ARLINGTON PUBLIC SCHOOLS

Request for Proposal for Pre-Qualified Construction Manager at Risk Services

Issue Date: August 6, 2015
Due Date: Prior to 2:00 PM on August 26, 2015, Local Prevailing Time
Project Name: Stratford Middle School Addition and Renovation
Project Number: 05FY16
Project Location: 4100 Vacation Lane
Arlington, VA 22207
Owner Name: Arlington Public Schools
Owner Contact Information: Ellen H. Wills, Assistant Purchasing Director
Purchasing Office, 4th Floor
1426 N. Quincy St
Arlington, VA 22207

This is Arlington Public Schools (APS or Owner) Request for Proposals (RFP) #05FY16, issued on August 6, 2015 for the Stratford Middle School Addition and Renovation Project (Project). Sealed Proposals must be received in hand by the APS Purchasing Office prior to the date and time stated above and will only be accepted from those Construction Managers (Offerors) who have been pre-qualified under RFQ 07FY15. The time a Proposal is received in hand shall be determined by the time stamped on the Proposal receipt by the time clock in the APS Purchasing Office. The APS Purchasing Office is located on the fourth floor of the APS Education Center, 1426 N. Quincy Street, Arlington, VA 22207. Delivery to, or receipt by, any office other than the APS Purchasing Office shall not be deemed receipt by the APS Purchasing Office until actually received in the APS Purchasing Office. Offerors assume all risk of delivery to the correct office. Offerors are responsible for ensuring that the APS Purchasing Office receives their submission prior to the date and time stated above. In the event this time clock is not functioning, the time shall be determined by time displayed on the wall clock above Room 405. The time on the wall clock will be written on the Proposal Receipt, by hand, by APS Purchasing Office personnel. Proposals received at, or after, 2:00 P.M. (Local Prevailing Time) on August 26, 2015, shall not be considered.

Pre-Proposal Conference:

A non-mandatory pre-proposal conference will be held for this procurement on August 12, 2015 at 1:00 pm (Local Prevailing Time). The conference will take place at Stratford Middle School, 4100 Vacation Lane, Arlington, Virginia 22207. Attendance at the conference is not mandatory, but highly recommended. Those Offerors planning to attend shall contact Ms. Amy Jones, Administrative Specialist, by phone at: (703) 228-6613.
Questions:

All questions and requests for information, including those asked at the pre-proposal conference, shall be submitted in writing to the APS Purchasing Office, Attention: Ellen Wills, Assistant Purchasing Director, via email: ellen.wills@apsva.us with a copy to Bill Herring, Owner’s Project Manager, via email: bill.herring@apsva.us and to Dan Curry, AIA, Quinn Evans Architect, the Owner’s Representative, via e-mail dcurry@quinnevans.com. To be assured consideration, all questions must be received prior to Noon (Local Prevailing Time) August 14, 2015. Any responses to questions or requests for information will be posted in the same manner as an Addendum as set forth below. The Owner’s Representative will issue minutes of the pre-proposal conference consisting of questions raised and responses provided at the pre-proposal conference. After reviewing any questions submitted, the APS Purchasing Office will issue an Addendum to respond to questions it deems necessary. Modifications or changes to this RFP will be made only by written addendum issued by the APS Purchasing Office. A copy of the RFP, and all Addenda will be posted on the APS Purchasing Office’s website (www.apsva.us) and the bulletin board located on the 1st floor of 1426 N Quincy Street, Arlington, VA 22207; and on eVA, the Commonwealth of Virginia’s on-line e-procurement system: (www.eva.virginia.gov).

Submittal:

Submit Proposals:     BY MAIL, HAND DELIVERY OR EXPRESS CARRIER TO:

Arlington Public Schools Purchasing Office, 4th Floor, 1426 N. Quincy Street, Arlington, VA 22207

One original hard copy with all signatures in blue ink, with five (5) hard copies, so marked, and one original electronic copy, with seven (7) individual copies of the original submission on separate Compact Disks or Thumb Drives, so marked, for a total of fourteen (14) copies of the Proposal document are required. Offerors are responsible for ensuring each copy of the Compact Disk or Thumb Drive is marked with the Offeror’s name. All Proposals must be submitted in a sealed package, with the RFP number, title, due date and time on the outside of the package. APS will not assume responsibility for reproduction where an insufficient number of copies have been supplied. In any such case, APS shall notify the Offeror of the deficiency and request that the appropriate number of copies are delivered by no later than the end of the second (2) business day following receipt of the request for additional copies. Failure to comply with this or other requirements of this RFP shall be grounds for APS to reject such Proposals. Email or facsimile submissions of Proposals are not acceptable and any such Proposal shall not be considered. Nothing herein is intended to exclude any pre-qualified Offeror or in any way restrain or restrict competition. All pre-qualified Offerors are encouraged to submit Proposals.

