

CITY OF HOLLYWOOD, FLORIDA
CONSTRUCTION MANAGEMENT AT RISK SERVICES
CONTRACT



PHASE II
CONSTRUCTION SERVICES
<INSERT PROJECT NAME>
<INSERT PROJECT NUMBER>

DEPARTMENT OF DESIGN & CONSTRUCTION
MANAGEMENT
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33022



CONSTRUCTION MANAGEMENT AT RISK
SERVICES CONTRACT

PHASE II

CONSTRUCTION SERVICES

This Contract made this _____ day of _____ in the year _____, by and between the City of Hollywood, a municipal corporation of the State of Florida ("OWNER") and _____, a _____ corporation authorized to do business in the State of Florida ("CMAR").

RECITALS:

Whereas, OWNER desires to construct **<brief description of project>** at **<location of project>**; and

Whereas, it is in the best interests of OWNER to obtain professional construction management services in order to insure quality, timely and valued construction from a pre-approved professional construction manager at risk; and

Whereas, OWNER, through a Request for Qualifications (RFQ), has competitively selected CMAR; and

Whereas, CMAR will provide professional construction management services for the **<Project Name>** project as directed by the DIRECTOR.

NOW, THEREFORE, OWNER and CMAR, for considerations herein set forth, agree as follows:

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ARTICLE 1
SCOPE OF WORK/SERVICES

1.0 It is the intent of CITY to describe in the CONTRACT DOCUMENTS a functionally complete PROJECT (or part thereof as applicable) to be constructed in accordance with the CONTRACT DOCUMENTS. Any WORK, materials or equipment that may reasonably be inferred from the CONTRACT DOCUMENTS as being required to produce the intended result shall be supplied by CMAR, whether or not specifically called for by the CONTRACT DOCUMENTS. When words that have a well-known technical or trade meaning are used to describe WORK, materials or equipment, such words shall be interpreted in accordance with that meaning. Reference to standard specifications, manuals, or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code or laws or regulations in effect at the time of permit issuance. CITY shall have no duties other than those duties and obligations expressly set forth within the CONTRACT DOCUMENTS.

1.1 Upon the issuance of a NOTICE TO PROCEED in accordance with Article 3 by the DIRECTOR or designee, CMAR shall furnish professional construction management at risk services for the construction phase of the PROJECT described in the attached Exhibits "A" through "G" and in accordance with the CONTRACT DOCUMENTS, including the Drawings, Specifications and Addenda prepared by the CONSULTANT for the PROJECT, as well as the construction service responsibilities set forth in Article 3 of this CONTRACT. Further, CMAR shall furnish any and all required materials, labor and equipment, and incidentals and enter into and cause to be performed all TRADE CONTRACTS necessary to achieve correct and timely completion of the construction of the entire PROJECT in accordance with the CONTRACT DOCUMENTS and warrant all work and services as provided in the CONTRACT DOCUMENTS.

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1.2 By executing the CONTRACT DOCUMENTS, the CMAR makes the following express representations and warranties to the OWNER:

- a. The CMAR is professionally qualified to act as a construction manager for the PROJECT and has, and shall maintain, any and all licenses, permits and other authorizations necessary to act as a construction manager for the PROJECT;
- b. The CMAR is financially solvent and has sufficient working capital to perform its obligations under the CONTRACT DOCUMENTS;
- c. The CMAR has become familiar with the PROJECT site and the local conditions under which the PROJECT is to be designed, constructed and operated, and it will review the Consultant's Design and Construction documents and provide comments in accordance with the CONTRACT DOCUMENT requirements. If the PROJECT involves modifications to any existing structure(s) or other man-made feature(s) on the PROJECT site, the

CMAR has reviewed all as-built and record drawings, plans and specifications of which CMAR has been informed by OWNER and thoroughly inspected the existing structure(s) and man-made feature(s) to identify existing deficiencies and ascertain the specific locations of pertinent structural components. Claims by CMAR resulting from CMAR's failure to familiarize itself with the site or pertinent documents shall be deemed waived;

- d. The CMAR assumes full responsibility to the OWNER for the improper acts and omissions of its consultants, trade contractors, and others employed or retained by it in connection with the PROJECT; and
- e. The CMAR has performed all services outlined in the Phase I-Preconstruction Services Contract attached as Exhibit "G".

NOTHING CONTAINED HEREIN SHALL LIMIT OR RESTRICT ANY OTHER REPRESENTATION OR WARRANTY SET FORTH ELSEWHERE IN THE CONTRACT DOCUMENTS.

1.3 PRICE GUARANTEES.

- a. Upon execution of Exhibit "D", the CMAR guarantees that the sum of the actual cost of the WORK, the CMAR's CONSTRUCTION CONTINGENCY and the GENERAL CONDITIONS COSTS shall not exceed the amount set forth in the agreed upon GMP. All costs and expenses that would cause this sum to exceed the GMP shall be borne by the CMAR unless adjusted by the OWNER/PROJECT MANAGER through a CHANGE ORDER.
- b. Upon execution of Exhibit "D", the CMAR guarantees that the actual cost of the WORK/services, and the GENERAL CONDITIONS COSTS shall not exceed the GMP for each such category and that all costs and expenses that would cause any of these individual categories to exceed the GMP for each such category in the agreed upon GMP shall be borne by the CMAR unless adjusted by the OWNER/PROJECT MANAGER through a CHANGE ORDER.
- c. Upon execution of Exhibit "D", the CMAR certifies that all factual unit costs supporting the GMP proposal are accurate, complete and current at the time of negotiations, and that any other factual unit costs that may be furnished to the OWNER in the future to support any additional amounts that may be authorized will also be accurate and complete. Payments to the CMAR shall be reduced if the OWNER determines such amounts were originally included due to the materially inaccurate, incomplete, or non-current factual unit costs.

ARTICLE 2 **DEFINITIONS**

- 2.1 **CHANGE ORDER**: A written document that complies with Section 38.48 of the City's Procurement Code.
- 2.2 **CITY COMMISSION**: The CITY Commission of the CITY of Hollywood, its successors and assigns.
- 2.3 **CITY OR OWNER**: The CITY of Hollywood, Florida, a Florida Municipal Corporation. In all respects, CITY'S performance is pursuant to the CITY'S position as the owner of a construction project. In the event the CITY exercises its regulatory authority as a governmental body, the exercise of such authority and the enforcement of any rules, regulations, laws and ordinances shall be deemed to have occurred pursuant to CITY's authority as a governmental body, and shall not be attributable in any manner to the CITY as a party to this CONTRACT.
- 2.4 **CONSTRUCTION MANAGER AT RISK ("CMAR")**: The prime contractor that provides construction management at risk services under this CONTRACT, including but not limited to preparation of cost estimates, constructability reviews, value engineering and assistance in systems life cost cycle analysis, scheduling, bidding and submission of a GMP, as defined below, for construction and construction management. Upon execution of this CONTRACT, the CMAR shall serve, from that point forward, as the General Contractor.
- 2.5 **CONSULTANT**: The individual, partnership, corporation, association, joint venture, or any combination thereof, consisting of properly registered professional architects and/or engineers, that has entered into an agreement to provide professional services to the OWNER for the PROJECT.
- 2.6 **CONSTRUCTION CONTINGENCY**: An established sum included in the GMP , which shall be in amount that the parties believe, in their best judgment, is reasonable to cover construction related costs that were not specifically foreseeable or quantifiable as of the date the GMP was established, including but not limited to: correction of minor defects or omissions in the WORK not caused by the CMAR's negligence; cost overruns due to the default of any SUBCONTRACTOR or Supplier; minor changes caused by unforeseen or concealed site conditions; minor changes in the WORK not involving adjustment in the GMP or extension of the completion date and not inconsistent with the approved final CONTRACT DOCUMENTS, including Plans and Specifications; and written FIELD ORDERS_ agreed upon by the CITY for requested changes to the WORK . The use of the CONSTRUCTION CONTINGENCY by CMAR requires prior written approval of the PROJECT MANAGER.
- 2.7 **CONSTRUCTION FEE**: The fee negotiated by CITY and CMAR that includes profit and off-site general and administrative costs (overhead).

- 2.8 **CONTRACT:** The part or section of the CONTRACT DOCUMENTS addressing the rights and duties of the parties, including but not limited to CONTRACT TIME and liquidated damages. This document is the CONTRACT.
- 2.9 **CONTRACT DOCUMENTS:** The PROJECT MANUAL (including this CONTRACT and its Exhibits, Attachments and Forms), drawings and specifications, the Request For Qualifications and/or Proposals, as applicable, and CMAR's response as negotiated and accepted by the CITY, any Addenda to the PROJECT MANUAL, the record of the contract award by the CITY, the Performance Bond and Payment Bond, the Notice of Award, the Notice(s) to Proceed, the Purchase Order and all agreed upon modifications issued after execution of the CONTRACT are the documents that are collectively referred to as the CONTRACT DOCUMENTS as referenced in the attached Exhibit "D".
- 2.10 **CONTRACT PRICE:** CONTRACT PRICE is the total of the following: (i) CMAR's direct construction costs; (ii) so much of the CMAR's GENERAL CONDITIONS COSTS as may have been expended; (iii) so much of the approved amount of the CONSTRUCTION CONTINGENCY as may have been expended with the concurrence of the CITY; and (iv) CMAR'S CONSTRUCTION FEE.
- 2.11 **CONTRACT TIME:** The time between the PROJECT initiation date specified in the Notice to Proceed and final completion, including any milestone dates thereof established in the CONTRACT DOCUMENTS, as may be amended by any CHANGE ORDER.
- 2.12 **CRITICAL PATH METHOD SCHEDULE ("CPM"):** The CMAR prepared schedule setting forth the plan and control of the PROJECT, which includes but is not limited to detailing the sequence and duration of operations and construction services to be provided depicting the interrelationship of the WORK elements required to complete the PROJECT. The critical path should include the longest sequence of activities/items for the PROJECT, and the schedule shall establish the minimum length of time for accomplishment of the end event of the PROJECT (the "Progress Schedule").
- 2.13 **DIRECTOR:** The Director of the Department of Design and Construction Management of the CITY having the authority and responsibility for management of the PROJECT authorized under the CONTRACT DOCUMENTS.
- 2.14 **FIELD ORDER:** A written order consistent with the City's Procurement Code.
- 2.15 **FINAL COMPLETION:** The date certified by the CONSULTANT and PROJECT MANAGER in the Final Certificate of Payment on which all conditions and requirements of any permits and regulatory agencies have been satisfied, the documents (if any) required to be provided by CMAR have been received by the PROJECT MANAGER, and to the best of CONSULTANT'S and PROJECT MANAGER's information and belief, has been fully completed in accordance with the terms and conditions of the CONTRACT DOCUMENTS.

- 2.16 GENERAL CONDITIONS COSTS: The job site overhead and indirect PROJECT costs that are not attributable to specific WORK activities but occur during completion of the PROJECT.
- 2.17 GUARANTEED MAXIMUM PRICE: The term "Guaranteed Maximum Price" or "GMP" shall mean the sum certain agreed to between the CITY and the CMAR and set forth in the Phase II Construction Services Contract as the maximum total PROJECT price that the CMAR guarantees not to exceed for the construction of the PROJECT for all services within the Pre-Construction and Construction Services Agreements.
- 2.18 INSPECTOR: An employee of the CITY assigned by the DIRECTOR to make observations of WORK performed by CMAR.
- 2.19 MATERIALS: Materials incorporated in the PROJECT, or used or consumed in the performance of the Scope of Services.
- 2.20 NOTICE TO PROCEED: One or more written notices to CMAR authorizing the commencement of the Scope of Services.
- 2.21 OWNER'S CONTINGENCY: A sum established by the OWNER, to be included in the GMP, subject to adjustment to include any buyout or sales tax PROJECT savings, which may be utilized by the OWNER for OWNER requested changes, additive bid alternates and deductive credits, differing/unforeseen existing conditions.
- 2.22 PLANS AND/OR DRAWINGS: The official graphic representations of the PROJECT which are a part of the CONTRACT DOCUMENTS.
- 2.23 PROJECT: The construction, alteration or repair, and all services and incidents thereto of a CITY facility as contemplated and budgeted by the CITY as described in the CONTRACT DOCUMENTS, including the WORK described herein.
- 2.24 PROJECT MANAGER: An employee of the CITY, expressly designated as PROJECT MANAGER in writing by the DIRECTOR, who is the representative of the CITY concerning the CONTRACT DOCUMENTS.
- 2.25 PROJECT MANUAL: The official documents setting forth information and requirements; contract forms, bonds, and certificates; general and supplementary conditions of the CONTRACT DOCUMENTS; the specifications; and the plans and drawings of the PROJECT.
- 2.26 SCHEDULE OF VALUES ("SOV"): The list of line items that details the agreed upon costs (e.g., labor, materials, etc.) for the PROJECT. The SOV shall itemize the CONTRACT PRICE into individual items to show how the entire CONTRACT PRICE is allocated to all of the PROJECT'S WORK. The SOV shall be based upon the PROJECT'S negotiated GMP and will be used to determine payments to the CMAR.

- 2.27. SUBCONTRACTOR: A person, firm or corporation having a direct contract with the CMAR, including one who furnishes material worked to a special design according to the PROJECT MANUAL for this work, but not including a person, firm or corporation merely furnishing material not so worked.
- 2.28. SUBSTANTIAL COMPLETION: That date on which, as certified in writing by CONSULTANT, the WORK/Scope of Services, or a portion thereof designated by the PROJECT MANAGER in his/her sole discretion, is at a level of completion in substantial compliance with the CONTRACT DOCUMENTS such that all conditions of permits and regulatory agencies have been satisfied and the OWNER or its designee can enjoy beneficial use or occupancy and can use or operate the WORK in all respects for its intended purpose(s).
- 2.29. SURETY: The surety company which is bound by the performance bond and payment bond with and for CMAR who is primarily liable, and which surety company is responsible for CMAR's acceptable and timely performance of the WORK under the CONTRACT DOCUMENTS and for the payment of all debts pertaining thereto in accordance with Section 255.05, Florida Statutes, as amended from time to time. All surety companies shall be authorized to conduct suretyship business under Florida law and have a Florida Resident Agent.
- 2.20. TRADE CONTRACTORS: Construction contractors who are retained by CMAR and who specialize in providing and/or installing specific elements of the overall construction requirements of the PROJECT.
- 2.31. WORK: The totality of the obligations, including construction and other services required by the CONTRACT DOCUMENTS, including all labor, materials, equipment and service provided or to be provided by CMAR to fulfill CMAR's obligations. The WORK may constitute the whole or a part of the PROJECT.
- 2.32. WRITTEN NOTICE: Shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, if delivered at or sent to the last known business address by registered mail, other traceable delivery service, email, facsimile, or text message.

ARTICLE 3
CMAR's RESPONSIBILITIES

- 3.1 The CMAR shall provide WORK, including but not limited to the construction services described in Exhibits "A" through "G", this CONTRACT and the CONTRACT DOCUMENTS.
- 3.2 CMAR shall cause all materials and other parts of the WORK to be readily available as and when required or needed for or in connection with the construction, furnishing and equipping of the improvements.
- 3.3 CMAR shall plan, record, and update, at least monthly, the construction schedule of the PROJECT. The schedule shall indicate the dates for the commencement and completion of the various stages of construction and shall be revised as

required by the conditions of the WORK. The CMP shall encompass all of the WORK of all trades necessary for the construction of the PROJECT and shall be sufficiently complete and comprehensive to enable progress to be monitored on a weekly basis.

3.4 SUPERINTENDENCE AND SUPERVISION:

- 3.4.1 The instructions of CITY are to be given through CONSULTANT, which instructions are to be strictly and promptly followed in every case. CMAR shall keep on the PROJECT site during its progress a competent, full time, English speaking Superintendent or Supervisor ("Superintendent") and any necessary assistants, all satisfactory to the CONSULTANT and PROJECT MANAGER. The Superintendent or Supervisor shall not be changed except with the written consent of PROJECT MANAGER, unless the Superintendent or Supervisor proved to be unsatisfactory to CMAR or OWNER and ceases to be in CMAR's employ. The Superintendent or Supervisor shall represent CMAR and all direction given to the Superintendent or Supervisor shall be as binding as if given to CMAR and will be confirmed in writing by CONSULTANT. CMAR shall give efficient supervision to the WORK using its best skill and attention.
- 3.4.2 CMAR's Superintendent or Supervisor shall record, at a minimum, the following information in a bound log on a daily basis: the day; date; weather conditions and how any weather conditions affected the progress of the WORK; time of commencement of WORK for the day; the WORK being performed; materials, labor, personnel, equipment and subcontractors at the PROJECT site; visitors to the PROJECT site including representatives of CITY, CONSULTANT, and regulatory authorities; any special or unusual conditions or occurrences encountered; and the time of termination of WORK for the day. All information shall be recorded in the daily log in ink. The daily log shall be kept on the PROJECT site and shall be available at all times for inspection and copying by the PROJECT MANAGER and CONSULTANT.
- 3.4.3 CMAR, CONSULTANT and PROJECT MANAGER shall meet at least every two weeks or as otherwise determined by CONSULTANT and/or PROJECT MANAGER during the course of the WORK to review and agree upon the WORK performed to date and to establish the controlling items of WORK for the next two weeks. CONSULTANT shall promptly publish, keep, and distribute minutes of, and any comments on, each such meeting.
- 3.4.4 CMAR shall supervise and direct the WORK competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the WORK in accordance with the CONTRACT DOCUMENTS. CMAR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction.

- 3.5 CMAR shall use reasonable efforts to verify all dimensions, quantities and details shown on the drawings, specifications or other data received from CONSULTANT, and shall notify CONSULTANT of all errors, omissions and discrepancies found therein within three calendar days of discovery. CMAR will not be allowed to take advantage of any error, omission or discrepancy, as full instructions will be furnished by CONSULTANT.

