and properties of building components and systems.
- 3.01 **"Construction Documents"** means, collectively, the UGCs, Owner's Special Conditions and Specifications, the Drawings, Specifications, details, Change Orders and other documents prepared by the Project Architect, its consultants and by the Owner's other consultants that describe the scope and quality of the Project and the materials, supplies, equipment, systems and other elements that are required for construction of the Project that are accepted by the Owner.
- 3.18 **"Work"** means the provision of all services, labor, materials, supplies, and equipment that are required of the Design/Build Contractor to complete the Project in strict accordance with the requirements of the Contract and the Construction Documents. Work includes, but is not limited to, the Pre-Construction Phase Services, Design Services, the GMP Proposal, Construction Phase Services, additional work required by Change Orders, and any other work reasonably inferable from the Construction Documents. The term "reasonably inferable" takes into consideration the understanding of the parties that some details necessary for completion of the Work may not be shown on the BIM Model, the Drawings or included in the Specifications, but they are a requirement of the Work if they are a usual and customary component of the Work or otherwise necessary for complete installation and operation of the Work.
- 3.19 **"Value Engineering"** (VE) means a discipline of engineering that studies the relative monetary values of various materials and construction techniques, including the initial cost, maintenance cost, energy usage, replacement cost, and life expectancy of the materials, equipment or systems under consideration.
- 3.20 **"Value Engineering Plus"** (VE Plus) means a proprietary software program and the process used by the Architect on this project to track, tally and report the baseline facility and related systems as compared to all other major alternative components and systems considered during design for

possible inclusion in this project indicating potential for savings in initial cost, total cost of ownership or reduced schedule impacts.

- 4.13 Design/Build Contractor shall engage its full resources to focus on encouraging creative design concepts, construction technologies and operational/maintenance philosophies which will drive lower costs, both in terms of first cost and especially in terms of Total Cost of Ownership.
- 4.14 This project is using BIM authoring software, specifically Autodesk Revit, and all phases of design and construction will be using Revit compatible model files and clash detection sessions will be done using latest version of Autodesk Navisworks Manager.
- 4.15 Within 30 days of award, and after reviewing the Architect's BIM execution plan, the Design/Build Contractor shall submit a preliminary draft of the proposed BIM Coordination Protocol document for review and approval by the Owner. The BIM Coordination Protocol should demonstrate how subcontractors will be given direction regarding BIM Base Model, Coordination and Master Models, the extent of participation by each trade, platform standards and protocols, the level of detail expected, model element scope by trade, coordination requirements, BIM shop drawings, clash detection meetings, conflict correction responsibilities, model management and distribution, etc.
- 4.16 Design/Build Contractor shall provide a BIM coordinator and each major subcontractor shall participate in weekly clash detection sessions led by BIM coordinator. Each trade shall coordinate and resolve all such conflicts and clashes outside the weekly clash detection sessions before the next meeting.
- 4.17 Design/Build Contractor shall require each trade/subcontractor to use BIM coordination process to eliminate potential conflicts, and bear the cost to relocate if failure to coordinate and results in unresolved field conflicts during installation.
- 4.18 Design/Build Contractor shall require each trade/subcontractor to develop shop drawings in a format compatible with Revit, and readable by NavisWorks Manager.
- 4.19 As part of deliverables due at substantial completion, Design/Build Contractor shall provide to Owner all coordinated updated models, including as-built model shop drawings, and a record model reflecting as-built conditions for each trade.
- 5.1.1.6 Provide recommendations and information to the Project Team on: site usage and site improvements; building systems, equipment and construction feasibility; selection and availability of materials and labor; time requirements for installation and construction; assignment of responsibilities for safety precautions and programs; temporary Project facilities; equipment, materials and services for common use of the Design/Build Contractor and Owner's separate contractors, if any; cost factors, including costs of alternative materials or designs, preliminary budgets, and possible cost savings; recognizing and tracking the resolution of conflicts in the proposed BIM Model or the Drawings and Specifications; methods of delivery of materials, systems, and equipment; and any other matters necessary to accomplish the Project in accordance with the Project Schedule (as defined below) and the CCL.
- 5.1.1.9 Actively participate and assist as required in performing up to fifteen (15) formal Life Cycle Cost Analysis (LCCA) comparative analyses from several building system categories to be led by the Architect. The intent of Design/Build Contractor's involvement is to add constructability expertise, current first cost and life cycle cost sensitivity and operational realism to the equation.
- 5.1.1.10 Actively participate and assist Architect as required in developing a robust and accurate VE Plus database reflecting the baseline facility and related systems as compared to all other major alternative components and systems considered during design for possible inclusion in this project indicating potential for savings in initial cost, total cost of ownership and schedule impact. The intent of Design/Build Contractor's involvement is to add constructability expertise, current

first cost and life cycle cost sensitivity and operational realism to the database and subsequent analysis and design decisions.

5.1.2.0 Initiate creative alternative solutions and propose cost effective options which meet or exceed the performance requirements and intent established by OFPC and campus standards and specifications for construction, yet will reduce the total cost of ownership without sacrificing essential functionality.

5.1.2.1 Implement and conduct a constructability program to identify and document Project cost and schedule savings opportunities. The constructability program shall follow accepted industry practices and be in accordance with the requirements of the attached exhibit. Whenever the term “value engineering” is used in conjunction with this Agreement or the Project, it has the meaning defined herein and does not imply the practice of professional engineering without a license. If any value engineering activities constitute the professional practice of engineering, then such activities shall be performed by an engineer licensed in Texas.