Pre-Qualified Offerors:

APS has determined pursuant to the Request for Qualifications (RFQ) #07FY15 that the following Offerors have been pre-qualified to submit Proposals in response to this RFP:

The Whiting Turner Contracting Co
14900 Conference Center Dr., Suite 550
Chantilly, VA 20151
Office: 703-817-0300
Randall Riesner

Gilbane Building Company
1100 Glebe Road, Suite 1000
Arlington, VA 22201
Office: 703-312-7240
Drew Mucci, Office Manager

J. Vinton Schafer & Sons, Inc.
1309-Q Continental Dr
Abingdon, MD 21009
Office: 410-335-3000
Dan Hagan, Project Executive

Hess Construction + Engineering Services, Inc.
804 West Diamond Avenue, Suite 300
Gaithersburg, MD 20878
Office: 301-670-9000
Coretta Bennett, Director of Business Dev.

Turner Construction Company
11413 Isaac Newton Square S.
Reston, VA 20190
Office: 703-841-5200
Kennith Jones, Vice-President and GM

Coakley Williams Construction, Inc.
7475 Wisconsin Avenue, Suite 900
Bethesda, MD 20814
Office: 301-963-5000
Terrence Caulfield, CEO
Dustin Construction, Inc
2510 Urbana Pike, Suite 201
Ijamsville, MD 21754
Office: 301-810-4320
Sarah Cummings Palmer

Lend Lease (US) Construction Inc.
One Preserve Parkway, Suite 700
Rockville, MD 20852
Office 304-354-3100
Jonathan Dickinson, Vice-President

Kinsley Construction Inc.
PO Box 2886
York, PA 17405
Office: 703-793-1550
Greg Druga

Keller Construction Management, LLC
1012 Rising Ridge Road
Mount Airy, MD 21771
Office: 301-607-8575
Phillip D. Keller, Jr.

MCN Build, Inc.
1214 28th Street NW
Washington, DC 20007
Office: 202-333-3424
Joseph Khoury

Addenda:

Offerors shall ascertain prior to submitting a Proposal that all Addenda issued have been received and shall acknowledge receipt and inclusion of all Addenda here:

Addendum No. ___ Date: _________ Addendum No. ___ Date: _________ Addendum No. ___ Date: _________

Addendum No. ___ Date: _________ Addendum No. ___ Date: _________ Addendum No. ___ Date: _________

Proprietary Information:

Information the Offeror deems proprietary is to be included in the Proposal in the separate section of the Proposal identified and included in (TAB 8) of the Proposal response.

Exceptions:

All proposed exceptions to this RFP, and any proposed changes to the Contract Documents, are to be included in (TAB 10) of the Proposal response.

State Corporation Commission (SCC) Identification Number:

The Offeror agrees, if this Proposal is accepted by APS, for such services and/or items, that the Offeror has met the requirements of the Virginia Code Section 2.2-4311.2.

Please complete the following by checking the appropriate line that applies and providing the requested information. The SCC number is NOT your federal tax Identification number:

1. Offeror is a Virginia business entity organized and authorized to transact business in Virginia by the SCC. The Offeror’s identification number issued by the SCC is ________________________________.

2. Offeror is an out-of-state (foreign) business entity that is authorized to transact business in Virginia by the SCC and such Offeror’s identification number issued to it by the SCC is ____________.

3. Offeror does not have an identification issued to it by the SCC and such Offeror is not required to be authorized to transact business in Virginia by the SCC for the following reason(s): ________________________________
Authorizing Signature:

In compliance with this RFP and all the conditions imposed therein, the undersigned offers and agrees to furnish services in accordance with the attached Proposal or as mutually agreed upon by subsequent negotiations. By my signature below, I certify that I am authorized to bind the Offeror in any and all negotiations and/or contractual matters relating to this RFP. Sign in ink and type or print requested information.

My signature certifies that this Offeror or individual has no business or personal relationships with any other companies or persons that could be considered as a conflict of interest or potential conflict of interest to APS, and that there are no principals, officers, agents, employees, or representatives of this Offeror that have any business or personal relationships with any other companies or person that could be considered as a conflict of interest or a potential conflict of interest to APS, pertaining to any and all work or services to be performed as a result of this request and any resulting contract with APS.