3.6 DIFFERING SITE CONDITIONS:

In the event that during the course of the WORK, CMAR encounters an underground utility that was not shown on the CONTRACT DOCUMENTS; or subsurface or concealed conditions at the PROJECT site which differ materially from those shown on the CONTRACT DOCUMENTS and from those ordinarily encountered and generally recognized as inherent in work of the character called for in the CONTRACT DOCUMENTS; or unknown physical conditions of the PROJECT site, of an unusual nature, which differ materially from that ordinarily encountered and generally recognized as inherent in work of the character called for in the CONTRACT DOCUMENTS, CMAR, without disturbing the conditions and before performing any work affected by such conditions, shall, no later than 9:00 a.m. the next day after their discovery, notify CONSULTANT and PROJECT MANAGER in writing of the existence of the aforesaid conditions. CONSULTANT shall, within one business day after receipt of CMAR's written notice, investigate the site conditions identified by the CMAR. If, in the sole opinion of CONSULTANT, the conditions do materially so differ and cause an increase or decrease in CMAR's cost of or the time required for the performance of any part of the WORK, whether or not charged as a result of the conditions, CONSULTANT shall recommend an equitable adjustment to the CONTRACT PRICE, or the CONTRACT TIME, or both, which is subject to written approval by the PROJECT MANAGER. If CONSULTANT and CMAR cannot agree on an adjustment in the CONTRACT PRICE or CONTRACT TIME, the adjustment shall be determined by the CONSULTANT in accordance with Article 30. No request by CMAR for an equitable adjustment or change to the CONTRACT PRICE or CONTRACT TIME under this provision shall be allowed unless the CMAR has given written notice within 30 days from when the CMAR knew or should have known of such conditions, and the written notice shall detail the facts relating to such request.

No request for an equitable adjustment or change to the CONTRACT PRICE or CONTRACT TIME for different site conditions shall be allowed if made after the date certified by CONSULTANT as the date of SUBSTANTIAL COMPLETION.

3.7 SUBMITTALS:

- 3.7.1 CMAR shall provide submittals (including but not limited to shop drawings, product samples, product data, warranties, closeout submittals, reports and photographs) as required by the CONTRACT DOCUMENTS. The submittals serve as CMAR's coordination documents and demonstrate the suitability, efficiency, technique of manufacture, installation requirements, detailing and coordination of specified products, components, assemblies and systems, and evidence compliance or noncompliance with the

CONTRACT DOCUMENTS. CMAR's submittals are not part of the CONTRACT DOCUMENTS but are documents prepared and utilized by the CMAR to coordinate the WORK.

- 3.7.2 Within ten calendar days after the date of the first NOTICE TO PROCEED, CMAR shall provide to CONSULTANT a list of all submittals required for permitting. Within 20 calendar days after the date of the first NOTICE TO PROCEED, CMAR shall submit to CONSULTANT (with a copy to the PROJECT MANAGER) a comprehensive list of required items and shall identify the critical items. Approval of this list (the Submittal Schedule) by CONSULTANT shall in no way relieve CMAR from providing complete submittals as required by the CONTRACT DOCUMENTS and providing services, products, materials, equipment, systems and assemblies fully in accordance with the CONTRACT DOCUMENTS.
- 3.7.3 After the approval of the submittal schedule, CMAR shall promptly request submittals from the various manufacturers, fabricators, and suppliers.
- 3.7.4 CMAR shall thoroughly review and check the submittals and provide them to the CONSULTANT in accordance with the requirements for such submittals specified in Division 1 of the specifications. Each submittal and required copy shall indicate CMAR's review of that submittal in the form required by the CONTRACT DOCUMENTS.
- 3.7.5 CMAR shall maintain a Submittal Log which shall include, at a minimum, the date of each submittal, the date of any resubmittal, the date of any approval or rejection, and the reason for any approval or rejection.
- 3.7.6 If the submittals indicate deviations or departures from the requirements of the CONTRACT DOCUMENTS, CMAR shall make specific mention of such in its letter of transmittal. Whether CMAR does so or not shall not relieve CMAR from its responsibility to comply with the CONTRACT DOCUMENTS.
- 3.7.7 CONSULTANT shall have no duty to review partial or incomplete submittals except as may be provided otherwise within the CONTRACT DOCUMENTS.
- 3.7.8 Provided such submittals conform to the approved submittal schedule, CONSULTANT shall review and approve submittals as expeditiously as possible, within ten calendar days from the date received, unless said submittals are rejected by CONSULTANT for material reasons or the submittals are of substantial building systems that require more time for thorough review. CONSULTANT's approval of submittals will be general and shall not relieve CMAR of responsibility for the accuracy of such drawings, nor for the proper fitting and construction of the WORK, nor for the furnishing of materials or WORK required by the CONTRACT DOCUMENTS. No WORK for which submittals are required shall be performed until said submittals have been approved by CONSULTANT.

Approval shall not relieve CMAR from responsibility for errors or omissions on the submittals or for compliance with the requirements of the CONTRACT DOCUMENTS.

- 3.7.9 No review or approval will be given to partial submittals for items which interconnect and/or are interdependent where necessary to properly evaluate the submittal. It is CMAR's responsibility to assemble the submittals for all such interconnecting and/or interdependent items, check them and then provide one submittal to CONSULTANT along with comments as to compliance, noncompliance, or features requiring special attention.
- 3.7.10 Additional information provided by the CMAR on any submittal shall be typewritten or lettered in ink.
- 3.7.11 CMAR shall submit the number of copies required by the CONTRACT DOCUMENTS plus the number required by jurisdictional authorities (when submittals are to be made to such authorities). Resubmissions of submittals shall be made in the same quantity until final approval is obtained from CONSULTANT.
- 3.7.12 CMAR shall keep one set of CONSULTANT approved submittals at the PROJECT site at all times.

3.8 FIELD LAYOUT OF THE WORK AND RECORD DRAWINGS:

- 3.8.1 The entire responsibility for establishing and maintaining line and grade in the field lies with CMAR. CMAR shall maintain an accurate and precise record of the location and elevation of all pipe lines, conduits, structures, manholes, handholes, fittings and other accessories/features, and shall prepare a complete site survey sealed by a Florida registered Professional Surveyor which shall be submitted as a PROJECT record document at the time of requesting final payment. Final surveys shall be submitted in hardcopy on mylar and as an electronic media submittal prepared in accordance with requirements for electronic media submittals as specified in the PROJECT MANUAL. The cost of all such field layout and recording WORK is included in the prices bid for the appropriate items.
- 3.8.2 CMAR shall maintain in a safe place at the PROJECT site one record copy of all drawings, plans, specifications, addenda, written amendments, CHANGE ORDERS, field orders, submittals and written interpretations and clarifications in good order and annotated to show all changes made during construction. Each of these documents shall be clearly marked by CMAR as a "Project Record Document." These Project Record Documents, together with all approved samples and a counterpart of all approved submittals, shall be available at all times to CONSULTANT for reference. Upon final completion of the PROJECT and prior to Final Payment, the Project Record Documents, including submittals and other Project Record Documents required elsewhere in the PROJECT MANUAL and specifications, shall be delivered to the PROJECT MANAGER.

3.8.3 Prior to and as a condition precedent to Final Payment, CMAR shall submit to CITY CMAR's record drawings or as-built drawings acceptable to CONSULTANT.

3.8.4 CMAR shall deliver to CONSULTANT for delivery to the CITY all equipment data, along with its recommended spare parts list, maintenance manuals, manufacturer's warranties and operations manuals as may be required within the PROJECT MANUAL for the CITY's employees and agents to maintain and operate any equipment provided as part of the WORK.

3.9 INSPECTION AND TESTING:

3.9.1 CONSULTANT and PROJECT MANAGER shall at all times have access to the WORK, and CMAR shall provide for use by the CONSULTANT the facilities described in Division 1 of the specifications for such access and for inspecting, measuring and testing.

3.9.1.1 Should the CONTRACT DOCUMENTS, CONSULTANT's instructions, any laws, ordinances, or public authority require any of the WORK to be specially tested or approved, CMAR shall update the CONSULTANT on a weekly basis by providing a two week look-ahead schedule denoting all activity to be performed and highlighting those activities that need testing and approval. If the testing or approval is to be made by an authority other than CITY, timely notice shall be given of the date fixed for such testing or approval. Testing shall be made promptly, and where practicable, at the source of supply. If any of the WORK that requires approval is covered up without approval or consent of CONSULTANT, it must, if required by CONSULTANT, be uncovered for examination and properly restored to the satisfaction of the CONSULTANT at CMAR's expense and deducted from the CONSTRUCTION FEE at no cost to the CITY.

3.9.1.2 Reexamination of any of the WORK may be ordered by CONSULTANT with prior written approval by the PROJECT MANAGER, and if so ordered, the WORK must be uncovered by the CMAR. If such WORK is found to be in accordance with the CONTRACT DOCUMENTS, CITY shall pay the cost of reexamination and replacement by means of a CHANGE ORDER. If such WORK is not in accordance with the CONTRACT DOCUMENTS, CMAR shall correct same at its own expense and such cost shall be deducted from the CMAR's fee at no additional cost to CITY.

3.9.2 No inspector, employee or agent of the CITY shall have the authority to permit deviations from nor to modify any of the provisions of the CONTRACT DOCUMENTS, nor to delay the CONTRACT by failure to inspect the materials and WORK with reasonable promptness without the

written permissions or instructions of CONSULTANT and PROJECT MANAGER.

- 3.9.3 The payment of any compensation, whatever may be its character or form, or the giving of any gratuity or the granting of any favor by CMAR to any inspector, directly or indirectly, is strictly prohibited, and any such act on the part of the CMAR will constitute a breach of this CONTRACT.

3.10 TAXES/OWNER DIRECT PURCHASE OPTION:

- 3.10.1 CMAR shall pay all applicable sales, consumer, use and other taxes required by law. CMAR is responsible for reviewing the pertinent state statutes and regulations involving state taxes and complying with all requirements.
- 3.10.2 Taxes shall be a reimbursable cost under Section 8.3.4(6), except income and franchise taxes. All such taxes that are required as of the time of CONTRACT execution shall be included in the GMP.
- 3.10.3 CITY may exercise its right to implement an OWNER Direct Purchase Option / Sales Tax Savings Program ("ODP") with respect to this CONTRACT. This Article describes the procedures by which this program will be implemented and administered if the CITY subsequently determines to do so. Pursuant to these procedures, CITY may order and pay for all such purchases, as well as take title to all such purchases, directly from the supplier or manufacturer.
- 3.10.4 At the time the GMP is established, but not later than concurrently with submission of the required SCHEDULE OF VALUES, CITY, CONSULTANT, and CMAR shall endeavor to identify the specific items and the estimated costs of the potential "ODP". The GMP must include the total cost of the WORK, including the cost of the ODP items and the associated sales tax for the items.
- 3.10.5 Based upon review of the CONTRACT DOCUMENTS, CMAR shall recommend potential ODP items to the PROJECT MANAGER and CONSULTANT. After reviewing CMAR's recommendations and the applicable CONTRACT DOCUMENTS, and after consultation with CONSULTANT, PROJECT MANAGER shall make the final determination as to which items, if any, will be purchased as ODP items.
- 3.10.6 After PROJECT MANAGER identifies the ODP items, CMAR shall prepare a standard purchase order requisition on a purchase order form provided by CITY, to specifically identify the materials that CITY has elected to purchase directly. The purchase order requisition form shall include the following information:

Project Name;
 CONTRACTOR Name;
 Manufacturer/Supplier Name;
 Name, address, telephone number and contact person for Manufacturer/ Supplier;
 Manufacturer or brand model or specification number of the item;
 The quantity and unit of measure needed as estimated by CONTRACTOR;
 The price quoted by the Manufacturer/Supplier for the materials or equipment identified;
 All sales tax associated with the price quote;
 Delivery address;
 Delivery dates;
 Delivery instructions;
 Vendor identification number; and
 Mailing address for invoices.

- 3.10.7 All purchase order requisitions prepared by CMAR must be sent to CITY's Department of Design and Construction Management, with a copy to the CONSULTANT, and they must be expressly approved by PROJECT MANAGER before a purchase order is issued to the applicable manufacturer/supplier. In preparing the standard purchase order requisition, CMAR shall include all terms and conditions which may have been negotiated by the CMAR with the manufacturer/supplier (e.g., payment terms, warranties, delivery schedules, etc.). To the extent any such terms or conditions differ from the standard terms and conditions included in CITY's standard purchase order requisition form, such differences must be specifically identified to CITY by the CMAR prior to submitting the requisition for review by the City Attorney's Office and Chief Procurement Officer. Upon the additional terms or conditions being reviewed and accepted, CMAR shall submit the required purchase order requisition. All shipping expenses associated with any ODP item (including all freight insurance) must be included in the cost of that item and not charged as a separate item.
- 3.10.8 All purchase order requisitions prepared by CMAR must be submitted to the PROJECT MANAGER and CONSULTANT no less than 21 calendar days prior to the need for the ordering of the subject ODP item in order to provide sufficient time for its review.
- 3.10.9 CMAR is responsible for ensuring that all necessary attachments to the purchase order requisition (e.g., shop drawings, details, specification sheets, etc.) required to properly place the order with the Manufacturer/Supplier, have been attached to the purchase order requisition at the time it is sent to PROJECT MANAGER for review. Once approved by the DIRECTOR or PROJECT MANAGER, PROJECT MANAGER shall forward the completed

purchase order requisition, with all attachments, to the Manufacturer/Supplier, with a copy to CMAR.

- 3.10.10 The CITY shall take title to ODP items from the manufacturer/supplier at the time of purchase or delivery, as applicable, according to the terms of purchase and delivery. The CITY assumes the risk of loss with respect to ODP items in that it bears the economic burden of insurance for loss or damage, and directly enjoys the economic benefit of proceeds of such insurance as an additional named insured.
- 3.10.11 As ODP items are delivered to the job site, CMAR shall visually inspect all shipments from manufacturer/suppliers, and approve the vendor's shipping record for material delivered. CMAR shall assure that each delivery of an ODP item is accompanied by the appropriate documentation to adequately identify the purchase order number against which the purchase is made and to confirm that the correct type and quantity of the ODP item has been delivered in the appropriate condition. CMAR's approval will include a legible signature (printed) of the person who inspected the delivered items, dated as of the date of delivery.
- 3.10.12 All invoices from the manufacturer/supplier must be directed and sent to PROJECT MANAGER at the Department of Design and Construction Management by CMAR. It is the responsibility of CMAR to review all such invoices and confirm in writing their accuracy in relation to the delivery ticket and the OPD items actually delivered before forwarding them to PROJECT MANAGER for processing and payment. CMAR shall obtain from the manufacturer/supplier all releases, warranties and other necessary supporting documentation that may be required by CITY, and shall insure that all such releases, warranties and supporting documentation have been attached to the invoice before forwarding the invoice to PROJECT MANAGER for processing and payment. CMAR is responsible for obtaining from the Manufacturer/Supplier all operating information and manuals, spare parts and all other items required to be provided by the manufacturer/supplier. CMAR shall work with OWNER to insure risk of loss during delivery of the items.
- 3.10.13 CMAR shall review all such items for compliance with the requirements of the CONTRACT DOCUMENTS and shall organize and deliver all such items to PROJECT MANAGER as part of its requirements for achieving SUBSTANTIAL COMPLETION of the WORK.
- 3.10.14 CMAR, PROJECT MANAGER and CONSULATANT shall review, on a quarterly basis, the ODPs that have been delivered and paid for the previous quarter. CMAR shall prepare a log of ODPs showing the amount equal to the value of any ODPs, including sales taxes

paid for by CITY. At a time of its choosing, but prior to completion of the WORK, CITY shall prepare an appropriate CHANGE ORDER for CMAR's execution, which reduces the GMP by the total cost paid by CITY for the ODPs, together with the amount of sales tax savings that have been realized as a result of CITY's ODPs. Further, the CHANGE ORDER shall allocate to the OWNER's CONTINGENCY any sales tax savings.

- 3.10.15 Nothing in this Article relieves CMAR from its responsibility for the requisitioning of the order, scheduling, coordinating, insuring, delivery, unloading, storage, installation, repair, delays during delivery, operation and warranty of all ODP items. All such obligations remain the responsibility of CMAR and have been paid for by CITY as a part of the CONTRACT PRICE (which always included these responsibilities and obligations) as fully as if there had been no CITY ODP purchase whatsoever.

ARTICLE 4 PRIORITY OF PROVISIONS

- 4.1 The CONTRACT DOCUMENTS shall be interpreted so as to eliminate inconsistencies or conflicts, but in the event of any conflict, requirements for greater quantity and/or more expensive WORK shall govern such interpretation.
- 4.2 In case of conflicts between the provisions of this CONTRACT, any ancillary documents executed contemporaneously herewith or prior hereto, the priority of the documents shall be as follows:
1. Approved CHANGE ORDERS, Addenda or Amendments
 2. CONTRACT
 3. Specifications (quality) and Drawings (location and quantity)
 4. Supplemental Conditions
 4. General Terms and Conditions
 5. Request for Qualifications and/or Proposals
 6. GMP proposal
- 4.3 The organization of the specifications into divisions and sections and the arrangement of drawings shall not control CMAR in dividing the WORK among subcontractors or in establishing the extent of the WORK to be performed by any trade. The organization of the specifications and the arrangement of the drawings is for the convenience of CMAR and is not intended to relieve CMAR from its obligation to conduct a complete study of the drawings, specifications and addenda for the purpose of directing and coordinating the various subcontractors and suppliers as to their respective responsibilities.

ARTICLE 5
CONSULTANT'S AUTHORITY

- 5.1 CONSULTANT will provide overall technical and management services to assist the CITY in maintaining schedules, establishing budgets, controlling costs, and achieving quality.
- 5.2 If at any time the CONSULTANT observes or becomes aware of any fault or defect in the WORK or of any nonconformance with the CONTRACT DOCUMENTS, CONSULTANT will promptly notify the PROJECT MANAGER and CMAR in writing and will direct that all reasonable steps be taken to correct such fault, defect or nonconformance. The CONSULTANT shall have the authority to reject WORK that does not, in its opinion, or in the opinion of the PROJECT MANAGER, conform to the CONTRACT DOCUMENTS.
- 5.3 CONSULTANT shall monitor the overall quality, progress and cost of the WORK.
- 5.4 CONSULTANT shall not have control over construction means, methods, techniques, sequences and procedures employed by CMAR in the performance of the WORK, but shall be responsible for using its best efforts to review and, if unacceptable, disapprove such and shall recommend a course of action to the CITY based on the fact that the requirements of the CONTRACT DOCUMENTS are not being met by CMAR.
- 5.5 The CITY will be assisted by CONSULTANT in the areas of on-site review of WORK in progress, review of pay requests submitted by CMAR, assisting in the interpretation of the intent of the CONTRACT DOCUMENTS for the proper execution of the WORK, and such other assistance as the CITY may request.
- 5.6 The CONSULTANT shall have no authority to order or approve any deviation from the CONTRACT DOCUMENTS, whether or not such deviation affects the cost of the WORK, or the date of SUBSTANTIAL COMPLETION. In the event any such deviation is sought by CONSULTANT or CMAR, prior written approval from the PROJECT MANAGER must be obtained.