5.1.2.2 Prepare a “Constructability Report” that identifies items that, in the Design/Build Contractor’s opinion, may negatively impact construction of the Project. The Constructability Report shall address the overall coordination of the BIM Model, Project Drawings, Specifications, and details and identify discrepancies that may generate Change Orders or claims once Project construction commences. The Constructability Report shall be updated at least monthly during the Pre-Construction Phase.

5.1.2.3 Provide and implement a system for tracking questions, resolutions, decisions, directions and other information matters that arise during the development of the BIM Model, the Drawings and Specifications for the Project. The decision tracking system shall be in a format approved by the Owner and updated at least monthly during the Pre-Construction Phase.

5.1.3.1 The Design/Build Contractor will provide continuous cost estimating throughout the project, with the ability to provide the Owner the current anticipated project cost at any point during the design phases of the project, not just at the end of each phase. The Design/Build Contractor is responsible for preparing and updating all procurement and construction cost estimates and distributing them to the Project Team throughout the duration of the Project.

5.1.4.1 Review all BIM Models, Drawings, Specifications, and other Construction Documents as they are developed by the Project Architect during the schematic design, design development, and construction documents design phases of the Project.

7.4 The Guaranteed Maximum Price Proposal shall allow for reasonably expected changes and refinements in the BIM Model, Drawings and Specifications through completion of the Construction Documents, except for material changes in scope.

7.6 Included with its GMP Proposal, Design/Build Contractor shall provide the BIM Model plus two complete, bound sets of the drawings, specifications, plans, sketches, instructions, requirements, materials, equipment specifications and other information or documents that fully describe the Project as developed at the time of the GMP Proposal and that are relevant to the establishment of the GMP. The bound supporting documents shall be referenced in and incorporated into the GMP Proposal.

10.1 The BIM Model, design drawings, specifications and other documents furnished by the Design/Build Contractor or Project Architect, are instruments of service and shall remain their property whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproducible copies and CADD copies, of the drawings, specifications and other documents for information and reference in connection with the Owner’s use and occupancy of the Project. Design/ Build Contractor and Project Architect hereby grant

Owner an irrevocable fully paid-up, perpetual license and right to use the drawings, specifications and other documents furnished, including the originals thereof, and the ideas and designs contained therein, for any purpose regardless of whether their services for the Project are completed, modified or terminated. This license shall survive the termination of this Agreement. If this Agreement is terminated, Design/Build Contractor and Project Architect hereby expressly consent to the employment by Owner of a substitute architect to complete the Design Services under this Agreement, with the substitute architect having all of the rights and privileges of the original Project Architect.

- 16.2 Before proceeding with the Work, the Design/Build Contractor shall review the drawings, specifications, the BIM Model, and other Construction Documents and notify the Owner of any errors, omissions or discrepancies in the documents of which it is aware. Design/Build Contractor is responsible for discovering and correcting any error, omission, conflict, inconsistency or lack of clarity, in the Construction Documents prepared by Design/Build Contractor or its Project Architect. Design/Build Contractor shall be responsible for all costs, including the cost of redoing or remedying the Work and time delays, resulting from any error or omission in the Contract Documents.

25.16 **Interim Record BIM Model, Drawings and Specifications**

As a requirement for acceptance of Substantial Completion, Design/ Build Contractor shall provide a coordinated updated As-Built BIM Model and reproduce two (2) copies of the current As-Built Drawings and Specifications maintained at the job site and provide these copies to the Owner. These documents shall be labeled “Interim Record BIM Model, Drawings and Specifications”, and are required to assist the Owner in the operation of the facility until Final Completion is accomplished and the final As-Built Drawings and Specifications are provided to the Project Architect to prepare the final “Record Drawings” and “Record Specifications”.

25.20 Services Required for BIM Coordination Protocol

The BIM Coordination Protocol, which may be submitted by the Design/Build Contractor in response to the RFP for this project, or developed during the schematic design phase in conjunction with the Owner and the AE, is hereby incorporated into the contract by reference as the basis for execution of the contractor’s BIM related responsibilities under this agreement. In order to facilitate contractor’s coordination with AE’s BIM processes, contractor shall review the AE’s proposed BIM execution plan and collaborate with AE to ensure that the processes and procedures of all parties are well aligned and coordinated. The contractor shall then submit the revised BIM Coordination Protocol to OFPC for review and approval. The final Owner approved version of the BIM Coordination Protocol shall be used as the basis for guiding the contractor’s BIM coordination process for this project.

The final BIM Coordination Protocol shall be well organized, with Table of Contents, Definition of Key Terms, and shall be coordinated with the Owner and project requirements. It must demonstrate how subcontractors will be given direction regarding their requirements. It will clearly and concisely define the process involved, the extent of participation by each trade, platform standards and protocols, the level of detail expected, model element scope by trade, coordination requirements, BIM shop drawings, clash detection meetings, conflict correction responsibilities, model management and distribution. This document shall be no more than 25 separately bound 8 ½ x 11” pages. Updated BIM Coordination Protocol shall be submitted no later than 30 days after execution of the Design/Build agreement.

The Design/Build Contractor shall develop a matrix showing which party is responsible for performing which BIM functions, as previously coordinated between Contractor and AE in the AE’s BIM Execution Plan.