Name and Address of Offeror:

__________________________________________ Date:___________________________

__________________________________________ By ________________________________

__________________________________________ (Signature in Ink)

__________________________________________ Typed Name:_______________________

__________________________________________ Zip:__________ Title:__________________________

FEIN/SSN # ___________________ Telephone No. (_____ ) __________________

Email Address: ____________________________
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ATTACHMENT A: The following forms are to be submitted by each Offeror as indicated in the RFP documents herein:
   1. Conflict of Interest Statement
   2. Proposed Project Team Work Plan
   3. Form of Proposal for Pre-Qualified Construction Manager at Risk Services
   4. Pre-Construction Phase Services Fee Worksheet
   5. General Conditions Fee Worksheet

ATTACHMENT B: The following forms are to be submitted/signed by the successful CMR:
   1. Contract Between Owner and Construction Manager at Risk Part 1 – Pre-Construction Phase Services
   2. Contract Between Owner and Construction Manager at Risk Part 2 – Construction Phase Services
   3. Construction Management at Risk Certification Regarding Criminal Convictions Form
   4. Standard Labor and Material Payment Bond Form
   5. Standard Performance Bond Form
   6. Construction Manager at Risk Contingency Use Request Form
   7. Release and Request for Final Payment Form

ATTACHMENT C: Construction Manager at Risk Standard Scope of Services

ATTACHMENT D: Section 00 7000 General Conditions for Construction Manager at Risk

ATTACHMENT E: APS Division 01 General Requirements (Occupied Construction)

ATTACHMENT F: Project Description / Project Documents Prepared by the A/E
I. DEFINITION OF TERMS IN RFP

The following terms used in this Request for Proposals (RFP) shall have the definitions and meanings as shown below:

**Construction Manager at Risk (CMR):** The person, firm or other legal entity who proposes to provide all pre-construction phase and construction phase services for the project. The CMR is hereinafter also called the Contractor in this RFP.

**Cost of the Construction Work:** Cost of the Construction Work is generally defined as the direct costs of labor, materials, equipment, associated costs of the trades / subcontracts which are incorporated into the completion of a project, any required payment and performance bonds, and any other insurances, licenses or other items as identified in the RFP. **Construction Manager at Risk’s (CMR) Fee:** The sum included in the Guaranteed Maximum Price (GMP) to compensate the CMR for home office expenses, overhead, and profit during the construction phase services of the Contract, subject to modification by Change Order issued by the Owner’s to the CMR. **General Conditions Fee:** The General Conditions Fee is generally defined as the total compensation amount payable to the CMR for his on-site supervision, project specific management personnel such as project managers and office engineers, inspections, labor, etc. including markups as required by the General Conditions during the construction services phase of the Contract. The General Conditions Fee is included as a separate line item in the GMP and is subject to modification by Change Order. The General Conditions Fee includes those items of cost and or work as follows and the cost of these items/work are included in the CMR’s General Conditions Fee. The General Conditions Fee is to be considered as a fixed amount and shall be inclusive of the Construction Manager at Risk Standard Scope of Services as defined in the RFP. The General Conditions Fee is to be inclusive of both project site and home office costs required to execute the requirements for the Project. The CMR’s General Conditions Fee Proposal attached to the Contract shall include a unit rate that would be used as a basis for an increase in the General Conditions Fee should a major change in the Project Scope of Work take place. **Construction Manager at Risk (CMR) Contingency:** The CMR Contingency is generally defined as that component of the GMP set aside to address the cost of the work or other components of the GMP that were reasonably unforeseen at the time the GMP was developed. Potential costs include, but are not necessarily limited to: refinements to the project documents as a result of the continuing development of the design, scope gaps between trade contractors, contract default by subcontractors, costs of corrective work not provided for elsewhere, constructability issues and issues related to field conditions which a prudent CMR reasonably should not have detected during discharge of any pre-construction duties provided by this CMR. The CMR Contingency is not intended to address the cost of project scope changes made after the GMP was developed.

The CMR Contingency may be applied to any work or other component of the GMP without the necessity of a Change Order. Use of a portion of the CMR Contingency does not change the Contract Sum which is based on the GMP, but does increase the amount of money to be paid the CMR for the Work while simultaneously and equally decreasing the amount of money remaining in the CMR Contingency. Use of the CMR Contingency may only be made with the written approval of the Owner. The Owner shall specify the procedure for the CMR to request the use of any portion of the CMR Contingency. The CMR shall periodically report to the Owner as is mutually agreeable but no less than monthly specifying: the amount of the CMR Contingency used, the reasons for the requirement, and the justifications for the use of the CMR Contingency. Unless otherwise specified in the Contract between the Owner and Contractor, all CMR Contingency remaining at Project conclusion shall be retained by the Owner. The Owner may, through Supplemental General Conditions, define subcategories of the CMR Contingency and prescribe the uses of funding within the subcategories. **Guaranteed Maximum Price (GMP):** The GMP is generally defined as the sum total of the cost of the Construction Work, the CMR Contingency, the General Conditions Fee, and the CMR’s Fee which the CMR agrees is the total compensation payable to the CMR for performing the Work in the Contract. Such Work includes the entire completed construction, or the various separately identifiable parts thereof, required to be provided under the Contract Documents or which may be reasonably expected to be provided as part of a complete, code compliant.
and functioning system for those systems depicted in the Plans and Specifications. The GMP is only subject to modification by Change Order for work directed by the Owner which was not in the Scope of Work or not reasonably expected to be included in the Work, as described by the systems, Plans and Specifications provided to the CMR for determining the GMP.