ARTICLE 6
TIME FOR PERFORMANCE

- 6.1 CONTRACT TIME:
- 6.1.1 CMAR shall be instructed to commence the WORK by written NOTICES TO PROCEED issued by the PROJECT MANAGER, although only one NOTICE TO PROCEED may be required for any given project. The first NOTICE TO PROCEED will not be issued until CMAR's submission to PROJECT MANAGER of all required documents and after execution of the CONTRACT by both parties. Preliminary WORK, including submission of a PROJECT schedule, SOV, submittals, submittal schedule, and other documents required for permitting, and performance of WORK that does not require permits, shall be submitted within ten calendar days after the date of the NOTICE TO PROCEED. Receipt of all

permits by CMAR is a condition precedent to the issuance of a second NOTICE TO PROCEED for all other WORK. The WORK to be performed pursuant to the second NOTICE TO PROCEED shall be commenced within ten calendar days of the PROJECT Initiation Date specified in the second NOTICE TO PROCEED.

- 6.1.2 Time is of the essence throughout this CONTRACT. The PROJECT shall be SUBSTANTIALLY COMPLETED within <Number> calendar days from the date of the second NOTICE TO PROCEED. The total PROJECT shall be completed and ready for final payment within 30 calendar days from the date certified by CONSULTANT as the date of SUBSTANTIAL COMPLETION in accordance with Article 8.

6.1.3 LIQUIDATED DAMAGES AND ADDITIONAL CONDITIONS FOR FINAL COMPLETION.

A. LIQUIDATED DAMAGES FOR SUBSTANTIAL COMPLETION.

1. The CMAR shall pay the OWNER the sum of _____ Dollars per day for each and every calendar day of unexcused delay in achieving SUBSTANTIAL COMPLETION beyond the date set forth in the CONTRACT DOCUMENTS for SUBSTANTIAL COMPLETION of each phase, if phased, or the PROJECT, if not phased.
2. OWNER and CMAR acknowledge that any sums due and payable by the CMAR shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the OWNER as estimated at the time of executing the CONTRACT DOCUMENTS. If the OWNER reasonably believes in its discretion that SUBSTANTIAL COMPLETION will be delayed, the OWNER shall be entitled, but not required, to withhold from any amounts otherwise due the CMAR an amount then believed by the OWNER to be adequate to recover liquidated damages applicable to such delays. If and when in the OWNER's discretion the CMAR overcomes the delay in achieving the SUBSTANTIAL COMPLETION or any part thereof for which the OWNER has withheld payment, the OWNER shall promptly release to the CMAR those funds withheld, but no longer applicable, as liquidated damages.
3. Partial use or occupancy of the PROJECT may not result in the Scope of Services/WORK being deemed substantially completed, and such partial use or occupancy may not be evidence of SUBSTANTIAL COMPLETION.

SUBSTANTIAL COMPLETION, in the context of this CONTRACT, does not refer to any prior dates on which the OWNER employs other contractors to work on the same site.

B. LIQUIDATED DAMAGES FOR FINAL COMPLETION.

1. If the CMAR fails to achieve FINAL COMPLETION within 30 days of the date of SUBSTANTIAL COMPLETION, the CMAR shall pay the OWNER the sum of _____ Dollars per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth for completion of the WORK or PROJECT.
 2. Any sums due and payable hereunder by the CMAR shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the OWNER, as estimated at or before the time of executing this contract. When the OWNER reasonably believes that FINAL COMPLETION will be inexcusably delayed, the OWNER shall be entitled but not required to withhold from any amounts otherwise due the CMAR an amount then believed by the OWNER to be adequate to recover liquidated damages applicable to such delays.
 3. Prior to being entitled to receive final payment, and as a condition precedent thereto, the CMAR shall provide the OWNER, in the form and manner required by the OWNER, the following:
 - a. An affidavit that the CMAR's obligations to all subcontractors, TRADE CONTRACTORS, laborers, equipment or suppliers, or other third parties in connection with the PROJECT, have been paid or otherwise satisfied;
 - b. Such other documents as required by the PROJECT MANUAL from each subcontractor, TRADE CONTRACTOR, lower tier subcontractor, laborer, supplier or other person or entity who may have a claim against the person or entity that retained it, including but not limited to final releases of bond; and
 - c. All product warranties, operating manuals, instruction manuals and other documents customarily required of the CMAR or reasonably required by the OWNER, including but not limited to those required elsewhere in the CONTRACT DOCUMENTS, as part of its PROJECT Closing procedure.
- 6.1.4 CMAR shall be responsible for reimbursing CITY, in addition to liquidated damages, for all costs incurred by CONSULTANT in administering the construction of the PROJECT beyond the completion dates specified above or beyond an approved extension of time granted to CMAR, whichever date is later. Such costs shall be deducted from the monies due CMAR for performance of WORK under this CONTRACT by means of

unilateral credit change orders issued periodically to CITY as costs are incurred by CONSULTANT and agreed to by CITY.

- 6.15 Extensions to the CONTRACT TIME for delays caused by the effects of inclement weather shall be submitted as a request for change in CONTRACT TIME pursuant to Article 6.3. These time extensions are justified only when rains or other inclement weather conditions or related adverse soil conditions prevent CMAR from productively performing controlling items of WORK identified on the accepted schedule or updates resulting in CMAR being unable to work at least 50% of the normal workday on controlling items of work identified on the accepted schedule or updates due to adverse weather conditions.

The CMAR Construction schedule shall be based on the inclusion of 15 days of Inclement Weather Delays. No extension of the CONTRACT TIME due to inclement weather will be considered until after the number of Days of Inclement Weather has been reached. No increase in CONTRACT TIME will be made if the number of Days of Inclement weather is not reached.

Inclement weather by itself is not a cause for time extension. Only where duration and frequency of rain is abnormal as compared to average NOAA data for the PROJECT area and supported by PROJECT logs will time extensions be considered. No time extension will be allowed for weekend rain events unless the CMAR has received approval and has been working weekends on a regular basis.

In order to demonstrate that a delay is the result of exceptionally adverse weather conditions, the CMAR must demonstrate that Critical Path activities have been delayed by more Days than those cumulatively expected during the CONTRACT TIME, based upon the average number of Days of adverse weather conditions experienced in the place where the PROJECT is located during the five years prior to the date of this CONTRACT, which average shall be based on the historical data of the U.S. National Oceanic and Atmospheric Administration, and that any float time in the Construction schedule has been exceeded.

6.2 SUBSTANTIAL COMPLETION DATE:

When CMAR considers that the WORK, or portion thereof designated by PROJECT MANAGER pursuant to Article 6.4 hereof, has reached SUBSTANTIAL COMPLETION, CMAR shall so notify PROJECT MANAGER and CONSULTANT in writing. CONSULTANT and PROJECT MANAGER shall then promptly inspect the WORK.

When CONSULTANT, on the basis of such an inspection, determines that the WORK or designated portion thereof is substantially complete, CONSULTANT will then prepare a Certificate of Substantial Completion in the form attached hereto as Form 1, which shall establish the Date of SUBSTANTIAL COMPLETION; shall state the responsibilities of CITY and

CMAR for security, operation, safety, maintenance, services, damage to the WORK , insurance, and warranties; and shall list all WORK yet to be completed (Punch List) to satisfy the requirements of the CONTRACT DOCUMENTS for FINAL COMPLETION. The failure to include any items of corrective WORK on such list does not alter the responsibility of CMAR to complete all of the WORK in accordance with the CONTRACT DOCUMENTS. The Certificate of Substantial Completion shall be submitted to the PROJECT MANAGER, after execution by CMAR, and CONSULTANT, indicating their written acceptance of such certificate.

6.3 NOTIFICATION OF CHANGE OF CONTRACT TIME OR CONTRACT PRICE:

6.3.1 Any claim for a change in the CONTRACT TIME or CONTRACT PRICE shall be made by written notice and delivered by CMAR to the CONSULTANT with a copy to PROJECT MANAGER within five calendar days of the commencement of the event giving rise to the claim and stating the general nature of the claim. Notice of the nature and elements of the claim shall be delivered within 20 calendar days after the date of such written notice. Thereafter, within ten calendar days of the termination of the event giving rise to the claim, notice of the extent of the claim with supporting data shall be delivered unless CONSULTANT allows an additional period of time to ascertain more accurate data in support of the claim and shall be accompanied by CMAR's written statement that the adjustment claimed is justified as a result of the occurrence of such event. All claims for adjustment in the CONTRACT TIME or CONTRACT PRICE shall be determined by CONSULTANT in accordance with Article 30 hereof, if CONSULTANT and CMAR cannot otherwise agree. NO CLAIM FOR AN ADJUSTMENT IN THE CONTRACT TIME OR CONTRACT PRICE WILL BE VALID IF NOT SUBMITTED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.

6.3.2 The CONTRACT TIME will be extended in an amount equal to time lost due to delays beyond the control of and through no fault or negligence of CMAR if a claim is made therefore as provided in subsections 6.3.1 and 7.81 of this CONTRACT. Such delays shall include but not be limited to acts or neglect by any separate independent contractors employed by CITY, fires, floods, labor disputes, epidemics, pandemics, abnormal weather conditions or acts of God. Such extensions will be based upon (NOA reference).

6.4 USE OF COMPLETED PORTIONS:

6.4.1 CITY shall have the right, at its sole option, to take possession of and use of any completed or partially completed portions of the PROJECT. Such possession and use shall not be deemed an acceptance of any of the WORK not completed in accordance with the CONTRACT DOCUMENTS. If such possession and use

increases the cost of or delays of the WORK, CMAR shall be entitled to reasonable extra compensation, or reasonable extension of time or both, by appropriate adjustment pursuant to Article 7, Subsections 7.4 or 7.6.

6.4.2 In the event CITY takes possession of any completed or partially completed portions of the PROJECT, the following shall occur:

6.4.3 CITY shall give notice to CMAR in writing at least seven calendar days prior to CITY's intended occupancy of a designated area.

6.4.4 CMAR shall complete to the point of SUBSTANTIAL COMPLETION the designated area and request inspection and issuance of a Certificate of SUBSTANTIAL COMPLETION on the form attached as Form 1 from CITY. Acceptance of such WORK is not to be deemed as acceptance of other WORK.

6.4.4.1 Upon CONSULTANT's issuance of a Certificate of SUBSTANTIAL COMPLETION, CITY will assume full responsibility for maintenance, services, subsequent damages of or by the CITY and the public, adjustment of insurance coverage and start of warranty for the occupied area. City may at its option, purchase extended warranties for such WORK related to the occupied area.

6.4.4.2 CMAR shall complete all items noted on the Certificate of SUBSTANTIAL COMPLETION within the time specified in Section 6.1 and request final acceptance of the portion of the WORK occupied. Upon completion of final inspection and receipt of an application for final payment, CONSULTANT shall issue a Final Certificate of Payment relative to the occupied area.

6.4.5 If the CITY finds it necessary to occupy or use a portion or portions of the WORK prior to SUBSTANTIALCOMPLETION thereof, such occupancy or use shall not commence prior to a time mutually agreed upon by CITY and CMAR and to which the insurance company or companies providing the property insurance have consented by endorsement to the policy or policies. Insurance on the unoccupied or unused portion or portions shall not be canceled or lapsed on account of such partial occupancy or use. Consent of CMAR and of the insurance company or companies to such occupancy or use shall not be unreasonably withheld.

ARTICLE 7

CHANGES IN THE WORK OR TERMS OF CONTRACT DOCUMENTS

7.1 Without invalidating the CONTRACT and without notice to the surety, CITY reserves and shall have the right, from time to time, to make such increases, decreases or other changes in the character or quantity of the WORK as may be

considered necessary or desirable to complete fully and acceptably the proposed construction in a satisfactory manner. Any extra or additional WORK within the scope of this PROJECT must be accomplished by means of an appropriate CHANGE ORDER in accordance with the requirements of the CONTRACT DOCUMENTS and Section 38.48 of the Purchasing Code .

- 7.2 Any changes to the terms of the CONTRACT DOCUMENTS must be contained in a written document, executed by the parties hereto, with the same formality and of equal dignity prior to the initiation of any WORK reflecting such change. This section shall not prohibit the issuance of CHANGE ORDERS executed only by CITY as hereinafter provided.
- 7.3 The PROJECT MANAGER through the CONSULTANT may direct CMAR to expedite the WORK at CMAR's cost by whatever means CMAR may use, including without limitation increasing staffing or working overtime to bring the WORK back within the CMP/progress schedule. If expediting of WORK is required due to reasons outside the control or responsibility of CMAR, then the additional costs incurred shall be the subject of an appropriate adjustment issued pursuant to Article 7, subsection 7.4 or subsection 7.6, below, as applicable.
- 7.4 CHANGE ORDERS:
- 7.4.1 Changes in the quantity or character of the WORK within the scope of the PROJECT, or the subject of FIELD ORDERS or supplemental instructions, including all changes resulting in changes in the CONTRACT PRICE or the CONTRACT TIME shall only be authorized by written CHANGE ORDERS approved and issued in accordance with the provisions of the CONTRACT DOCUMENTS and the requirements set forth in §38.48 of the CITY's Procurement Code, which is deemed to be incorporated by reference herein.
- 7.4.2 CMAR's CONSTRUCTION FEE on such changes which result in an increase of the GMP shall be based upon a percentage of the net change to the Cost of the Work resulting from the CHANGE ORDER in accordance with Article 8, subsection 8.3, not to exceed five percent.
- A Subcontractor's percentage markup on CHANGE ORDERS for overhead and profit shall be reasonable, but in no event shall the aggregate of the Subcontractor's overhead and profit markups exceed 15%. In the event Subcontractor is affiliated with the CMAR by common ownership or management, or is effectively controlled by CMAR, no fee will be allowed on the Subcontractor costs. In the event there is more than one level of Subcontractor such as second and third tier Subcontractors, the sum of all of the Subcontractors' percentage markups for overhead and profit shall not in the aggregate exceed 20%.
- 7.4.3 CMAR shall not start WORK on any changes requiring an increase in the CONTRACT PRICE or the CONTRACT TIME until an approved CHANGE ORDER is issued. If and approved CHANGE ORDER is not issued prior to CMAR starting such WORK, then it does so at its own risk and assumes

all associated responsibility and costs. Upon receipt of an approved CHANGE ORDER, CMAR shall promptly proceed with the WORK set forth within the CHANGE ORDER.

7.4.4 In the event satisfactory adjustment cannot be reached for any item requiring a change in the CONTRACT PRICE or CONTRACT TIME, and a CHANGE ORDER has not been issued, CITY reserves the right at its sole option to either terminate this CONTRACT as it applies to the items in question and make such arrangements as may be deemed necessary to complete the disputed WORK, or execute a unilateral CHANGE ORDER. Upon receipt of a unilateral CHANGE ORDER, CMAR shall promptly proceed with the change in the WORK involved and advise the CONSULTANT and PROJECT MANAGER in writing within seven calendar days of CMAR's agreement or disagreement with the method, if any, provided in the CHANGE ORDER for determining the proposed adjustment in the CONTRACT PRICE or CONTRACT.

7.4.5 On approval of any CONTRACT change increasing the CONTRACT PRICE, such increase shall automatically result in a corresponding increase in the amount of the Performance and Payment Bond, without written notice to or consent from the Surety, such notice and consent being waived. Decreases in the CONTRACT PRICE shall not, however, reduce the amount of the bond unless specifically provided in a written CHANGE ORDER.

7.5 FIELD ORDERS AND SUPPLEMENTAL INSTRUCTIONS:

7.5.1 In accordance with Section 38.48 of the Procurement Code, the CONSULTANT shall have the right to approve and issue changes setting forth written interpretations of the intent of the CONTRACT DOCUMENTS and ordering minor changes in WORK execution, providing the FIELD ORDER involves no change in the CONTRACT PRICE or CONTRACT TIME.

7.5.2 CONSULTANT shall have the right to approve and issue Supplemental Instructions setting forth written orders, instruction, or interpretations concerning the CONTRACT DOCUMENTS, provided such supplemental instructions involve no change in the CONTRACT PRICE or CONTRACT TIME.

7.6 GMP ELEMENT ADJUSTMENT MEMORANDA:

FIXED FEE WITH A GUARANTEED MAXIMUM PRICE (GMP)

a. Cost of Work	\$ _____
b. Construction Fee	\$ _____
c. General Conditions Costs	\$ _____
d. Construction Contingency	\$ _____
e. Owner's Contingency	\$ _____
TOTAL GMP (ALL INCLUSIVE)	\$ _____

The PROJECT MANAGER shall have the right to issue certain GMP Element Adjustment Memoranda that shall address the reallocation of sums between the GMP Elements within the GMP. In no event shall the GMP be modified except through an appropriate CHANGE ORDER. The following specific Memoranda are contemplated, but additional or different Memoranda may be required and issued, provided they do not result in a change to the GMP, and provided that amounts shall only be transferred from Elements a. through e. above with the prior approval of the CMAR and the CITY.

At the completion of the WORK, a Memoranda will be issued in conjunction with a final CHANGE ORDER to remove any remaining sums within the Cost of Work and GENERAL CONDITIONS COSTS, and reduce the GMP in accordance with subsections 7.4 and 8.2 of this CONTRACT.

When major subcontracts of the PROJECT are bid and have been executed, if the sum of the subcontracts are below such WORK, a Memoranda may be issued by mutual agreement of the CMAR and the PROJECT MANAGER.

During the progress of construction, the CONSTRUCTION CONTINGENCY within the GMP may be decreased and the surplus transferred to the OWNER'S CONTINGENCY by issuance of a Memoranda, by mutual written consent of the CMAR and the PROJECT MANAGER.

At the FINAL COMPLETION of the PROJECT, after calculation of any savings in accordance with subsection 8.2 below, a Memoranda will be issued in conjunction with a Final CHANGE ORDER to remove any remaining sums within the OWNER's CONTINGENCY and the CONSTRUCTION CONTINGENCY and reduce the GMP in accordance with subsections 7.4 and 8.2 of this CONTRACT.

7.7 NO DAMAGES FOR DELAY:

No claim for damages or any claim other than for an extension of time shall be made or asserted against CITY by reason of any delays. CMAR shall not be entitled to an increase in the CONTRACT PRICE or payment or compensation of any kind from CITY for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency arising because of delay, disruption, Eichleay Formula Costs, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by CMAR for hindrance or delays due solely to fraud, bad faith or active interference on the part of CITY or its agents. Otherwise, CMAR shall be entitled only to extensions of the CONTRACT TIME as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

7.8 EXCUSABLE DELAY: COMPENSABLE & NON-COMPENSABLE

7.8.1 Excusable Delay: Delay that extend the completion of the WORK caused by circumstances beyond the control of CMAR or its SUBCONTRACTOR, TRADE CONTRACTORS, materials persons, suppliers, or vendors is "Excusable Delay". CMAR is entitled to a time extension of the CONTRACT TIME for each day the WORK is delayed due to Excusable Delay. CMAR shall document its claim for any time extensions as provided in Article 6, subsection 6.3.

Failure of CMAR to comply with Article 6, subsection 6.3 as to any particular event of delay shall be deemed conclusively to constitute a waiver, abandonment or relinquishment of any and all claims resulting from that particular event of delay.

7.8.2 Excusable Delay may be compensable or non-compensable.

- (a) Compensable Excusable Delay. Excusable Delay is only compensable when: (i) the delay extends the CONTRACT TIME and (ii) is due solely to fraud, bad faith or active interference on the part of CITY or its agents. In no event shall CMAR be compensated for interim or non-critical delays that do not extend the CONTRACT TIME.

If CMAR is entitled to an increase in the CONTRACT PRICE as a result of a Compensable Excusable Delay pursuant to this subsection and the General Conditions set forth in this CONTRACT, the CONTRACT PRICE will be increased by the sum of \$_____ per day for which such compensation is payable. Such increase will be reflected in an approved CHANGE ORDER.

- (b) Non-Compensable Excusable Delay. When Excusable Delay is not due solely to fraud, bad faith or active interference on the part of CITY or its agents, then CMAR shall be entitled only to a time extension and no further compensation for the delay.

ARTICLE 8 PAYMENTS AND COST OF THE WORK

- 8.1 In full consideration of the full and complete performance of the WORK and all other obligations of CMAR hereunder, the CITY shall pay to CMAR a sum of money not to exceed the CONTRACT PRICE that is defined to be the total of: (i) CMAR's direct construction cost; (ii) so much of the CMAR's GENERAL CONDITIONS COSTS as may have been expended; (iii) so much of the approved amount of the CONSTRUCTION CONTINGENCY as may have been expended; and (iv) CMAR'S CONSTRUCTION FEE. . At the time of request for payments, CMAR shall provide supporting documentation, including releases of lien from all SUBCONTRACTORS and/or TRADE CONTRACTORS, verifying that all payment obligations of CMAR have been satisfied.

- 8.2 After completion and acceptance of the WORK, in the event that the cost of the WORK plus the CMAR's CONSTRUCTION FEE are less than the GMP, after giving effect to adjustments to the GMP made in accordance with this CONTRACT, then the difference between the cost of the WORK plus the CMAR's CONSTRUCTION FEE on the one hand and the GMP on the other hand is the "savings". Prior to making this calculation and for the purpose of this calculation only, the remaining balance of the CITY's money shall be deducted from the GMP. In the event that CMAR's total approved expenditures for this PROJECT shall exceed the GMP, CMAR shall pay such excess from its own funds, and the CITY shall not be required to pay any amount that exceeds the GMP, and CMAR shall have no claim against the CITY on account thereof.
- 8.3 The term "Cost of the Work" shall mean the sum of all direct costs necessarily and reasonably incurred and paid by CMAR in the performance of the WORK. Such costs shall be at rates not higher than those customarily paid in the locality of the PROJECT except with the prior written consent of CITY. The Cost of the Work shall include only those items set forth in this subsection and shall not include any items listed in subsection 8.4 as set forth in Exhibit "A". Cost of the Work shall be determined as follows:

8.3.1 SUBCONTRACTOR COSTS:

- (a) CMAR's Cost of the Work, as generally described on the attached Exhibit "A", to be 100% performed by SUBCONTRACTORS selected in accordance with Article 11 below. Where the WORK is covered by unit prices contained in the CONTRACT DOCUMENTS or an applicable subcontract, the Cost of the Work shall be determined by application of unit prices to the quantities of items involved.
- (b) If the subcontract provides that the SUBCONTRACTOR is to be paid on the basis of Cost of the Work plus a fee, the SUBCONTRACTOR's Cost of the Work shall be determined in the same manner as CMAR's Cost of the Work, subject to the limitation on SUBCONTRACTOR'S fees set forth in Article 7, subsection 7.4.3.
- (c) If changes to subcontracted WORK affect the GMP, such changes shall be accomplished in accordance with Article 7, subsection 7.4, CHANGE ORDERS. The amount of decrease in the GMP for any change that results in a net decrease in cost will be the amount of the actual net decrease. When both additions and decreases are involved in any one change, the combined effect shall be figured on the basis of the net change in the GMP, if any.

8.3.2 CMAR'S LABOR COSTS:

Payroll costs for employees in the direct employ of CMAR in the performance of the WORK described in the CONTRACT DOCUMENTS, are as follows: (a) salaries plus labor burden of _____ percent (_____) as set forth in the schedule of job classifications agreed upon by CITY and CMAR, subject

to audit by CITY; or (b) at the CITY's applicable prevailing wage rates. Payroll costs for employees not employed full time on the WORK covered by the CONTRACT shall be appointed on the basis of the time the employees spent on the WORK. Payroll costs shall include salaries and wages plus the labor burden to cover costs including social security contributions, unemployment, excise and payroll taxes, workers' compensation, health insurance, sick leave, vacation and holiday pay.

8.3.3 MATERIALS AND EQUIPMENT:

Cost of all materials and equipment furnished and incorporated in the WORK, including costs of transportation and storage thereof, and manufacturers' field services required in connection therewith, adjusted in accordance with Article 10, pertaining to Discounts, Rebates and Refunds; rentals of all construction equipment and machinery and the parts thereof whether rented from CMAR or others in accordance with rental agreements and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with the terms of said agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the WORK. However, rental rates shall not exceed the average local rates for such construction equipment and machinery and the parts thereof.

8.3.4 MISCELLANEOUS COSTS:

(a) The cost, as documented by CMAR's detailed receipts, of telephone, telegrams, postage, photographs, blueprints, office supplies, first aid supplies and related miscellaneous costs reasonably incurred in direct support of the WORK at the PROJECT location.

(b) Premiums (Net) on bonds and insurance, including SUBCONTRACTOR bonds, if any that CMAR is obligated to secure and maintain under the terms of the CONTRACT DOCUMENTS and such other insurance and bonds as may be required, subject to the written approval of the CITY. Premiums paid, as part of CMAR's cost, shall be net of trade discounts, volume discounts, dividends and other adjustments. All insurance and bonds shall be provided by companies acceptable to the CITY.

Self-insurance by CMAR or insurance through any affiliates of CMAR shall not be permitted without the CITY's prior written approval. CITY'S approval shall not be required on a SUBCONTRACTOR bond, and premiums thereof shall be considered a Cost of the Work.

(c) The cost of obtaining and using any utility services required for the WORK that are not paid directly by CITY, including fuel and sanitary services at the PROJECT site.

(d) The cost of removal of debris from the site. The PROJECT site, lay-down locations, and staging sites will be kept clear of all debris on a daily

basis. All subcontracts shall require SUBCONTRACTORS to remove all debris daily created by their activities, and CMAR shall exercise its best efforts to enforce such requirements or effect the removal of the debris of the subcontractors who fail in this regard. Provided, however, CMAR shall not be required to remove debris created by the CITY's separate contractors except pursuant to CHANGE ORDER procedures set forth herein and in accordance with Section 38.48 of the Procurement Code.

(e) The cost and expenses, actually sustained by CMAR in connection with the WORK, of protecting and repairing adjoining property, if required, except to the extent that any such cost or expense is:

- (1) The responsibility of CMAR under Article 13, reimbursable by insurance or otherwise;
- (2) Due to the failure of CMAR to comply with the requirements of the CONTRACT DOCUMENTS with respect to insurance; or
- (3) Due to the failure of any officer of CMAR or any of its representatives having supervision or direction of the WORK to exercise good faith or the standard of care normally exercised in the conduct of the business of a general contractor experienced in the performance of work of the magnitude, complexity and type encompassed by the CONTRACT DOCUMENTS, in any of which events any such expenses shall not be included in CMAR's costs.

(f) Federal, state, municipal, sales, use and other taxes required by law, as applicable to the PROJECT, all with respect to service performed or materials furnished for the WORK, it being understood that none of the foregoing includes, federal, state or local income or franchise taxes.

(g) All reasonable costs and expenditures necessary for the operation of the PROJECT job site office(s), including cost of field computer equipment and software.

(h) The proportion of necessary transportation, travel and subsistence expenses of CMAR's employees, excluding travel time, incurred in discharge of duties connected with the WORK except for local travel to and from the site of the WORK which must be pre-approved by the PROJECT MANAGER.

(i) Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the WORK, and cost less market value of such items used but not consumed which remain the property of CMAR .

(j) Deposits lost for causes other than CMAR's negligence, royalty payments and fees for permits and licenses.

(k) Cost of premiums for additional bonds and insurance required because of changes in the WORK.

(l) Cost of special consultants, including but not limited to engineers, architects, testing laboratories, surveyors employed for services specifically related to the WORK.

(m) Any other expenses or changes incurred, with the prior written approval of the CONSULTANT and PROJECT MANAGER, in the performance of the WORK.

8.4 EXCLUSIONS TO COST OF THE WORK: Is defined as any and all other costs, not referenced in subsection 8.3, of CMAR and its operation which are not in direct support of the PROJECT. CMAR agrees to furnish and perform, as a part of CMAR's CONSTRUCTION FEE and without reimbursement, said overhead items. The term "Cost of the Work" shall not include any of the following:

8.4.1 Payroll costs and other compensation of CMAR's officers, executives, principals (of partnership and sole proprietorship), general managers, estimators, purchasing and contracting agents, clerks and other personnel employed by CMAR as approved by CONSULTANT, whether at the site or in its principal or a branch office, for general administration that are not specifically included in the GENERAL CONDITIONS COSTS are to be considered administrative costs covered by CMAR's CONSTRUCTION FEE.

8.4.2 Other than those expenses authorized on Exhibit "B", expenses of CMAR's principal and branch offices.

8.4.3 Any part of CMAR's capital expenses, including interest on CMAR's capital spent for the WORK and charges against CMAR for delinquent payments.

8.4.4 Other overhead, general expense costs or charges of any kind and the cost of any item not specifically and expressly included in subsection 8.3.

8.4.5 Costs in excess of the Guaranteed Maximum Price.

8.4.6 Entertainment and meal expenses, car allowances and charges of a personal nature.

8.4.7 Bonuses, pensions, profit sharing or other special labor charges not set forth in subsection 8.3.2 above.

8.4.8 Any outside legal or accounting fees incurred without prior written approval from the City Attorney, which approval is at the sole discretion of the City Attorney.

8.5 PROGRESS PAYMENTS:

- 8.5.1 CMAR may make a Request for Payment for WORK completed during the PROJECT at intervals of not more than once a month. CMAR's request shall show a complete breakdown of the PROJECT components, the percentages completed and the amount due in proportion to the percentages of the WORK completed or, as to General Conditions, at cost. Each request shall be accompanied by such supporting evidence for each component/amount as required by CONSULTANT, as more particularly described in subsection 8.5.5 below. CMAR shall submit with each Request for Payment, including SUBCONTRACTOR payment requests, an updated progress schedule acceptable to CONSULTANT and either release of claims relative to the WORK which is the subject of the Request or consent of the surety as to such payment.
- 8.5.2 Ten percent of all monies earned by CMAR shall be retained by CITY until 50% of the WORK has been completed.
- 8.5.3 After 50% of the WORK has been completed, the PROJECT MANAGER shall reduce the retainage to five percent of all monies previously earned and all monies earned thereafter. After 90% of the WORK has been completed, the PROJECT MANAGER may reduce the retainage to two and one-half percent of all monies previously earned and all monies earned thereafter. Any reduction in retainage to two and one-half percent shall be in the sole discretion of the PROJECT MANAGER, shall be recommended by CONSULTANT, shall be subject to the requirements of section 255.078, Florida Statutes; otherwise, CMAR shall have no entitlement to a reduction. Any interest earned on retainage shall accrue solely to the benefit of CITY.
- 8.5.4 CITY may withhold, in whole or in part, payment to such extent as may be necessary to protect itself from loss on account of:
- 8.5.4.1 Defective WORK not remedied by CMAR and/or its SUBCONTRACTORS.
 - 8.5.4.2 Claims filed or reasonable evidence indicating probable filing of claims by other parties against CMAR.
 - 8.5.4.3. Failure of CMAR to make payments properly to SUBCONTRACTORS or for material or labor.
 - 8.5.4.4. Damage to another contractor not remedied.
 - 8.5.4.5 Assessed and Anticipated damages.
- 8.5.5 The Schedule of Values, prepared in accordance with Exhibit "A", shall list the cost of materials, the cost of labor, the cost of equipment and the cost of SUBCONTRACTOR WORK separately for all the portions of the WORK

delineated. Each monthly Application for Payment shall be for a sum equal to (i) that portion of CMAR's Cost of the Work equal to no more than the percentage of the WORK completed, plus (ii) an appropriate amount of the CMAR's CONSTRUCTION FEE as related to the percentage of the WORK completed. The calculation of the percentage of the WORK completed shall be in accordance with the approved Progress Schedule; provided, however, prior to the date of the Final Request, and unless subject to reduction pursuant to subsection 8.5.3, the aggregate of CMAR's fee payments shall not exceed 90% of CMAR's fee as stated in subsection 8.3.

CMAR's documented support of Cost of the Work shall be segregated and detailed in a manner satisfactory to the CONSULTANT and the PROJECT MANAGER to evaluate the charges. The Request for Payment shall indicate the percentage of completion of each portion of the WORK, and the total WORK, as of the end of the period covered by the Request for Payment. The Schedule of Values shall be used as one basis for reviewing the Request for Payment when such amounts are approved.

If the CONSULTANT, in its good faith judgement, determines that the portion of the GMP then remaining unpaid will not be sufficient to complete the WORK in accordance with the CONTRACT DOCUMENTS, no additional payments will be due to CMAR unless and until CMAR, at its sole cost, performs a sufficient portion of the WORK so that such portion of the GMP then remaining unpaid is determined by the CONSULTANT to be sufficient to so complete the WORK.

- 8.6 The CONSULTANT and PROJECT MANAGER shall review each such Request for Payment and may make such exceptions, as the CONSULTANT and the PROJECT MANAGER reasonably deem necessary or appropriate under the state of circumstances then existing. In no event shall the CITY be required to make payment for items of CMAR's cost to which the CONSULTANT or the PROJECT MANAGER reasonably take exception.
- 8.7 CMAR shall remain solely liable for SUBCONTRACTORS' work and for any unpaid laborers, material suppliers in the event it is later discovered that said WORK is deficient or that any of said laborers, material suppliers or subcontractors did not receive payments due them on the PROJECT.
- 8.8 Within 30 days after FINAL COMPLETION of the WORK and acceptance thereof by the CITY, CMAR shall submit a Final Request for Payment (Final Request) which shall set forth all amounts due and remaining unpaid to CMAR (including the unpaid portion of the CMAR's CONSTRUCTION FEE).
- 8.9 Except for the CMAR's fee, CMAR shall use the sums paid to it pursuant to this Article solely for the purpose of performance of the WORK and the construction, furnishing and equipping of the WORK in accordance with the CONTRACT DOCUMENTS and payments of bills incurred by CMAR in performance of the WORK.

8.10 CMAR shall promptly pay all bills for labor and material performed and furnished by its subcontractors, suppliers and materials providers, in connection with the construction, furnishing and equipping of the WORK and the performance of the WORK.

8.11 PROJECT COST SAVINGS:

At FINAL COMPLETION of the PROJECT, the CITY and CMAR shall share in any cost savings as follows: 75% City and 25% CMAR. Cost savings are defined as the difference between the GMP (including authorized amendments) and the approved final invoice amounts. CMAR's 25% share in the cost savings shall be capped at a maximum of 1.5% of the total GMP (including authorized amendments).

Any remaining monies in the Cost of the Work and/or General Conditions Costs shall vest in the CITY and shall reduce the GMP.

To the extent any portion of the CONSTRUCTION CONTINGENCY remains unallocated on the date of FINAL COMPLETION and after the issuance of the final payment for the PROJECT, the remaining portion shall be returned to the CITY in full (to be excluded from any cost savings allocation and returned to the CITY in whole).

ARTICLE 9
CONTINGENCIES

9.0 THE CONSTRUCTION CONTINGENCY:

An agreed upon sum included in the GMP for the purpose of defraying CMAR's actual approved expenditures due to unforeseen circumstances relating to CMAR's Cost of the Work, or to cover other costs arising during construction, such as anticipated costs that exceed a particular line item within the estimated CMAR's Cost of the Work; increases in SUBCONTRACTOR costs due to insolvency, preferred SUBCONTRACTOR cost differentials generated by contract selection of SUBCONTRACTORS (PROJECT MANAGER's designation of preferred SUBCONTRACTORS shall be subject to the provisions of subsection 11.2); correction of defective WORK; payment of deductible amounts for loss covered by Builder's Risk; and any other cost agreed to mutually in writing between the PROJECT MANAGER and CMAR.

Any costs to be applied against the CONSTRUCTION CONTINGENCY must first be approved by the CONSULTANT and the CITY in writing. CMAR will be required to furnish documentation evidencing the expenditures charged to the CONSTRUCTION CONTINGENCY prior to release of funds by the CITY. At FINAL COMPLETION of the PROJECT, any remaining monies in the CONSTRUCTION CONTINGENCY shall vest in the CITY and will be excluded from any cost savings sharing pursuant to subsection 8.11. The GMP shall be reduced in the amount of the CONSTRUCTION CONTINGENCY remaining monies, if any.

- 9.1 Direct Costs Buy Out Savings. In the event that CMAR awards contracts for portions of the WORK which are less than the amounts budgeted in the GMP approved by the OWNER for such portions of the WORK, such buyout savings shall be first utilized to offset shortfalls on other bid packages. If, after offsetting any shortfalls, buyout savings remain, at the time provided on Exhibit "D" for the award of subcontracts, all buyout savings shall be transferred to the OWNER's CONTINGENCY.
- 9.2 Within 90 days of the execution of this CONTRACT and monthly thereafter, CMAR is required to submit, in writing, a buyout reconciliation of all subcontracts that have been awarded since and as a product of the initial bid opening date. The result of this reconciliation is to be presented in association with a modified schedule of values reflecting the Direct Cost Buyout Savings as set forth in subsection 9.1.

ARTICLE 10
DISCOUNTS, REBATES AND REFUNDS

- 10.1 All cash discounts obtained on payments made by CMAR shall accrue to the CITY unless CMAR actually advanced its own funds, prior to receipt of funds from CITY, to make the payment giving rise to the discount. When CMAR becomes aware that a cash discount may be available to CITY, CMAR shall, prior to advancing its own funds, notify CONSULTANT and PROJECT MANAGER of such opportunity so CITY can make the required payment to achieve the discount for the CITY. CMAR shall only advance its own funds if PROJECT MANAGER declines to make the early payment. All trade discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to CITY, and CMAR shall make provisions so that they may be obtained.