**Insurance and Taxes Fee:** The Insurance and Taxes Fee is generally defined as the total of all insurance costs such as general liability insurance, builder’s risk insurance, payment and performance bonds, and any other insurance costs that are required by the Contract and any taxes such as local business licenses or other taxes that are required for the completion of the Work expressed as a percentage. The Insurance and Taxes Fee is to be inclusive of all items, other than design or CMR Contingency, CMR Fee, or General Conditions Fee, that will be included in addition to the cost of the Work in establishing the GMP and the final Contract Sum.

**II. PURPOSE**

APS seeks to retain the services of a CMR for the Project. The purpose of the RFP is to solicit Proposals from those CMRs who have been determined to be pre-qualified under RFQ 07FY15 to select a CMR for the services hereinafter described. This RFP sets forth the minimum performance criteria. By choosing the CM at Risk construction delivery method, it is intended that the CMR and the Architect shall work in the spirit of teamwork to assure the Project goals and timeframes are met to support APS’s program. The CMR will be responsible for providing CMR services as required for the Design Phase, Procurement Phase, and Construction Phase for the Project. The Design Phase and Procurement Phase services, referred to hereinafter as the Pre-Construction Phase Services, will include, but are not limited to, scheduling, cost estimating, constructability analysis, construction phasing, facilitating the value management process, and reviewing documents, and assembling a team of qualified Subcontractor partners to work directly for the CMR. Construction Phase Services will include construction administration and full responsibility for the successful completion of all construction on an at risk basis.

APS is interested in demonstrated experience in construction management at similar facilities. Ability to coordinate construction activities in and around a fully functional educational environment in a safe and efficient manner is of critical importance in this Project. Examples of similar previous work including cost control and scheduling management are important. The submitting pre-qualified Offerors should have demonstrated experience with utilizing BIM files to improve construction processes, reduce Project delays, reduce Project costs, reduce change orders and rework, and improve overall Project coordination.

The successful Offeror will also play a key role in working with the A/E to identify cost effective building systems that may benefit the Project from both the first cost and operational cost perspective.

**III. BACKGROUND**

**A. Introduction**

The Project scope includes the renovation and new construction at the existing site located at 4100 Vacation Lane, Arlington, VA 22207. The original building was completed in 1950 and has undergone several modifications since including additions in 1995 and 2005 and a major HVAC renovation in the last several years. The building is listed on the National Register of Historic Places as “Stratford Junior High School” and is currently being considered for local historic district designation by the Arlington County Historic Affairs and Landmark Review Board (HALRB).

The existing building is an active school and will remain fully operational throughout the construction duration. The school will be occupied throughout the construction period, except for summer break which occurs from the end of June through August each year. The Offeror will be required to schedule the Work in accordance with building rules and in a manner that avoids disruption to the use of the existing school building by APS staff/students and visitors and in accordance to the phasing plans.

The construction consists of approximately 45,000 square feet of new space in a multi-level configuration to include classrooms, offices MEP infrastructure rooms and other support facilities as may be necessary to provide educational services for an additional 300 students and an accompanying complement of teachers and administrators. Sitework will be required for modifications to bus and vehicular circulation around and/or through
the site as well as to meet outdoor educational space requirements and stormwater management regulations. It is likely that the sitework will include vehicular connection to Old Dominion requiring coordination and approval from the Virginia Department of Transportation (VDOT). It is also likely that the sitework will impact an existing Resource Protection Area (RPA). The renovations are necessary to upgrade existing MEP services for tie-ins and any other required building connections to provide a unified facility continuity for occupants and MEP services. The new construction portion will be designed to achieve LEED Silver level certification.

APS Project website, where updates are posted regularly: http://www.apsva.us/Page/29586

B. Goals and Objectives

The provisions of this section set out the goals and objectives of APS and do not impose obligations, duties or responsibilities upon the CMR in addition to, or independent of, those set out in the other provisions of this RFP and CMR Contract. The CMR will exercise its best professional judgment and perform the Work in a manner that will conform to the accomplishment of these goals and objectives:

- Ensuring the Project remains safe.
- Ensuring the Project remains within budget.
- Ensuring the specific scheduling needs of APS are met.
- Ensuring Owner’s Project Manager and Owner’s Representative are kept apprised of work in progress, unusual disruptions, changes in schedules, etc. Continuous open communications will be essential to providing the information that will allow APS to plan and adjust incrementally.
- Ensuring the Project supports APS Strategic Goals, specifically Goal 4: Provide Optimal Learning Environments.
- Ensuring that all Project submittals and construction are in compliance with the design intent.

C. Cost

APS budget for the entire Project inclusive of all hard and soft costs is $29,200,000.

D. Schedule

For purposes of this RFP, Offerors must use the schedule in this section to present their cost Proposal.