ARTICLE 11
SUBCONTRACTS AND PURCHASE ORDERS

- 11.1 Unless waived in writing for good cause by CONSULTANT or PROJECT MANAGER, CMAR must obtain competitive pricing and subcontracts, in compliance with the requirements of this Article for 100% of CMAR's Cost of the Work required under this CONTRACT. Subcontracts and purchase orders involving amounts not in excess of \$25,000.00 may be awarded without the prior approval of the CONSULTANT. All other subcontracts and purchase orders shall be awarded according to the following procedure:

CMAR shall prepare for CONSULTANT'S and PROJECT MANAGER'S review and approval a list of SUBCONTRACTORS and suppliers for each bid who meet CMAR's schedule of minimum requirements. CMAR shall obtain bids from a minimum of three such SUBCONTRACTORS for each subcontract, when available. After receiving such bids, CMAR shall analyze them and make recommendations to the CONSULTANT for awards. When the CONSULTANT and the PROJECT MANAGER have approved the award of any such subcontract or purchase order, CMAR

shall contract solely in its own name and behalf, and not in the name or behalf of the CITY, with the specified SUBCONTRACTOR or supplier. The subcontract shall provide that the SUBCONTRACTOR shall perform its portion of the WORK in accordance with all applicable provisions of this CONTRACT and the other CONTRACT DOCUMENTS; that the SUBCONTRACTOR shall be bound to CMAR to the same extent as CMAR is bound to the CITY pursuant to the CONTRACT DOCUMENTS, to name the CITY as an additional insured for all insurance pursuant to Article 12; that the SUBCONTRACTOR shall provide an insurance certificate evidencing the same; that CMAR shall have the right to terminate the subcontract in the same manner and by the same method as provided for termination of this CONTRACT by the CITY, or as otherwise provided in the subcontract, whichever is more protective of the CITY'S interest; and that, in the event this CONTRACT is terminated for any reason, the SUBCONTRACTOR shall, at the CITY'S option, perform its subcontract for the CITY, or for a contractor designated by the CITY, without additional or increased cost, provided the SUBCONTRACTOR is paid in accordance with its subcontract. CMAR shall sign and cause each SUBCONTRACTOR to sign an Assignment of Rights under Construction Subcontract. Nothing contained herein shall impose on the CITY an obligation to assume any subcontract or make any payments to any SUBCONTRACTOR to perform, and nothing contained herein shall create any contractual relationship between the CITY and any SUBCONTRACTOR. If the CONSULTANT and the PROJECT MANAGER approve as the selected SUBCONTRACTOR or supplier, a bidder whose bid exceeds that of the bidder recommended by CMAR, whose bid complies with the CONTRACT DOCUMENTS (the amount by which the bid of the selected SUBCONTRACTOR exceeds the bid of the bidder recommended by CMAR is referred to herein as the "preferred subcontractor cost differential"), then the PROJECT MANAGER may designate that the GMP shall be increased by the amount of the preferred SUBCONTRACTOR cost differential or the OWNER'S CONTINGENCY. All subcontracts shall, so far as applicable, contain unit prices and any other feasible formula for use in determination of the cost of changes in the WORK.

- 11.2 If the CITY designates a bidder as the selected SUBCONTRACTOR or supplier, and the bid exceeds that of the recommended bidder selected by the CMAR, whose bid complies with the CONTRACT DOCUMENTS (the amount by which the bid of the CITY's selected SUBCONTRACTOR exceeds the amount of the bid of the CMAR's selected bidder is referred to herein as the preferred SUBCONTRACTOR cost differential), then the PROJECT MANAGER may designate that the GMP shall be increased by the CHANGE ORDER amount of the preferred SUBCONTRACTOR cost differential.
- 11.3 All subcontracts shall, so far as practicable, contain unit prices and any other feasible formula for use in determination of the cost of changes in the WORK.

ARTICLE 12
INSURANCE

- 12.1 Prior to the commencement of WORK governed by this CONTRACT (including the pre-staging of personnel and material), CMAR shall obtain insurance as specified in the schedules shown below. CMAR will ensure that the insurance obtained will extend protection to all SUBCONTRACTORS engaged by CMAR. As an alternative, CMAR may require all SUBCONTRACTORS to obtain insurance consistent with the schedules shown below.

CMAR will not be permitted to commence WORK governed by this CONTRACT (including pre-staging of personnel and material) until satisfactory evidence of the required insurance and all required endorsements have been furnished to the CITY as specified below. Delays in the commencement of WORK resulting from the failure of CMAR to provide satisfactory evidence of the required insurance shall not extend deadlines specified in this CONTRACT or any penalties, and failure to perform assessments shall be imposed as if the WORK commenced on the specified date and time, except for CMAR's failure to provide satisfactory evidence.

CMAR shall maintain the required insurance throughout the entire term of this CONTRACT and any extensions specified in any attached schedules. Failure to comply with this provision may result in the immediate suspension of all WORK until the required insurance has been reinstated or replaced. Delays in the completion of WORK resulting from the failure of CMAR to maintain the required insurance shall not extend deadlines specified in this CONTRACT, and any penalties and failure to perform assessments shall be imposed as if the WORK had not been suspended, except for CMAR's failure to maintain the required insurance.

CMAR shall provide, to the CITY, as satisfactory evidence of the required insurance, either:

1. Certificate of Insurance with endorsements; or
2. Certified copy of the actual insurance policy.

The CITY, at its sole option, has the right to request a certified copy of any or all insurance policies required by the CONTRACT DOCUMENTS. All insurance policies must specify that they are not subject to cancellation, non-renewal, material change, or reduction in coverage unless a minimum of 30 days prior notification is given to the CITY by the insurer.

The acceptance and/or approval of CMAR's insurance shall not be construed as relieving CMAR from any liability or obligation assumed under the CONTRACT DOCUMENTS or imposed by law. The CITY, its employees and officers shall be named as "Additional Insured" on all policies, except for Workers' Compensation. In addition, the CITY will be named as an Additional Insured and Loss Payee on all policies covering CITY-owned property. Any deviations from these General

Insurance Requirements must be requested in writing on the CITY prepared form entitled "**Request for Waiver of Insurance Requirements**" and approved by the CITY's Risk Manager.

12.2 INSURANCE LIMITS OF LIABILITY:

<Amounts to be filled in should be provided by Risk Management – please delete this note>

All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and satisfactory to the CITY. All companies shall have a Florida resident agent and be rated a minimum A-VI, as per A.M. Best Company's Key Rating Guide, latest edition.

CMAR shall furnish certificates of insurance to the CITY's Risk Manager for review and approval prior to the commencement of WORK governed by the CONTRACT DOCUMENTS. The Certificates shall clearly indicate that CMAR has obtained insurance of the type, amount and classification required by these provisions, in excess of any pending claims at the time of contract award to CMAR. All insurance policies must specify that they are not subject to cancellation, non-renewal, material change, or reduction in coverage unless a minimum of 30 days prior to notification is given to the CITY by the insurer.

12.2.1 Comprehensive General Liability:

Prior to the commencement of WORK governed by this CONTRACT, CMAR shall obtain General Liability Insurance. Coverage shall be maintained throughout the life of the CONTRACT and include at a minimum:

1. Premises Operations
2. Products and Completed Operations
3. Blanket Contractual Liability
4. Personal Injury Liability
5. Expanded Definition of Property Damage

The minimum limits acceptable shall be:

<FILL IN AMOUNT> Combined Single Limit (CSL)

If split limits are provided, the minimum limits acceptable shall be:

<FILL IN AMOUNT> per Person

<FILL IN AMOUNT> per Occurrence

<FILL IN AMOUNT> Property Damage

An Occurrence Form policy is preferred. If coverage is provided on a Claims Made policy, its provisions should include coverage for claims filed on or after the effective date of this CONTRACT. In addition, the period for which claims may be reported should extend for a minimum of _____

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months following the acceptance of WORK by the CITY. The CITY, its employees and officers shall be named as Additional Insured on all policies issued to satisfy the above requirements.

12.2.2 Comprehensive Automobile Liability:

Recognizing that the WORK governed by this CONTRACT requires the use of vehicles, CMAR, prior to the commencement of WORK, shall obtain Vehicle Liability Insurance. Coverage shall be maintained throughout the life of the CONTRACT and include, at a minimum, liability coverage for:

Owned, Non-Owned, and Hired Vehicles

The minimum limits acceptable shall be:

<FILL IN AMOUNT> Combined Single Limit (CSL)

If split limits are provided, the minimum limits acceptable shall be:

<FILL IN AMOUNT> per Person

<FILL IN AMOUNT> per Occurrence

<FILL IN AMOUNT> Property Damage

The CITY, its employees and officials shall be named as Additional Insured on all policies issued to satisfy the above requirements.

12.2.3 Workers' Compensation Insurance:

Prior to the commencement of WORK governed by this contract, CMAR shall obtain Workers' Compensation Insurance with limits sufficient to respond to the applicable state statutes.

In addition, CMAR shall obtain Employers' Liability Insurance with limits of not less than:

<FILL IN AMOUNT> Bodily Injury by Accident

<FILL IN AMOUNT> Bodily Injury by Disease, policy limits

<FILL IN AMOUNT> Bodily Injury by Disease, each employee

Coverage shall be maintained throughout the entire term of the CONTRACT.

Coverage shall be provided by a company or companies authorized to transact business in the State of Florida and the company or companies must maintain a minimum rating of A-VI, as assigned by the A.M. Best Company.

If CMAR has been approved by the Florida's Department of Labor, as an authorized self-insurer, the CITY shall recognize and honor CMAR's status. CMAR may be required to submit a Letter of Authorization issued

by the Department of Labor and a Certificate of Insurance, providing details on CMAR's Excess Insurance Program.

If CMAR participates in a self-insurance fund, a Certificate of Insurance will be required. In addition, CMAR may be required to submit updated financial statements from the fund upon request from the CITY.

12.2.4 Builder's Risk Insurance Requirements:

CMAR shall be required to purchase and maintain, throughout the life of the CONTRACT, and until the PROJECT is accepted by the City, Builder's Risk Insurance on an All Risk of Loss form. Coverage shall include:

Theft	Aircraft
Windstorm	Vehicles
Hail	Smoke
Explosion	Fire
Riot	Collapse
Civil Commotion	Flood

The policy limits shall be no less than the amount of the finished PROJECT and coverage shall be provided on a completed value basis. Property located on the construction premises, which is intended to become a permanent part of the PROJECT site, shall be included as property covered. The policy shall be endorsed permitting the CITY to occupy the building prior to completion without effecting the coverage. The City of Hollywood shall be named as Additional Insured and Loss Payee. The Builder's Risk Insurance shall be provided on or before the execution of this CONTRACT.

ARTICLE 13 INDEMNIFICATION

CMAR shall indemnify and hold harmless the CITY, its officers and employees, from liabilities, damages, losses and costs, including but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CMAR and persons employed or utilized by the CMAR in the performance of the CONTRACT. These provisions shall survive the expiration or earlier termination of the CONTRACT. Nothing in this CONTRACT shall be construed in any way to affect the sovereign immunity of the CITY or the rights of the CITY as set forth in Section 768.28, Florida Statutes.

ARTICLE 14 PERFORMANCE AND PAYMENT BOND AND QUALIFICATIONS OF SURETY

- 14.1 Within ten calendar days of being notified of the award and prior to any commencement of the WORK, CMAR shall execute and record a Performance Bond and a Payment Bond containing all the provisions of the Performance Bond and Payment Bond attached as Forms 4 and 5. In accordance with the

requirements of Section 255.05, Florida Statutes, CMAR shall record in the Public Records of Broward County, Florida the Performance and Payment Bonds. CMAR shall deliver to OWNER evidence, reasonably acceptable to OWNER, of the recording of such Bonds. The delivery of such evidence is a condition precedent to OWNER's obligation to make any progress payments to CMAR.

14.1.1 Each Bond shall be in the amount of 100% of the GMP guaranteeing to CITY the completion and performance of the WORK covered in this CONTRACT as well as full payment if all suppliers, material providers, laborers, TRADE CONTRACTORS or SUBCONTRACTORS employed on the PROJECT. Each Bond shall be with a surety company which is qualified pursuant to subsection 14.2.

14.1.2 Each Bond shall continue in effect for one year after FINAL COMPLETION and acceptance of the WORK with liability equal to 100% of the CONTRACT PRICE, or an additional bond shall be conditioned that CMAR will, upon notification by CITY, correct any defective or faulty WORK or materials that appear within one year after FINAL COMPLETION of the PROJECT.

14.2 QUALIFICATIONS OF SURETY:

14.2.1 Each bond must be executed by a surety company in recognized standing, authorized to do business in the State of Florida as surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five years.

14.2.2 The Surety Company shall hold a current certificate of authority as acceptable surety on federal bonds in accordance with United States Department of Treasury Circular 570, Current Revisions. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular, and the excess risks must be protected by coinsurance, reinsurance, or other methods in accordance with Treasury Circular 297, revised September 1, 1973 (31 DFR Section 223.10, Section 223.111). Further, the Surety Company shall provide CITY with evidence satisfactory to CITY, that such excess risk has been protected in an acceptable manner.

14.2.3 The CITY will accept a surety bond from a company with a rating of B+ or better for bonds up to \$2 million, provided, however, that if any surety company appears on the watch list that is published quarterly by Intercom of the Office of the Florida Insurance Commissioner, the CITY shall review and either accept or reject the surety company based on the financial information available to the CITY. A surety company that is rejected by the CITY may be substituted by the bidder or proposer with a surety company acceptable to the CITY, only if the bid amount does not

increase. The ratings of Surety shall correspond to the amount of bonds as follows:

Amount of Bond	Policy Holder's Ratings	Financial Size Category
500,001 to 1,000,000	B+	Class I
1,000,001 to 2,000,000	B+	Class II
2,000,001 to 5,000,000	A	Class III
5,000,001 to 10,000,000	A	Class IV
10,000,001 to 25,000,000	A	Class V
25,000,001 to 50,000,000	A	Class VI
50,000,001 or more	A	Class VII

ARTICLE 15 INDEPENDENT CONTRACTOR

In performing the WORK, CMAR shall be deemed an independent contractor and not an agent or employee of the CITY. CMAR shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the WORK under this CONTRACT, unless the CONTRACT DOCUMENTS give other specific instructions concerning these matters.

ARTICLE 16 PROJECT RECORDS

- 16.1 CITY or its designee shall have the right to inspect and copy the books and records and accounts of CMAR and all major SUBCONTRACTORS, including but not limited to books, records, correspondence, instructions, drawings, receipts, payment records, vouchers, and memoranda that relate in any way to the PROJECT and to any claim for additional compensation made by CMAR which relate to the PROJECT. CMAR shall preserve and make available to CITY all financial records, supporting documents, statistical records and any other documents that relate to the PROJECT and to any claim for the required retention period of the Florida Public Records Act (Chapter 119, Fla. Statute), if applicable, and, if the Public Records Act is not applicable, for a period of three years following FINAL COMPLETION of the PROJECT. During the PROJECT and for the appropriate record retention period, CMAR shall provide CITY access to its books and records at CMAR's usual place of business upon 72 hours written notice. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three years, whichever is longer, the books, records and accounts shall be retained until resolution of the audit findings. Any incomplete or incorrect entry in such books, records and accounts shall be a basis for CITY's disallowance and recovery of any payment upon such entry.

CMAR acknowledges that if Chapter 119, Florida Statutes entitled "Public Records Law" is applicable to this CONTRACT the provisions of Section 119.0701, Florida Statute are also applicable and CMAR acknowledges its obligations to comply with said requirements with regard to public records and shall:

(a) keep and maintain public records required by the CITY to perform the services required under the CONTRACT;

(b) upon request from the CITY'S custodian of public records or his/her designee, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

(c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the CONTRACT DOCUMENTS and following the completion of the CONTRACT if the CMAR does not transfer the records to the CITY; and

(d) upon completion of the CONTRACT, CMAR shall transfer, at no cost to the CITY, all public records in possession of the CMAR or keep or maintain public records required by the CITY to perform the service. If the CMAR transfers all public records to the CITY upon completion of the CONTRACT, the CMAR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CMAR keeps and maintains public records upon completion of the CONTRACT, the CMAR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY upon request from the CITY'S custodian of public records, in a format that is compatible with the information technology systems of the CITY.

IF THE CMAR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CMAR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT DOCUMENTS, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT: CITY CLERK'S OFFICE, 2600 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA 33020, OR AT (954) 921-3211, PCERNY@HOLLYWOODFL.ORG

16.1.1 CMAR's records shall include but not be limited to accounting records (hard copy, as well as computer readable data), written policies and procedures; SUBCONTRACTOR files (including proposals of successful and unsuccessful bidders and bid recaps), surety files and bond company files, original estimates, estimating work sheets, correspondence, change order files (including but not limited to documentation covering negotiated settlements), back charge logs and supporting documentation, general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends and any other supporting evidence deemed

necessary by the CITY to substantiate charges related to this CONTRACT (all of the foregoing referred to as "records").

16.1.2 CMAR shall require all SUBCONTRACTORS, TRADE CONTRACTORS, insurance agents and material suppliers (payees) to keep and maintain comparable records for the same time period and to permit the CITY to review, inspect and audit such records. CMAR shall include such requirements in all written subcontracts and purchase orders issued.

16.2 If an audit inspection or other examination by the CITY or the CITY's representatives in accordance with this Article, discloses overcharges (of any nature) by the CMAR to the CITY in excess of one percent of the total billings, the cost of the CITY's audit (whether performed by the CITY or outside auditors) shall be reimbursed or paid to the CITY by CMAR. Any adjustments and/or records shall be made within a reasonable amount of time (not to exceed 30 days) from presentation of the CITY findings to CMAR.

ARTICLE 17 SURVEY

As required by the technical specifications (or, in absence of technical specification requirements concurrent with the Final Request for Payment), the CMAR shall furnish final surveys in electronic media utilizing CAD Standards as designated by the PROJECT MANAGER, in addition to three sets of hard copy, showing the exact locations of all structures and underground site Services installed by CMAR, including all water, sewer, gas, fuel, telephone, security and electric lines and main, and locations of all easements for such Services. Such surveys shall be prepared by a licensed Florida surveyor who shall certify that the WORK is installed and erected entirely upon the PROJECT Site and within the building restriction lines, if any, and does not overcharge or encroach upon any easement or right-of-way of others.

ARTICLE 18 CMAR'S RESPONSIBILITY FOR THE WORK

- 18.1 CMAR shall accept full responsibility for the WORK against all loss or damage of whatsoever nature sustained until final acceptance by CITY, and shall promptly repair any damage done from any cause whatsoever.
- 18.2 CMAR shall be responsible for all materials, equipment and supplies pertaining to the PROJECT. In the event any such materials, equipment and supplies are lost, stolen, damaged or destroyed prior to final acceptance by CITY, CMAR shall replace it without cost to CITY. CMAR shall be responsible to protect all materials, equipment and supplies, keeping them free from deterioration, weathering, rusting or other action detrimental to the materials.
- 18.3 CITY reserves the right to award other contracts in connection with the PROJECT. CMAR shall afford other persons or contractors reasonable opportunity for the introduction and storage of materials and the execution of work under such separate contracts. CMAR shall properly connect and

coordinate the WORK with the work of any other persons or contractors that might contract separately with CITY.

- 18.4 If any part of CMAR's WORK depends on proper execution of the work of any other persons, CMAR shall inspect and promptly report to CONSULTANT any defects in such work that render it unsuitable for such proper execution and results. CMAR's failure to so inspect and report shall constitute an acceptance of the other person's work as fit and proper for the reception of CMAR's WORK, except as to defects which may develop in other contractor's work after the execution of CMAR's WORK.
- 18.5 CMAR shall conduct its operations and take all reasonable steps to coordinate the prosecution of the WORK so as to create no interference or impact on any other contractor on the PROJECT site. Should such interference or impact occur, and CMAR failed to take reasonable steps, CMAR shall be liable to the affected contractor for the cost of such interference or impact.

To ensure the proper execution of subsequent WORK, CMAR shall inspect the WORK already in place and shall at once report to CONSULTANT any discrepancy between the executed WORK and the requirements of the CONTRACT DOCUMENTS.

ARTICLE 19 OCCUPATIONAL HEALTH AND SAFETY

- 19.1 In compliance with applicable federal and state laws, any toxic substance listed in such laws delivered as a result of the PROJECT must be accompanied by a Material Safety Data Sheet (MSDS), which may be obtained from the manufacturer and provided to the PROJECT MANAGER. The MSDS must include the following information:
- 19.1.1 The chemical name and the common name of the toxic substance.
- 19.1.2 The hazards or other risks posed by the use of the toxic substance, including:
- (1) The potential for fire, explosion, corrosion, and reaction;
 - (2) The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and
 - (3) The primary routes of entry and symptoms of overexposure.
- 19.1.3 The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to the toxic substance, including appropriate emergency treatment in case of overexposure.
- 19.1.4 The emergency procedure for spills, fire, disposal, and first aid.

19.1.5 A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.

19.1.6 The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

19.2 CMAR agrees that it shall not knowingly transport to, use, generate, dispose of, or install at the PROJECT site any Hazardous Substance, as defined in Section 19.2.3, except in accordance with applicable environmental laws or regulations. Further, in performing the WORK, CMAR shall not knowingly cause any release of hazardous substances into, or contamination of, the environment, including the soil, the atmosphere, any water course or ground water, except in accordance with applicable environmental laws and regulations.

19.2.1 In the event CMAR encounters on the PROJECT any Hazardous Substance, or what CMAR reasonably believes to be a Hazardous Substance which is being introduced to the WORK, or exists at or on the PROJECT location, in violation of any applicable environmental laws and regulations, CMAR shall immediately stop WORK in the area affected and report the condition to the CONSULTANT and PROJECT MANAGER.

19.2.2 The PROJECT MANAGER, through the CONSULTANT, may direct CMAR, by utilization of CITY'S allowance account funds, to remediate and/or render harmless the Hazardous Substance in accordance with applicable permits then in existence, but CMAR not be required to remediate and/or render harmless the Hazardous Substance absent such direction. If CMAR is not so directed, CMAR shall not be required to resume WORK in any area affected by the Hazardous Substance until such time as the Hazardous Substance has been remediated and/or rendered harmless.

19.2.3 For purposes of this CONTRACT, the term "Hazardous Substance" shall mean and include, but shall not be limited to, any element, constituent, chemical, substance, compound or mixture, which is defined in or included under or regulated by any local, state, or federal law, rule, ordinance, by-law, or regulation pertaining to Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), The Resource Conservation and Recovery Act (RCRA), The Toxic Substances Control Act (TSCA), The Clean Water Act (CWA), the Clean Air Act (CAA), and The Marine Protection Research and Sanctuaries Act (MPRSA), The Occupational Safety and Health Act (OSHA), The Superfund Amendments and Reauthorization Act of 1986 (SARA), or other state superior lien or environmental clean-up or disclosure statutes including all state and local counterparts of such laws (all such laws, rules and regulations being referred to collectively as Environmental Laws). It is CMAR's responsibility to comply with this Article based on the law in effect at the time its services are rendered and

to comply with any amendments to those laws for all services rendered after the effective date of any such amendments.

ARTICLE 20
PERMITS, LICENSES AND IMPACT FEES

- 20.1 The parties agree that the Public Bid Disclosure Act does not apply to this CONTRACT because the CITY is reimbursing CMAR the actual amount or direct cost of permits, licenses and impact fees required by law for the PROJECT. Accordingly, CITY permits, licenses and impact fees are not listed. CMAR shall obtain all required permits and licenses as required for completion of the PROJECT. Such permits and licenses, along with any corresponding general and specific conditions and requirements, shall become a part of the CONTRACT DOCUMENTS. CMAR shall comply with all conditions and requirements of such permits and licenses.

Payment of all such permits, licenses and impact fees shall be made by CMAR as part of the GENERAL CONDITIONS COSTS within the GMP, and shall include all federal, state, and local application, permit, and surcharge fees. CMAR shall be responsible for paying any and all fees, penalties, and fines imposed as a result of CMAR's failure to obtain such permits and licenses prior to the commencement of the WORK and shall pay such costs by deducting them from its CONSTRUCTION FEE

- 20.2 If applicable, Local Business Taxes must be paid as required by Section 205.065, Florida Statutes, and evidence of such payment must be submitted within ten days of execution of this CONTRACT.
- 20.3 It is CMAR's responsibility to have and maintain appropriate Certificates(s) of Competency, valid for the WORK to be performed and valid for the jurisdiction in which the WORK is to be performed for all persons working on the PROJECT for whom a Certificate of Competency is required.

ARTICLE 21
PERSONNEL

- 21.1 All personnel used or employed by CMAR in the performance of the WORK shall be qualified by training and experience to perform their assigned tasks. At the request of the CITY or the CONSULTANT, CMAR shall not use in the performance of the WORK any personnel deemed by the CITY or the CONSULTANT to be incompetent, careless, or unqualified to perform the WORK assigned to that person, or otherwise unsatisfactory to the CITY.
- 21.2 CMAR agrees that in the performance of the WORK called for by this CONTRACT, it will employ only such labor and engage SUBCONTRACTORS that employ only such labor as will not delay or interfere with the speedy and lawful progress of the PROJECT and as will be acceptable to and work in harmony with all other workers employed on the PROJECT site or on any other building, structure, or other improvement which CMAR or any other contractor may then be erecting or altering on behalf of the CITY.

- 21.3 CMAR agrees that it shall not employ any labor that will interfere with labor harmony at the PROJECT site or with the introduction and storage of materials and the execution of WORK by other contractors or by SUBCONTRACTORS.
- 21.4 CMAR shall furnish the CONSULTANT on request, resumes of CMAR's key personnel involved in the day-to-day WORK on the PROJECT.
- 21.5 PREVAILING WAGE REQUIREMENT:
- 21.5.1 CMAR shall be responsible for ensuring payment of the rate of wages and fringe benefits, or cash equivalent, for all laborers, mechanics and apprentices employed by it or its SUBCONTRACTORS on the WORK covered by this CONTRACT, which shall be not less than the prevailing rate of wages and fringe benefits or cash equivalent for similar skills or classifications of Work as established by the General Wage Decision of the United States Department of Labor for Broward County, Florida, that is in effect prior to the date the CITY issued the invitation for bids for this PROJECT (Exhibit "C"). If the General Wage Decision fails to provide for a fringe benefit rate for any worker classification, then the fringe benefit rate applicable to such worker classification shall be the fringe benefit rate that has a basic wage rate closest in dollar amount to the WORK classification for which no fringe benefit rate has been provided.
- 21.5.2 Upon commencement of WORK, CMAR and all of its SUBCONTRACTORS shall post a notice in a prominent place at the PROJECT site stating the requirements of this section.
- 21.5.3 If any questions should arise concerning the applications of this section, which are not specifically addressed, the CITY may but is not required to rely on rules, regulations, practices, administrative rulings and court decisions governing applications of the Davis-Bacon Act.
- 21.5.4 CMAR and SUBCONTRACTORS shall submit to the CITY, on a monthly basis, the attached Form 2, for payroll sheets, which have been certified under oath by CMAR and/or SUBCONTRACTORS as to their accuracy and compliance with the provisions of this section. The certified payroll sheets shall contain the following: name and address of each employee; his/her current classification; rate of pay (including rates of contributions for, or costs assumed to provide, fringe benefits); daily and weekly number of hours worked; deductions made; and actual wages paid. Such records shall be maintained by the CMAR and its SUBCONTRACTORS for a period of at least three years following completion of the WORK.

- 21.5.5 The CITY may withhold, or cause to be withheld from CMAR, a portion of any requisitioned payment as may be considered necessary to pay laborers, mechanics and apprentices the full amount of wages required by this section. The CITY or its designee may enter onto the job site and conduct such inquiries of CMAR's workers and its SUBCONTRACTOR's workers to determine whether this section is being complied with.

If CMAR or its SUBCONTRACTOR fails to pay any laborers, mechanics or apprentices employed or working on the job site all or part of the wages required by this section, then the CITY may, after written notice to CMAR, take such action as may be necessary to cause suspension of any further payments or advances until such violations have been corrected. If the violations are not corrected, the CITY may terminate CMAR's right to proceed with the WORK or such part of the WORK for which there has been a failure to pay the required wages and take such steps as are necessary to complete the WORK, whereupon CMAR and its sureties shall be liable to the CITY for all excess costs incurred by the CITY.

- 21.5.6 CMAR shall insert in any subcontracts such language as is necessary to require all of its SUBCONTRACTORS to comply with the requirements of this section. CMAR shall be responsible for noncompliance by any of its SUBCONTRACTORS. This section shall be deemed part of any contract entered into between CMAR and any of its SUBCONTRACTORS.

ARTICLE 22
CMAR's WARRANTIES

- 22.1 CMAR warrants to CITY that all materials and equipment under this CONTRACT will be new unless otherwise specified and that all of the WORK will be of good quality free from faults and defects and in conformance with the CONTRACT DOCUMENTS. All WORK not conforming to these requirements, including substitutions not properly approved and authorized by the PROJECT MANAGER and CONSULTANT, may be considered defective. If required by CONSULTANT, CMAR shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Article 23.
- 22.2 CMAR shall provide a one year warranty and shall coordinate and supervise the completion of warranty work during the warranty period. CMAR shall participate with the OWNER in conducting warranty inspections held during the sixth month and 11th month after occupancy. CMAR shall deliver all as-built drawings, warranties and guarantees to the PROJECT MANAGER as a condition for final payment.

CMAR shall provide a warranty summary report at the end of each warranty inspection. This report shall provide at a minimum:

- (a) description of each warranty item during the period;
- (b) date item reported to CMAR;
- (c) date item corrected. If more than one trip required, document each.
- (d) description of action taken to cure warranty items;
- (e) signature of PROJECT MANAGER acknowledging warranty items have been completed; and
- (f) other pertinent information, if applicable.

Refusal of CMAR to provide any WORK required in the warranty phase of the PROJECT shall be a basis for non-payment of any and all warranty phase fees otherwise due and payable at the time of refusal.

ARTICLE 23
DEFECTIVE WORK

- 23.1 CONSULTANT shall have the authority to reject or disapprove WORK which CONSULTANT finds to be defective. If required by CONSULTANT, CMAR shall promptly either correct all defective WORK or remove such defective WORK and replace it with non-defective WORK. CMAR shall pay all direct, indirect and consequential costs of such removal or corrections, including cost of testing laboratories and personnel. Such costs shall be included in the GMP.
- 23.2 Should CMAR fail or refuse to remove or correct any defective WORK or to make any necessary repairs in accordance with the requirements of the CONTRACT DOCUMENTS within the time indicated in writing by CONSULTANT, CITY shall have the authority to cause the defective WORK to be removed or corrected, or make such repairs as may be necessary at CMAR's expense. Any expense incurred by CITY in making such removals, corrections or repairs shall be paid for out of any monies due or which may become due to CMAR and deducted from the GMP, or may be charged against the Performance Bond. In the event of failure of CMAR to make all necessary repairs promptly and fully, CITY may declare a default.
- 23.3 If, within one year after the date of FINAL COMPLETION or such longer period of time as may be prescribed by the terms of any applicable special warranty required by the CONTRACT DOCUMENTS, any of the WORK is found to be defective or not in accordance with the CONTRACT DOCUMENTS, CMAR, after receipt of written notice from CITY, shall promptly correct such defective or nonconforming WORK within the time specified by CITY without cost to CITY, to do so. Nothing contained herein shall be construed to establish a period of limitation with respect to any other obligation, which CMAR might have under the CONTRACT DOCUMENTS.
- 23.4 Failure to reject any defective WORK or material shall not in any way prevent later rejection when such defect is discovered, or obligate CITY to final acceptance.

- 23.5 CMAR shall: (i) replace any part of the WORK that fails to conform with the requirements of this CONTRACT that appear during progress of the WORK on the PROJECT; (ii) remedy any defects in the WORK due to faulty materials or workmanship which appear within a period of one year from the time of FINAL COMPLETION of the WORK or portions thereof or within such longer period of time as may be set forth in the CONTRACT DOCUMENTS or as may be required by law; and (iii) replace, repair or restore any parts of the PROJECT or furniture, fixtures, equipment or other items placed therein (whether by the CITY or any other party) that are injured or damaged by any such parts of the WORK that do not conform to the requirements of this CONTRACT or are due to defects in the WORK. The provisions of this subsection shall not apply to corrective WORK attributable solely to the acts or omissions of any separate contractor or SUBCONTRACTOR of the CITY unless CMAR is acting in such capacity or capacities. The cost to CMAR of performing any of its obligations under this subsection shall be within the GMP. CMAR's responsibility to make repairs and redo WORK under this subsection is in addition to CMAR's responsibility to the CITY for any other damages of any kind for which CMAR would be legally responsible.
- 23.6 If the CITY and CMAR deem it inexpedient to require the correction of WORK damaged or not performed in accordance with the CONTRACT DOCUMENTS, an equitable deduction from the CONTRACT PRICE and the GMP shall be made by agreement between CMAR and the CITY. Until such settlement, the CITY may withhold such sums as the CITY deems just and reasonable from monies, if any, due CMAR. If no monies are held by the CITY, reimbursement shall be made to the CITY within 30 days by CMAR.
- 23.7 CMAR's express warranty herein shall be in addition to, and not in lieu of, any other warranties or remedies the CITY may have under this CONTRACT, at law, or in equity for defective WORK.

ARTICLE 24
SIGNAGE

- 24.1 Any requirements for a PROJECT sign shall be as set forth within the Technical Specifications section.
- 24.2 All construction signage located at the project location shall be subject to the prior written approval of the CONSULTANT and PROJECT MANAGER. CMAR recognizes that all signage may be disallowed, in the CONSULTANT's and PROJECT MANAGER's sole discretion, and that existing signage or advertising on construction field offices, trailers, construction fences, and other construction elements or aids, may be required to be masked or deleted at no cost or expense to the CITY. Such signage will be considered an overhead expense pursuant to subsection 8.4 and if allowed shall not be included within the Cost of the Work.

ARTICLE 25
PUBLIC ENTITY CRIMES ACT

- 25.1 CMAR represents that the execution of this contract will not violate the Public Entity Crimes Act (Section 287.133, Florida Statutes), which essentially provides that a person or affiliate who is a contractor, consultant or other provider and who has been placed on the convicted vendor list following a conviction for a Public Entity Crime may not submit a bid on a contract to provide any goods or services to CITY, may not submit a bid on a contract with CITY for the construction or repair of a public building or public work, may not submit bids on leases of real property to CITY, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with CITY, and may not transact any business with CITY in excess of the threshold amount provided in Section 287.017, Florida Statutes, for category two purchases for a period of 36 months from the date of being placed on the convicted vendor list. Violation of this section shall result in termination of this CONTRACT and recovery of all monies paid pursuant to this CONTRACT, and may result in debarment from CITY's competitive procurement activities.
- 25.2 In addition, to the foregoing, CMAR further represents that there has been no determination, based on an audit, that it committed an act defined by Section 287.133, Florida Statutes, as a public entity crime and that it has not been formally charged with committing an act defined as a public entity crime regardless of the amount of money involved and regardless of whether CMAR has been placed on the convicted vendor list.

ARTICLE 26
OWNERSHIP OF CONTRACT DOCUMENTS

Any and all drawings, specifications, designs, models, photographs, reports, surveys, and other data submitted by CMAR and provided in connection with the CONTRACT DOCUMENTS are and shall remain the property of the CITY, whether the PROJECT for which they are made is completed or not. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by CMAR become the property of CITY and shall be delivered by CMAR to CITY within seven days of termination of the CONTRACT DOCUMENTS by either party. Any compensation due to CMAR shall be withheld until all documents are received as provided. CMAR shall adhere to Chapter 119, Florida Statutes, entitled "Public Records Act" and the requirements set forth in Article 16 of this Agreement.

ARTICLE 27
CMAR'S REPRESENTATIVE

CMAR shall advise the CITY in writing of any limitations on the authority of CMAR's representative; otherwise, CMAR's representative shall be considered to have full authority to execute any and all instruments requiring CMAR's signature and to act on behalf of CMAR with respect to all matters arising out of this CONTRACT.

ARTICLE 28
CITY'S RIGHT TO TERMINATE CONTRACT

- 28.1 In the event that CMAR fails to begin the WORK within ten calendar days after the PROJECT initiation date, fails to perform the WORK with sufficient workers and equipment or with sufficient materials to insure the prompt completion of the WORK, or shall perform the WORK unsuitably, or cause it to be rejected as defective and unsuitable, or shall discontinue the prosecution of the WORK pursuant to the accepted schedule or its SUBCONTRACTOR fails to perform any material term set forth in the CONTRACT DOCUMENTS or if CMAR shall become insolvent or be declared bankrupt, or commits any act of bankruptcy or insolvency, or shall make an assignment for the benefit of creditors, or for any other cause whatsoever shall not carry on the WORK in an acceptable manner, PROJECT MANAGER may give notice in writing to CMAR and its Surety of such delay, neglect or default, specifying the same.