Conceptual Schedule Milestones:

- Concept Design Submission: September 2015
- Schematic Design (SD) Submission: January 2016
- Design Development (DD) Submission: April 2016
- Use Permit Submission: May 2016
- 65% Construction Document (CD) / Permit Submission: September 2016
- 95% CD / Bid Submission: December 2016
- Subcontractor Procurement: February 2017 – May 2017
- Permit Approval: June 2017
- Construction Starts: June 26, 2017
- Substantial Completion (on or before): July 8, 2019
- Final Completion (on or before): August 19, 2019
IV. INSTRUCTIONS TO OFFERORS:

Offerors shall review all available Project documents as listed or referenced in this RFP, visit and become familiar with the Project site, identify any requirements of the APS and Arlington County (business licenses or other taxes or fees necessary to conduct business in Arlington County). The Work is for CM at Risk services of which the contracts are structured in two parts:

Part 1 – Pre-Construction Phase Services: Phase 1, Pre-Construction Phase Services, will be subject to the Terms and Conditions included in the Contract Between the Owner and Construction Manager at Risk Part 1 – Pre-Construction Phase Services and will be performed for a stipulated or fixed amount. The Part 1 Contract is associated with the Work of the CMR prior to the start of Construction Phase Services and includes providing a GMP for the construction of the Project.

Part 1 services shall include the following:
  1. Construction Manager at Risk Pre-Construction Phase Standard Scope of Services described in Attachment C.
  2. All Work shall comply with the requirements of the Contract Between Owner and Construction Manager at Risk Part 1 – Pre-Construction Phase Services, the Virginia Public Procurement Act, and the APS Purchasing Resolution.

Part 2 – Construction Phase Services: Phase 2, Construction Phase Services, will be contingent upon the CMR providing an agreeable GMP to the Owner. The Contract Between Owner and Construction Manager Part 2 – Construction Phase Services will be used for this portion of the Work. The Part 2 Contract is associated with the Work of the CMR during the construction portion of the Project and is provided at Attachment B.2.

Part 2 services shall include the following:
  1. Completion of the Construction portion of the Work in conformance with the Contract Documents and the Construction Phase Services Scope of Work described in Attachment C.
  2. All Work shall comply with the requirements of the Contract Between Owner and Construction Manager at Risk Part 2 - Construction Phase Services, the Virginia Public Procurement Act, and the APS Purchasing Resolution.

Format and Content
Proposals should address the items included in the Scope of Services and in the Criteria for Proposal Evaluation. Failure to do so will result in a lowered evaluation. Incomplete Proposals may be determined nonresponsive.

Proposals shall be bound and tabbed and shall include the following components and be organized as follows:

TAB 1: General Information:

Offerors shall provide the following information under Tab 1:

1. The headquarters location of the organization (including physical address, mailing address, telephone number, facsimile number and main e-mail address or web site address) and clear identification of the location of the organization's local or regional office (if different from the headquarters location, including physical address, mailing address, telephone number, facsimile number and main e-mail address or web site address) to be used in delivering the requested CMR services to be provided on the Project.

2. The legal status of the organization (privately held corporation, publicly held corporation, joint venture, etc.). If the Proposal is being made by a legal joint venture, the Proposal must include the information listed within this section of the CMR RFP for both organizations that constitute the joint venture and a copy of the joint venture agreement.

3. The names and contact information for the President, Vice President of Operations, Chief Executive Officer (CEO) and Chief Financial Officer (CFO) of the organization, as well as the Office Manager of the organization's local office that will have primary responsibility for delivering the Project.
4. The name and title, direct telephone number (including extension), cellular telephone number and direct e-mail address of the highest ranking individual within the organization that will have oversight responsibility for the organization's involvement with the Project.

5. The number of years that the organization has been providing services similar to those requested by this CMR RFP, including a delineation of this information for both the headquarters location and the local or regional office that will be used in delivering the requested CMR services on the Project. Proposers must clearly identify the staffing and experience of the office from which the Project will be managed.

6. A fully executed Request for Proposals Pages 1, 2, 3, & 4 of this solicitation and include them as the first four (4) pages of your Proposal. The name stated on page 4 must be the full legal name(s) of the Offeror and the address must be that of the office which will have the responsibility for the services provided. The following forms should be completed and provided:

7. The Conflict of Interest Statement included at Attachment A.1

**TAB 2: Executive Summary (1 page)**

Offerors shall provide the following information under Tab 2:

Provide a no more than one page executive summary of your Proposal that highlight the strengths of your firm, factors that differentiate your firm from the other Offerors, and key elements that will contribute to the success of the Project.