If CMAR, within a period of ten calendar days after such notice, shall not proceed in accordance therewith, then CITY may upon written certificate from CONSULTANT of the fact of such delay, neglect or default and CMAR'S failure to comply with such notice, terminate the services of CMAR, exclude CMAR from the PROJECT site and take the prosecution of the WORK out of the hands of CMAR, and appropriate or use any or all materials and equipment that are an integral part of the WORK on the PROJECT site as may be suitable and acceptable. In such case, CMAR shall not be entitled to receive any further payment until the PROJECT is completed.

In addition, CITY may enter into an agreement for the completion of the PROJECT according to the terms and provisions of the CONTRACT DOCUMENTS, or use such other methods as in CITY'S sole opinion shall be required for the completion of the PROJECT in an acceptable manner. All damages, costs and charges incurred by CITY, together with the costs of completing the PROJECT, shall be deducted from any monies due or which may become due to CMAR. In case the damages and expenses so incurred by CITY shall exceed the unpaid balance, then CMAR shall be liable and shall pay to CITY the amount of such excess.

- 28.2 If after notice of termination of CMAR's right to proceed, it is determined for any reason that CMAR was not in default, the rights and obligations of CITY and CMAR shall be the same as if the notice of termination had been issued pursuant to the Termination for Convenience clause as set forth in subsection 28.3 below.
- 28.3 This CONTRACT may be terminated for convenience in writing by CITY upon ten days written notice to CMAR (delivered by certified mail, return receipt requested) of intent to terminate and the date on which such termination becomes effective. In such case, CMAR shall be paid for all WORK executed and expenses incurred prior to termination, in addition to termination settlement costs reasonably incurred by CMAR relating to commitments which had become firm prior to the termination. Payment shall include reasonable profit for WORK

and/or services performed. No payment shall be made for profit for WORK and/or services that have not been performed.

- 28.4 Upon receipt of Notice of Termination pursuant to this Article, CMAR shall promptly discontinue all affected WORK unless the Notice of Termination directs otherwise, and deliver or otherwise make available to the CITY all data, drawings, specifications, reports, estimates, summaries and such other information as may have been required by the CONTRACT DOCUMENTS, whether completed or in process.

ARTICLE 29

CMAR's RIGHT TO STOP WORK OR TERMINATE CONTRACT

If CONSULTANT fails to review and approve or state in writing reasons for rejection of any Request for Payment within 20 days after it is properly presented, or if CITY fails either to pay CMAR within 30 days after presentation by CONSULTANT of any sum certified by CONSULTANT, or to notify CMAR and CONSULTANT in writing of any objection to the Request for Payment, then CMAR may give written notice to CITY and CONSULTANT of such delay, neglect or default, specifying the same. If CITY or CONSULTANT (where applicable), within a period of ten calendar days after such notice shall not remedy the delay, neglect, or default upon which the notice is based, then CMAR may stop work or terminate this CONTRACT and recover from CITY payment for all WORK executed and reasonable expenses sustained therein plus reasonable termination expenses. Any objection made by CITY to a Request for Payment shall be submitted to CONSULTANT in accordance with the provisions of Article 30.

ARTICLE 30

RESOLUTION OF DISPUTES

- 30.1 To prevent all disputes and litigation, it is agreed by the parties that CONSULTANT shall decide all questions, claims, difficulties and disputes of whatever nature which may arise relative to the technical interpretation of the CONTRACT DOCUMENTS and fulfillment of this CONTRACT as to the character, quality, amount, value of any WORK done and materials furnished, or proposed to be done or furnished under or by reason of the CONTRACT DOCUMENTS, and CONSULTANT's estimates and decisions upon all claims, questions, difficulties and disputes shall be final and binding to the extent provided in this subsection. Any claim, question, difficulty or dispute which cannot be resolved by mutual agreement of PROJECT MANAGER and CMAR shall be submitted to CONSULTANT in writing within 21 calendar days. CONSULTANT shall notify PROJECT MANAGER and CMAR in writing of CONSULTANT's decision within 21 calendar days from the date of the submission of the claim, question, difficulty or dispute, unless CONSULTANT requires additional time to gather information or allow the parties to provide additional information. All nontechnical administrative disputes shall be determined by the PROJECT MANAGER pursuant to the time periods provided herein. During the pendency of any dispute and after a determination thereof, CMAR, CONSULTANT, and PROJECT MANAGER shall act in good faith to

mitigate any potential damages including utilization of construction schedule changes and alternate means of construction.

30.2 In the event the determination of a dispute under this subsection is unacceptable to any of the parties, the party objecting to the determination must notify the other party in writing within ten days of receipt of the written determination. The notice must state the basis of the objection and must be accompanied by a statement that any CONTRACT PRICE adjustment claimed is the entire adjustment to which the objecting party has reason to believe it is entitled as a result of the determination. Within 60 days after FINAL COMPLETION of the WORK, the parties shall participate in mediation to address all objections to any mediator mutually agreed upon by the parties. Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies provided under State law. If a party objecting to a determination fails to comply in strict accordance with the requirements of this subsection, the party specifically waives all of its rights provided hereunder, including its rights and remedies under State law.

30.3 The CONTRACT DOCUMENTS, inclusive of the CONTRACT, shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this CONTRACT and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the exclusive jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida, and shall be governed by the laws of the State of Florida. By entering into this CONTRACT, CMAR and CITY expressly waive any rights either party may have to trial by jury of any civil litigation related to or arising out of the PROJECT. CMAR, pursuant to Article 11 of this CONTRACT, shall specifically bind all SUBCONTRACTORS to the provisions of this CONTRACT.

Pending resolution of any dispute arising under this CONTRACT, other than termination hereof, CMAR shall proceed diligently with performance of this CONTRACT, and the CITY shall continue to make payments in accordance with the CONTRACT DOCUMENTS.

ARTICLE 31 NOTICES

Notices: All notices to be given hereunder shall be in writing, and may be given by depositing the same in the United States Mail addressed to the party to be notified, postpaid, return receipt requested, or by delivering the same in person to such party with written receipt of acknowledgement of delivery by a person at the address (s) set forth below. All notices to be given to the parties shall be sent to or made to the addresses shown below. The place for giving notice shall remain the same as set forth herein unless changed in the manner provided in this subsection.

For CMAR:

For CITY:

Director
Department of Design and Construction Management
2207 Raleigh Street
Hollywood, FL 33020

And to Consultant:

ARTICLE 32
HURRICANE PRECAUTIONS

During such periods of time as are designated by the United States Weather Bureau as being a hurricane warning or alert, CMAR shall take all precautions necessary to secure the PROJECT site in response to all threatened storm events, regardless of whether the CITY or CONSULTANT has given notice of same.

The CMAR Construction schedule shall be based on the inclusion of 15 days of Inclement Weather Delays. No extension of the CONTRACT TIME due to inclement weather will be considered until after the number of Days of Inclement Weather has been reached. No increase in CONTRACT TIME will be made if the number of Days of Inclement weather is not reached.

Inclement weather by itself is not a cause for time extension. Only where duration and frequency of rain is abnormal as compared to average NOAA data for the PROJECT area and supported by PROJECT logs will time extensions be considered. No time extension will be allowed for weekend rain events unless the CMAR has received approval and has been working weekends on a regular basis.

In order to demonstrate that a delay is the result of exceptionally adverse weather conditions, the CMAR must demonstrate that Critical Path activities have been delayed by more Days than those cumulatively expected during the CONTRACT TIME, based upon the average number of Days of adverse weather conditions experienced in the place where the PROJECT is located during the five years prior to the date of this CONTRACT, which average shall be based on the historical data of the U.S. National Oceanic and Atmospheric Administration, and that any float time in the Construction schedule has been exceeded.

Compliance with any specific hurricane warning or alert precautions that are within the normal Scope of Work of CMAR, i.e. normal construction clean-up of debris and securing all loose items at the site, will not constitute additional WORK and will be performed at no additional cost to the CITY.

Suspension of the WORK caused by the designation of a hurricane warning, tropical storm or other alert by NOAA, regardless of whether the CITY has directed such suspension, will entitle CMAR to additional CONTRACT TIME as non-compensable Excusable Delay, and shall not give rise to a claim of compensable delay.

ARTICLE 33
OTHER TERMS AND CONDITIONS

- 33.1 Third Party Beneficiaries: Neither CMAR nor CITY intend to directly or substantially benefit a third party by this CONTRACT. Therefore, the parties agree that there are no third party beneficiaries to this CONTRACT and that no third party shall be entitled to assert a claim against either of them based upon the CONTRACT DOCUMENTS.
- 33.2 Conflicts: Neither CMAR nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic to, or incompatible with CMAR's loyal and conscientious exercise of judgment related to its performance under this CONTRACT. CMAR agrees that none of its employees shall, during the term of this CONTRACT, serve as an adverse, hostile or expert witness against CITY in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, CMAR agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her opinion, which is adverse or prejudicial to the interests of CITY in any such pending or threatened legal or administrative proceeding. The limitations of this Article shall not preclude CMAR and any other persons from representing themselves in any action or in any administrative or legal proceeding. In the event CMAR is permitted to utilize SUBCONTRACTORS to perform any services required by the CONTRACT DOCUMENTS, CMAR agrees to prohibit its SUBCONTRACTORS, by written contract, from having any conflicts within the meaning of this Article.
- 33.3 Joint Preparation: The parties acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of the CONTRACT DOCUMENTS has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 33.4 Drug Free Workplace: It is a requirement of CITY that it enter into contracts only with firms that certify the establishment of a drug-free workplace under Section 440.102(15), Florida Statutes. Execution of this CONTRACT by CMAR shall also

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serve as CMAR's required certification that it either has or that it will establish a drug-free workplace under Section 440.102(15), Florida Statutes.

- 33.5 Assignment: Neither the CONTRACT DOCUMENTS nor any interest herein shall be assigned or transferred by CMAR.
- 33.6 Waiver: No consent or waiver, express or implied, by either party to this CONTRACT to or of any breach or default by the other in the performance of any obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other or future breach or default by such party hereunder, nor deemed to be a modification of this CONTRACT. Failure on the part of any party to complain of any act or failure to act of the other party or to declare the other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder, provided however this section shall not alter or amend the notice provisions set forth in the Construction Documents, including but not limited to payment by or tentative approval or acceptance by the CITY, or the failure of the CITY to perform any inspection shall not constitute a final acceptance of the WORK or any part thereof and shall not release CMAR from any of its obligations hereunder.
- 33.7 Construction of Terms: Unless the context clearly intends the contrary, words singular or plural in number shall be deemed to include the other and pronouns having masculine or feminine gender shall be deemed to include the other. The term "person" shall be deemed to include an individual, corporation, unincorporated organization, partnership, trust, government and governmental agency or subdivision, as the context shall require.
- 33.8 Prohibition Against Contingent Fees.
- CMAR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CMAR, to solicit or secure this CONTRACT and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CMAR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this CONTRACT. For a breach or violation of this provision, CITY shall have the right to terminate this CONTRACT without liability at its discretion, or to deduct from the CONTRACT PRICE or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.
- 33.9 Captions: The captions used for the Articles of this CONTRACT are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of the intent of this CONTRACT or any Article hereof.
- 33.10 Entire Agreement; Severability; Amendments: The CONTRACT and CONTRACT DOCUMENTS incorporate and include all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this CONTRACT that are not contained in the CONTRACT DOCUMENTS. Accordingly, the

parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document in accordance with Article 7. In the event any provision of the CONTRACT or CONTRACT DOCUMENTS shall be found by a court of competent jurisdiction to be invalid or otherwise unenforceable, the remainder of this CONTRACT or CONTRACT DOCUMENTS shall not be affected thereby, and each remaining provision, term, covenant or condition of the CONTRACT and CONTRACT DOCUMENTS shall continue to be effective.

33.11 Counterparts: This CONTRACT may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT on the day and date first above in two counterparts, each of which shall, without proof or accounting for the other counterparts, be deemed an original contract.

THE CITY OF HOLLYWOOD, a municipal
corporation of the State of Florida

By: _____
Josh Levy, Mayor

ATTEST:

Approved by:

Patricia A. Cerny, MMC
City Clerk

, Director of Financial Services

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
for the use and reliance of the City of Hollywood, Florida,
only.

Douglas R. Gonzales
City Attorney

Construction Management at Risk Agreement Phase II Construction Services

CONTRACTOR
Party of the Second Part

WHEN THE CONTRACTOR IS AN INDIVIDUAL:

Signed, sealed and delivered in the presence of:

(SEAL)

(Witness)
(Signature of individual)

(SEAL)

(Witness)
(Signature of individual)

**WHEN THE CONTRACTOR IS A SOLE PROPRIETORSHIP OR OPERATES UNDER A
TRADE NAME:**

Signed, sealed and delivered in the presence of:

Witness

(Name of Firm)

(SEAL)

(Witness)
(Signature of individual)

CONSTRUCTION MANAGEMENT AT RISK AGREEMENT FOR PHASE II CONSTRUCTION SERVICESWHEN THE CONTRACTOR IS A PARTNERSHIP:

Signed, sealed and delivered in the presence of:

(Witness)_____
(Name of Firm)_____
(Witness)

BY:

(Partner)WHEN THE CONTRACTOR IS A CORPORATION:

ATTEST:

Secretary_____
(Correct Name of Corporation)

(SEAL)

BY:

(President)

LIST OF EXHIBITS AND FORMS

Exhibits:

- A. CMAR's Direct Construction Costs
- B. CMAR's Staff General Condition Costs, Construction Contingency and Fee
- C. Project Schedule and List of Contract Documents Drawings and Specifications.
- D. Authorization for Construction-Project Terms and Requirements
- E. CMAR Project Team
- F. CMAR's GMP Qualifications & Clarifications
- G. Pre-Construction Services Agreement

- 1. **Forms:** Performance Bond
- 2. Payment Bond

EXHIBIT A
CONSTRUCTION MANAGER AT RISK COST OF WORK

[Insert bid schedule with Cost of the Work by subcontractor, trade contractors]

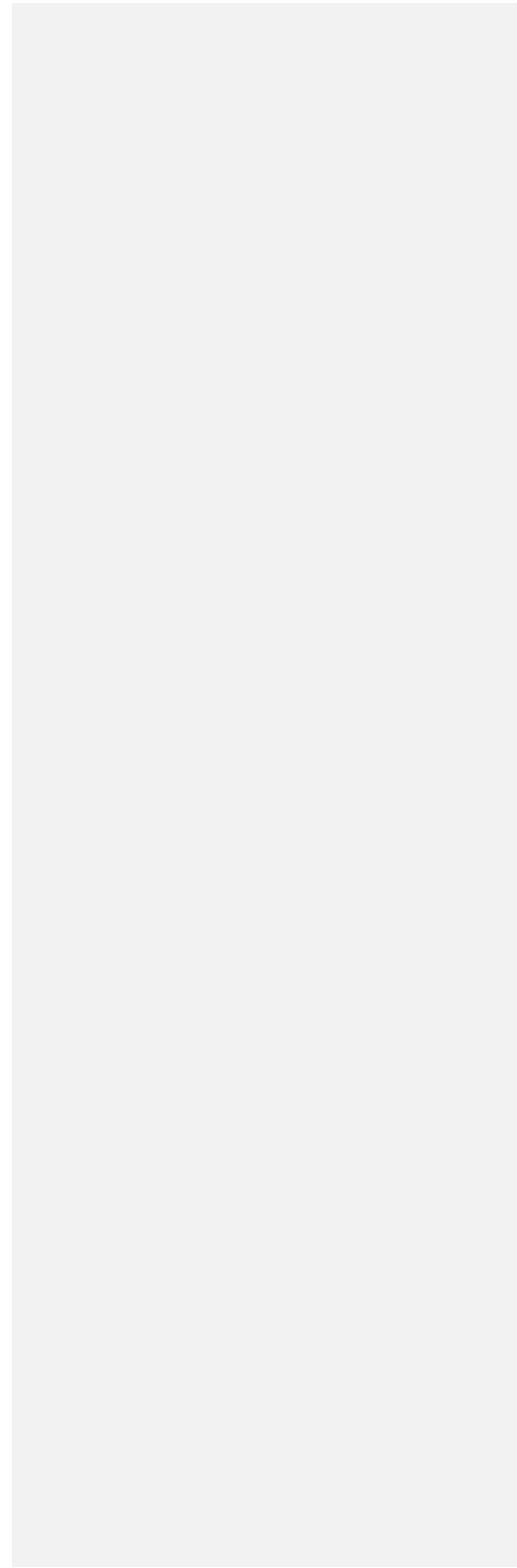


EXHIBIT B

CONSTRUCTION MANAGER AT RISK GENERAL CONDITION COSTS,
CONSTRUCTION CONDITIONS, CONSTRUCTION CONTINGENCY AND
CONSTRUCTION FEE

[Insert bid schedule itemizing . GENERAL CONDITIONS COSTS, CONSTRUCTION CONTINGENCY, and CONSTRUCTION FEE]

EXHIBIT C

CMP/PROJECT SCHEDULE AND LIST OF CONTRACT DOCUMENTS AND
SPECIFICATIONS

[Insert cmp/project schedule, list of contract drawings, listing of specifications, table of contents; with date for each]

EXHIBIT D

AUTHORIZATION FOR CONSTRUCTION

Pursuant to the Agreement between the City of Hollywood and **Name of CM Firm** ("Construction Manager"), for the construction of **Name of Project**, the City of Hollywood and the Construction Manager hereby execute the **Authorization** and further agree as set forth below.

[Optional: Whereas, the Project is being performed in phases as permitted by the Contract for Construction; and Whereas, the City of Hollywood desires to authorize Construction Manager to commence the [] phase of the project.]

1. Construction Manager shall commence [Optional: the ___ phase] of the Work within ten (10) calendar days after the date indicated on the Notice to Proceed. The date of the Substantial Completion for the Project shall be: **Month Date, Year**.
2. The date of the Final Completion for the Project shall be **forty-five (45)** days after the date of Substantial Completion.
3. The construction Manager's Guaranteed Maximum Price ("GMP") proposal dated **Month date, Year** [Optional: for ___ phase] attached hereto and incorporated herein, is accepted by the Owner.
4. The Construction Manager shall award Trade Contracts representing ninety percent (90%) or more of the Cost of the Work within **ninety (90)** days of issuance of the Notice to Proceed for Construction Services.

Item	Amount
Cost of the Work	\$
Construction Manager Staff	\$
Construction Contingency	\$
General Conditions Costs	\$
Construction Phase Fee	\$
Owner's Contingency	\$
Guaranteed Maximum Price	\$

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APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida only:

Submitted:

Luis Lopez, P.E.
Assistant Director, Department of Design &
Construction Management

Approved:

Recommended:

Douglas R. Gonzales
City Attorney

Armando Linares
Director, Department of Design &
Construction Management

Approved:

Approved:

Cintya Ramos
Director, Department of Financial Services

Josh Levy
Mayor

Attest:

Accepted:

Patricia A. Cerny, MMC
City Clerk

[Insert: Name , Title]
[Insert: Name of Construction Firm]

Distribution:
1 Original to Construction Manager
1 Original to DCM Project File
Cc: Senior Accountant

Note to Construction Manager: Please Sign All Originals and Return to the Department of Design & Construction Management

Account No.:

|

EXHIBIT E

CONSTRUCTION MANGER AT RISK PROJECT TEAM

[Insert CMAR's project team, name, responsibilities, project organization chart, and individual qualifications]

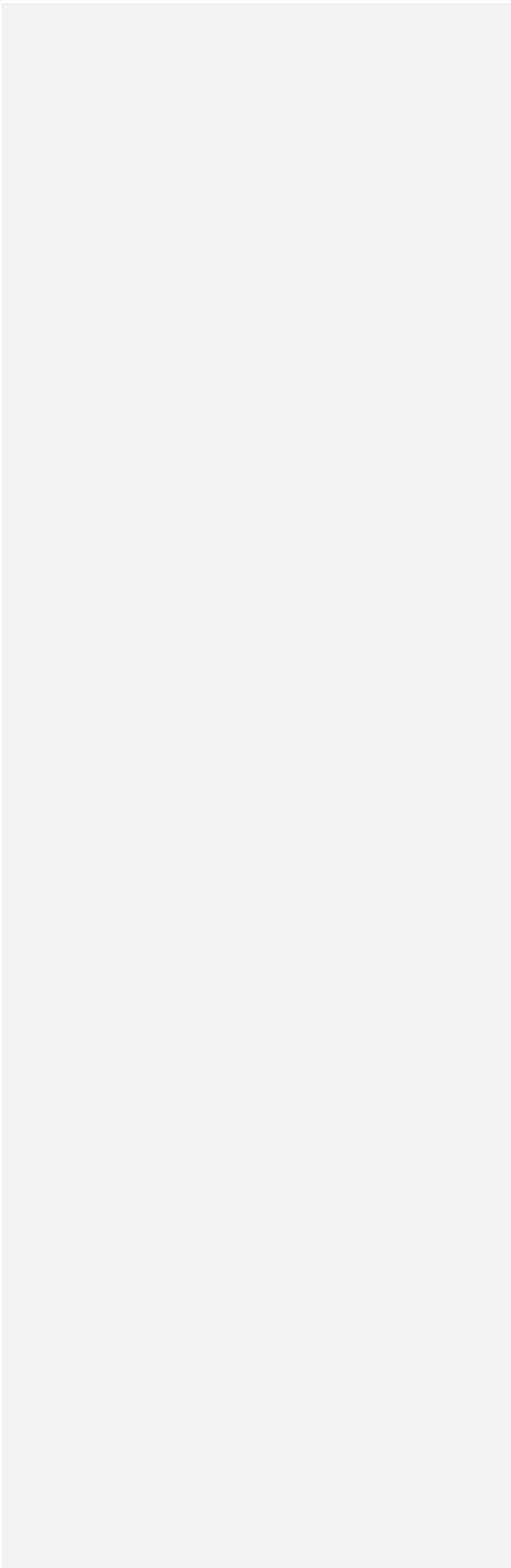


EXHIBIT F

CONSTRUCTION MANAGED AT RISK – GMP PROPOSAL, QUALIFICATIONS AND
CLARIFICATIONS

[Insert GMP proposal, qualifications, and clarifications]

EXHIBIT G
PROJECT PRECONSTRUCTION SERVICES AGREEMENT
[Insert executed project Pre-construction Services Agreement]

**DEPARTMENT OF DESIGN & CONSTRUCTION
MANAGEMENT**

PO Box 229045
Hollywood, FL 33022-9045
Phone (954) 921-3900 Fax (954) 921-3416

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we _____, as Principal,
and _____, as Surety, are held
and firmly bound unto the City of Hollywood in the sum of _____
_____ Dollars (\$_____), for the payment of
said sum we bind ourselves, our heirs, executors, administrators and assigns, jointly and
severally, for the faithful performance of a certain written contract, dated the _____ day of
_____ 20 _____, entered into between the Principal and the City of Hollywood,
Florida, for:

Contract Number _____ located at _____
(Address location of the job)

A copy of said Contract is incorporated herein by reference and is made a part hereof as if fully
copied herein.

* Note: The principal business address, phone number of the Contractor and Surety are listed on the signature
pages of this form.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall in all respects comply with the terms and conditions of said Contract and his obligations thereunder, including all of the Contract Documents (that include the Advertisement for Bids, Instructions to Bidders, Proposal, Bid Bond, Contract, Performance Bond, Specifications, Addenda and Drawings), therein referred to and made a part thereof, and such alterations as may be made in said Drawings and Specifications as therein provided for, and shall indemnify and save harmless the City of Hollywood its officials and employees against and from all expenses, damages, injury or conduct, want of care of skill, negligence or default, including patent infringement on the part of said Principal, his agents or employees, in the execution or performance of said Contract, including errors in the Drawings furnished by said Principal, and further, if the Principal shall promptly make payments to all who supply him, with labor and/or materials, used directly or indirectly by the Principal in the prosecution of the work provided for in said Contract, then this obligation shall be null and void; otherwise, the Principal and Surety, jointly and severally, agree to pay the City of Hollywood its officials and employees any difference between the sum that the City of Hollywood its officials and employees may be obliged to pay for the completion of said work, by Contract or otherwise, and any damages, whether direct, indirect, or consequential, which the City of Hollywood its officials and employees may incur as a result of the failure of the said Principal to properly execute all of the provisions of said Contract.

AND, the said Principal and Surety hereby further bind themselves, their successors, executors, administrators and assigns, jointly and severally, that they will amply and fully protect the City of Hollywood its officials and employees against, and will pay any and all amounts, damages, costs and judgments which may be recovered against or which the Owner may be called upon to pay to any person or corporation by reason of any damage arising from the performance of the said work, repair or maintenance thereof, or the manner of doing the same, or his agents or his servants, or the infringements of any patent rights by reason of the use of any material furnished or work done, as aforesaid or otherwise.

AND, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the Specifications and Drawings accompanying the same, shall in any way affect its obligations on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the Specifications and Drawings.

AND, any action under this bond must be instituted in accordance with the Notice and Time Limitations provisions prescribed in section 255.05, Florida Statutes.

The Surety hereby waives notice and agrees that any changes in or under the Contract documents and compliance or noncompliance with any formalities connected with the Contract or the changes does not affect the Surety's obligation under this bond.

WHEN THE PRINCIPAL IS AN INDIVIDUAL:

Signature of IndividualPerformance Bond

Printed Name of Individual

Address of Individual

Phone Number

Signed, sealed and delivered in the presence of:

Witness

Witness

Printed Name of Witness

Printed Name of Witness

Address

Address

Phone Number

Phone Number

WHEN THE PRINCIPAL IS A SOLE PROPRIETORSHIP OR OPERATES UNDER A TRADE NAME:

Name of Firm

Performance Bond _____

Signature of Individual

Printed Name of Individual

Address of Individual

Phone Number

Signed, sealed and delivered in the presence of:

Witness

Witness

Printed Name of Witness

Printed Name of Witness

Address

Address

Phone Number

Phone Number

WHEN THE PRINCIPAL IS A PARTNERSHIP:

Name of Partnership

Performance Bond _____

BY: _____
Partner (SEAL)

Printed Name of Partner

Address of Partner

Phone Number

Signed, sealed and delivered in the presence of:

Witness

Witness

Printed Name of Witness

Printed Name of Witness

Address

Address

Phone Number

Phone Number

WHEN THE PRINCIPAL IS A CORPORATION:
attest:

Secretary

Performance Bond _____

Name of Corporation

BY: _____
(Affix Corporate Seal)

Printed Name

Official Title

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the Secretary of the corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the Principal was then _____ of said corporation; that I know his signature, and his signature thereto is genuine and that said Bond was duly signed, sealed and attested for and on behalf of said corporation by authority of its governing body.

Secretary (SEAL)

Printed Name of Secretary

TO BE EXECUTED BY CORPORATE SURETY:
attest:

Secretary

Corporate Surety

Business Address

Business Phone Number

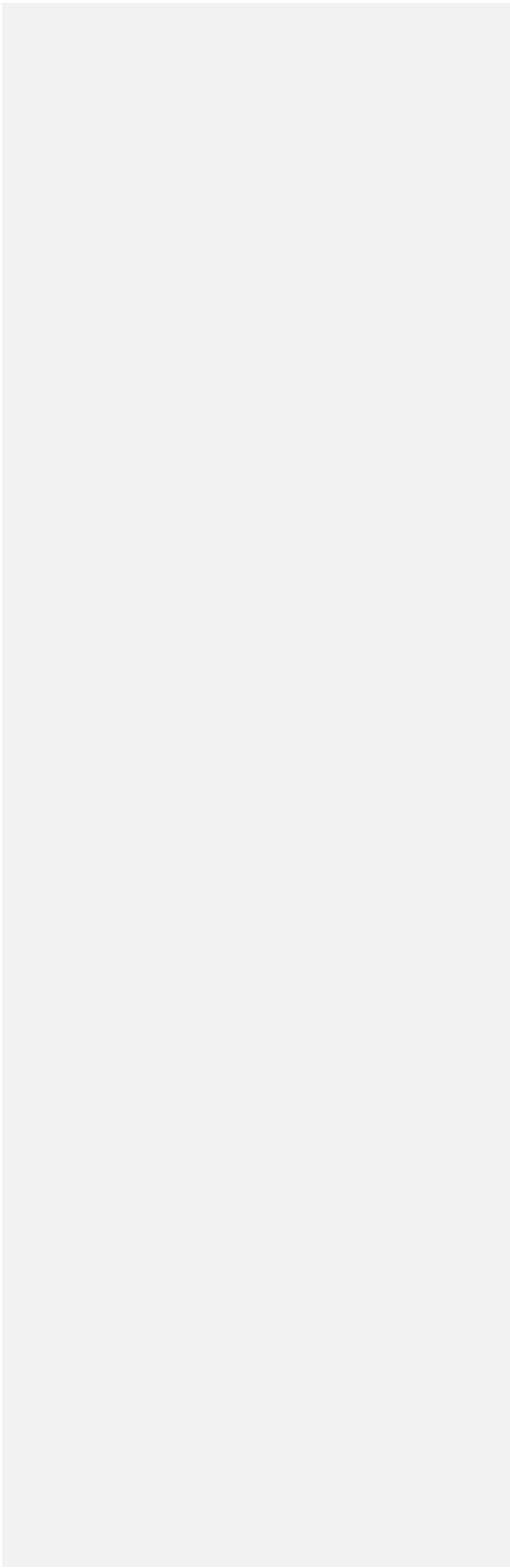
BY: _____
(Affix Corporate Seal)

Attorney-In-Fact

Name of Local Agency

Business Address

Phone Number



**DEPARTMENT OF DESIGN & CONSTRUCTION
MANAGEMENT**

PO Box 229045
Hollywood, FL 33022-9045
Phone (954) 921-3900 Fax (954) 921-3416

STATE OF FLORIDA
COUNTY OF BROWARD
CITY OF HOLLYWOOD

Before me, a Notary Public, duly commissioned, qualified and acting, personally appeared, _____
_____ to me well known, who
being by me first duly sworn upon oath, says that he is the attorney-in-fact for the _____
_____ and that he has been authorized by _____
_____ to execute the foregoing bond on behalf of the
CONTRACTOR named therein in favor of the City of Hollywood, Florida. CONTRACTOR
named therein in favor of the City of Hollywood, Florida.

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public, State of Florida

Printed Name of Notary

Commission Number: _____

My Commission Expires: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF
HOLLYWOOD, FLORIDA, ONLY.

BY: _____
CITY ATTORNEY

APPROVED AS TO FINANCE DIRECTOR

BY: _____
DIRECTOR OF FINANCE



**DEPARTMENT OF DESIGN & CONSTRUCTION
MANAGEMENT**

PO Box 229045
Hollywood, FL 33022-9045
Phone (954) 921-3900 Fax (954) 921-3416

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That we _____, as Principal,
and _____, as Surety, are held and firmly bound unto
the City of Hollywood, its officials and employees, in the sum of _____
_____ Dollars (\$ _____), for the payment of
said sum we bind ourselves, our heirs, executors, administrators and assigns, jointly and
severally, for the faithful performance of a certain written contract, dated the _____ day of
_____ 20 _____, entered into between the Principal and the City of Hollywood,
Florida, for:

Copy of said Contract is incorporated herein by reference and is made a part hereof as if fully
copied herein.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that, if the
Principal shall promptly make payments to all claimants, as herein below defined, then this
obligation shall be void; otherwise, this Bond shall remain in full force and effect, subject to the
following terms and conditions:

- A. A claimant is defined as any person supplying the Principal with labor, material
and supplies, used directly or indirectly by the said Principal or any
subcontractor in the prosecution of the work provided for in said Contract, and is
further defined in Section 713.01 of the Florida Statutes.

- B. The above named Principal and Surety hereby jointly and severally agree with the City of Hollywood, its officials, and employees, that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after performance of the labor or after complete delivery of materials and supplies by such claimant, may sue on this Bond for the use of such claimant, prosecute the suit to final judgment for such sums or sums as may be justly due claimant, and have execution thereon. The City shall not be liable for the payment of any costs or expenses of any such suit.
- C. No suit or action shall be commenced hereunder by any claimant:
1. Unless claimant, other than one having a direct contract with the Principal, shall within forty-five (45) days after beginning to furnish labor, materials or supplies for the prosecution of the work, furnish the Principal and Surety with a notice that he intends to look to this bond for protection.
 2. Unless claimant, other than one having a direct contract with the Principal, shall within ninety (90) days after such claimant's performance of the labor or complete delivery of materials and supplies, deliver to the Principal and Surety written notice of the performance of such labor or delivery of such material and supplies and the nonpayment therefore.
 3. After the expiration of one (1) year from the performance of the labor or completion of delivery of the materials and supplies; it being understood, however, that if any limitation embodied in this Bond is prohibited by any law controlling the construction hereof such limitations shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.
 4. Other than in a state court of competent jurisdiction in and for Broward County, Florida, or in the United States District Court for the Southern District of Florida, and not elsewhere.
- D. The Principal and the Surety jointly and severally, shall repay the City of Hollywood any sum which it may be compelled to pay because of any lien for labor or materials furnished for any work included in or provided by said Contract.
- E. The Surety, for value received, hereby stipulates and agrees that no charge, extension of time, alteration of or addition to the terms of the Contract or to the work to be performed thereunder or to the Specifications applicable thereto shall in any way affect its obligations on this Bond, and the Surety hereby waives notice of any such change, extension of time, alterations of or addition to the terms of the Contract, or to the work or to the Specifications.

- F. The Surety represents and warrants to the City of Hollywood, its officials, and employees, that they have a Best's Key Rating Guide, General Policyholder's rating of "A" and Financial Size Category of Class "X".
- G. Any action under this bond must be instituted in accordance with the Notice and Time Limitations provisions prescribed in Section 255.05, Florida Statutes.
- H. The Surety hereby waives notice and agrees that any changes in or under the Contract documents and compliance or noncompliance with any formalities connected with the Contract or the changes does not affect the Surety's obligation under this bond.

IN WITNESS WHEREOF, the above bounded parties executed this instrument under their several seals, this _____ day of _____, 20_____ A.D., 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.

This bond is executed pursuant to Section 255.05, Florida Statutes, and is subject to the notice and time limitation provisions thereof.

WHEN THE PRINCIPAL IS AN INDIVIDUAL:

Signature of Individual

Printed Name of Individual

Address of Individual

Phone Number of Individual

Signed, sealed and delivered in the presence of:

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

WHEN THE PRINCIPAL IS A SOLE PROPRIETORSHIP OR OPERATES UNDER A TRADE NAME:

Name of Firm

Signature of Individual

Printed Name of Individual

Address of Individual

Phone Number of Individual

Signed, sealed and delivered in the presence of:

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

WHEN THE PRINCIPAL IS A PARTNERSHIP:

Name of PartnershipBY:

Partner (SEAL)

Printed Name of Partner

Address of Partner

Phone Number of Partner

Signed, sealed and delivered in the presence of:

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

Witness

Printed Name of Witness

Address of Witness

Phone Number of Witness

WHEN THE PRINCIPAL IS A CORPORATION:
attest:

Secretary

Name of Corporation

BY:

(Affix Corporate Seal)

Printed Name

Official Title

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the Secretary of the corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the Principal was then _____ of said corporation; that I know his signature, and his signature thereto is genuine and that said Bond was duly signed, sealed and attested for and on behalf of said corporation by authority of its governing body.

Secretary (SEAL)

Printed Name of Secretary

TO BE EXECUTED BY CORPORATE SURETY:
attest:

Secretary

Corporate Surety

Business Address

Business Phone Number

BY:

(Affix Corporate Seal)

Attorney-In-Fact

Name of Local Agency

Business Address



**DEPARTMENT OF DESIGN & CONSTRUCTION
MANAGEMENT**

PO Box 229045
Hollywood, FL 33022-9045
Phone (954) 921-3900 Fax (954) 921-3416

STATE OF FLORIDA
COUNTY OF BROWARD
CITY OF HOLLYWOOD

Before me, a Notary Public, duly commissioned, qualified and acting, personally appeared, _____
_____ to me well known, who
being by me first duly sworn upon oath, says that he is the attorney-in-fact for the _____
_____ and that he has been authorized by _____
_____ to execute the foregoing bond on behalf of the
CONTRACTOR named therein in favor of the City of Hollywood, Florida. CONTRACTOR
named therein in favor of the City of Hollywood, Florida.
Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public, State of Florida

Printed Name of Notary

Commission Number: _____

My Commission Expires: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF
HOLLYWOOD, FLORIDA, ONLY.

BY: _____
CITY ATTORNEY

APPROVED AS TO FINANCE

BY: _____
DIRECTOR OF FINANCIAL SERVICES