**TAB 3A: Firm Representative Projects (note that the requirements below differ from what was required for the RFQ)**

Offerors shall provide the following information under Tab 3A:

The Offeror must have demonstrated satisfactory performance, as judged by APS, on at least three (3) projects of similar size, scope, and complexity as the Stratford Middle School Addition and Renovation. These projects must have a minimum value of $20,000,000 (twenty million dollars) AND have been completed by either a CMR or design build delivery method, with a higher weighing given to those projects which were CMR delivery method. At least two (2) projects must be new educational facilities, preferably K-12 facilities, or equivalent institutional buildings each consisting of a minimum gross building square footage of 35,000. At least one (1) project must involve modifications to a historically listed structure or demonstrate equivalent familiarity with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Preference will be given to projects that involved significant site work such as is anticipated for this project. Specifically, the projects submitted shall have been successfully and substantially completed within ten (10) years prior to the date set for receipt of the qualifications. Previous work with Arlington County or APS is beneficial but not a requirement. The projects shall be sufficiently comparable so that APS may conclude that the contractor is familiar with and capable of handling the project(s) described herein.

Provide the following information for each project:

1. Project name and address
2. Owner’s name, address, phone number, and point of contact
3. Architect’s name, address, phone number, and point of contact
4. Planned and actual completion dates
5. Original and final contract values
6. Value of change orders including % owner generated and % contractor generated
7. Project delivery method
8. Project size
9. Project Description
10. Project Similarities (succinctly describe how the referenced project is similar/relevant to our Project
11. Provide evidence that any preconstruction services provided resulted in cost savings and effective schedule management:
TAB 3B: Key Personnel Experience and Qualifications (note that the requirements below request more information than was required for the RFQ)

Offerors shall provide the following information under Tab 3B:

The professional expertise of the proposed personnel will be a major factor in awarding the Contract. It is critical that the proposed personnel be of the highest caliber and have experience as similar to this type of work as possible; with a higher weighing given to those projects which were CMR delivery method. The following information requested is a minimum requirement. The information provided should be such that it conveys the relevant expertise, experience and qualifications concerning overall categories such as: Professional Construction Management, General Contracting, Planning and Project Control, Inspection, Value Management, and Constructability Analysis, Procurement, Scheduling and Estimating Methods, Design Knowledge, Accounting or Cost Analysis, Specialized Experience and Knowledge, and other relevant categories. Evidence that the proposed personnel have previously worked together as a team should be submitted, if applicable. The importance of your proposed staff, including staff that provides home office support, cannot be over-emphasized.

Provide the following information on each of the proposed personnel, and Subcontractors:

1. Name, title, proposed position:

2. Education - Institution(s) attended, year of graduation, specialty/degree earned:
   a. Post-graduate and specialized relevant training - dates, institutions, courses, seminars, etc.:

3. Licenses - list current licenses by type and state:

4. State how many years each proposed staff member has been employed by:
   a. Your organization:
   b. Your organization in the position proposed:
   c. Previous organizations in the position proposed:

5. Identify all the projects of similar nature, scope, and duration performed by the proposed personnel during the past five years in the same position as being proposed. State for each project the following information:
   a. Name of the firm the individual was employed by, the supervisor's name, and telephone number:
   b. Project data:
      (1) Name and location:
      (2) Project size (dollar value, square footage etc.):
      (3) State whether the project was completed on time and on budget and if not explain:
      (4) Type of CMR contract
   c. Project description narrative explaining how it is similar to this Project:
   d. List name, title, address, and phone number of the contact person your proposed personnel directly dealt with on the referenced projects for the following:
      (1) Architect/Engineer:
      (2) Owner:
      (3) Prime Contractors or Major Sub Contractors (list at least three):

TAB 4: Management Capability / Project Plan

Offerors shall provide the following information under Tab 4:

This section deals with the overall management strategy and proposed plan for this Project. It should cover all aspects and periods of the Project. It should include, but not be limited to, overall operational concept, identification of problem areas considered most critical and the CMR's strategy for resolution of each potential problem, organizational plan and how the CMR's plan facilitates the accomplishment of APS requirements, and the organizational chart showing all individuals with direct or indirect involvement.
The Offeror is encouraged to provide work samples from completed or ongoing projects to demonstrate and/or support the firm’s capability in executing the activities listed in the scope of services. Such high quality and applicable examples will be reviewed favorably.

The requirements for submittal on this Proposal category will be met when:

- The CMR demonstrates its understanding of the requirements by succinctly expressing the concept of the entire operation clearly showing a grasp of the range and complexity of the Work, including, but not limited to, the services to be rendered, key issues and goals, need for scheduling/tracking/reporting, and the role of customer service.

- The CMR demonstrates that it recognizes the major problem areas and has solutions in mind such as: development of scheduling and reporting systems, development of procedures for responding to complaints, and methods of managing multiple Subcontractors.

- The CMR presents an organizational strategy that is capable of carrying out all CMR functions effectively. The elements of the plan should reveal the CMR's understanding of the relative importance of each component.

- The CMR presents an organizational chart that clearly establishes sufficient experienced personnel who are qualified to carry out the tasks required.

Provide the following:

1. Provide an organizational chart showing all direct and indirect personnel, showing lines of authority, responsibility, and communication. This team includes APS, the A/E, and the CMR. The CMR shall propose an organizational chart showing how the three parts of the Project team will work together. Explain the nature of services to be rendered in the field office versus the home office. Indicate what percentage of each individual's time will be committed to the Project (e.g., 100%, 80%, etc.) by Project phase and identify the individual and what activities they will perform.

2. Provide a completed Proposed Project Team Work Plan; form is included at Attachment A.2.

3. Present for approval, if known at this time, a list of proposed Subcontractors your organization will employ to carry out its functions as CMR.

4. Provide a narrative overall work plan setting forth details for the recommended approach to the Project. Include all phases of the Project from Pre-Construction Services Phase Contract Award through construction completion and any post completion/occupancy services. The plan should include the following, broken down into phases:

   a. Review and comment on the conceptual schedule. It is the desire of APS to achieve Project completion/delivery as quickly as possible at the lowest cost. Use this section to provide any suggestions for accelerating the Project Schedule.

   b. Provide a brief narrative statement by the proposed CMR PM, in their own words, that explains their understanding of the goals and major challenges of this Project, their personal style of project management, and why they believe they are the right person for this Project.

   c. Discuss local construction/labor market conditions and its impact on this Project.

   d. Discuss quality control procedures (CMR’s inspection and internal approval process) to be applied to this Project and list most recent Project where these procedures were used. Describe the quality control organization reflecting authority and responsibility for key personnel.

   e. Provide information / plan / schedule for items for procurement. Provide information on how your organization may be of any special assistance / benefit in procurement activities.

   f. Address issues, which may be of concern such as security, health, public safety, deliveries, visitors, and cleanliness, etc.

   g. Provide an explanation of how you plan to leverage BIM to improve Project Schedule and cost.
h. Provide any additional information, samples, brochures, photographs, letters of recommendation, awards, etc., that your organization believes will assist APS in evaluating its qualifications for this Project.

5. Address the aspects of dispute resolution, contractor claims, interpretation of Contract Documents, weather delays, change orders/proposals, Requests for Information, submittals, and any other factors which your organization deems are important as part of this evaluation process.

**TAB 5: Cost Control and Value Management**

Offerors shall provide the following information under Tab 5:

1. Explain methods for controlling costs and maintaining the Project Schedule, avoiding/minimizing material/labor/equipment shortages, labor problems, and other potential delays. Support your methods by providing deliverables from previously completed or ongoing projects such as Cost Models, Subcontractor Prequalification Forms, Subcontractor Scope Documents/Bid Evaluations, Cost Variance Logs, etc.
   
   a. Discuss plans for marketing and generating interest in construction procurements to ensure adequate price competition and quality Subcontractors.
   b. Provide a plan outlining how the Work will be divided into Subcontractor packages for procurement. Include information on proposed RFP / bid packages, pre-qualifying contractors and suppliers, timing, benefits of your plan, phasing and sequencing of the work, etc.

2. Discuss your approach to Value Management for this Project. Support your approach by providing deliverables from previously completed or ongoing projects such as Value Analysis Logs, Value Engineering Logs, Value Engineering Cost Estimate Backup, Wishlist Log, etc.
   
   a. Submit proposed resumes / qualifications of those representatives from your staff or reference those provided elsewhere.
   b. Provide Value Management ideas based on the Conceptual documents linked to this RFP.

**TAB 6: Project Safety Record and Proposed Plan**

Offerors shall provide the following information under Tab 6:

This section deals with the overall project safety record of the Firm and proposed plan for this Project. The Firm should present a current safety record and suggested safety plan that includes, but is not limited to:

1. Safety record including lost time accidents on recent projects (including subcontractors, not just the firm) for the past three (3) consecutive years;

2. Demonstration of understanding of the Project safety requirements;

3. Ability to ensure the safety of students, staff, construction workers, and visitors to APS property and their access to essential areas – identify personnel responsible;

4. Ability/experience working safely in and around occupied facilities (provide information on risk assessment, critical issues, security, deliveries, etc.); and

5. Description of how your organization will carry out its safety functions as Contractor. This entails planning for walkways and parking lots, barring entrance to construction areas, maintaining cleanliness within the surrounding facilities, and ensuring compliance with the Virginia Occupational Safety and Health Act (VOSHA) standards/regulations and the safety provisions of the “General Conditions of the Construction Contract”.

13
**TAB 7: Fees for Services**

Offerors shall provide the following information under Tab 7:

1. Provide a fully completed Form of Proposal for Pre-Qualified Construction Manager at Risk Services; form is included at Attachment A.3.

2. Provide a completed Pre-Construction Phase Fee Worksheet illustrating fully loaded hourly cost for each position used during the Pre-Construction Services Phase including an estimated number of hours and total cost by position. The grand total fee shall match the Pre-Construction Phase Services Fee (lump sum) provided on the Form of Proposal. The Pre-Construction Phase Fee Worksheet is included at Attachment A.4.

3. Provide a completed General Conditions Worksheet; form is included at Attachment A.5. The worksheet grand total shall match the General Conditions Fee (lump sum) provided on the Form of Proposal. The items listed under “Part 1 – Basic General Requirements” on the General Conditions Worksheet are considered to be general conditions costs, not costs of the work. The Part 1 – Lump Sum Total must be inclusive of all the items listed. The items listed under “Part 2 – Additional General Requirements” on the General Conditions Worksheet could be considered costs of the work. If an Offeror deems a cost in Part 2 to be included in a trade package the cost would be $0 with an explanation as such.

A fully completed Form of Proposal will be considered in the rankings of Offerors for short listing firms for Oral Presentations/discussions and the final rankings of Offerors for award of the Contract. Fees will be evaluated in conjunction with the contents of other tabs, specifically Tab 4.

The Owner will rely upon all Fee information set forth in the Form of Proposal in evaluating Proposals. All such Fee submissions shall remain binding upon the Offeror through the negotiation of an agreed GMP for the Part 2 - Construction Phase Services, subject only to adjustment resulting directly from material changes to the design, Project Schedule, or Costs of the Construction Work as the product of the Part 1 – Pre-Construction Services.

**TAB 8: Proprietary Information**

Offerors shall provide the following information under Tab 8:

Trade secrets or proprietary information submitted by an Offeror in connection with this procurement transaction shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the Offeror must invoke these protections upon submission of the data or the materials, and must identify the data or other materials to be protected and state the reason why protection is necessary. [Virginia Code Section 2.2-4342(F)]. Offerers shall submit, under Tab #8 of the Proposal, any information considered by the Offeror to be trade secrets or proprietary information, shall clearly identify the information as trade secrets or proprietary information and shall state the reason why protection is necessary. Offerors may not declare the entire Proposal proprietary nor may they declare proposed pricing to be proprietary. References may be made within the body of the Proposal to proprietary or trade secret information; however all information contained within the body of the Proposal not in the separate section labeled proprietary shall be public information.

**TAB 9: Other Relevant Information**

Offerors shall provide the following information under Tab 9:

Other Relevant Information

Proposals may include any other documentation deemed appropriate by the Offeror to convey to the Project CMR Evaluation Committee knowledge regarding the Offeror's organization.

**TAB 10: Exceptions to the RFP**

Offerors shall provide the following information under Tab 10:
Include any exceptions to the RFP in this section.

V. PROPOSAL SUBMISSION

A. General Requirements

One ORIGINAL hard copy of Proposal in a binder, so marked, and one (1) ORIGINAL electronic copy, so marked, five (5) hard copies of original, and seven (7) individual electronic copies of the Proposal, marked with the vendor’s name; in pdf format on CD/ROM or memory stick, for a total of fourteen (14) individual copies of your Proposal document as required. The Offeror’s Proposal shall address the below areas, not exceeding the stated page limitations. The Proposal shall be limited to a page size of 8 ½” x 11”, single space and type size shall not be less than ten (10) point font for each response item. Note: for page-counting purposes, a page equals a one-sided sheet. If a page limit is not noted within the section below there is no page limit.

Proposals shall be submitted in sealed package, with the RFP number, title, due date and time on the outside of the sealed package. Offerors are responsible for having their Proposal received by Purchasing Office staff prior to the Due Date. APS will not assume responsibility for reproduction where an insufficient number of copies have been supplied. In any such case, APS will notify the Offerors of the deficiency and request that the appropriate number of copies are delivered by the end of the second business day following the request. Failure to comply with this or other requirements of this RFP shall be grounds for APS to reject such Proposals.

Emailed or facsimile submission of Proposals are not acceptable and any such Proposals will not be considered. Nothing herein is intended to exclude any responsible pre-qualified Offeror or in any way restrain or restrict competition. All pre-qualified Offerors are encouraged to submit Proposals.

Modification of or additions to any portion or terms of the solicitation may be cause for rejection of the Proposal; however, APS reserves the right to decide, on a case by case basis, in its sole discretion, whether or not to reject such a Proposal as nonresponsive. The Owner’s Project personnel reserve the right to visit the office(s) of an Offeror regarding staff, facilities, capabilities, qualifications and any other reasonable concerns that may arise on the part of any Offeror in the preparation and submittal of a Proposal. Modifications, or additions to any portion or terms of the solicitation may be cause for rejection of the Proposal.

Mandatory provisions of this RFPs are indicated by the inclusion of the words "shall" or "must" to identify the Offeror’s obligations. Failure to comply with these requirements or with any other requirements stated as mandatory either in this RFP or in the Instructions to Offerors shall result in rejection of the Offeror’s Proposal as not responsive, except to the extent the failure or omission either is not a mandatory statutory requirement or does not affect price, quantity, quality or time.

APS proposed Contract Documents and this RFP contain Terms and Conditions APS favors and intends to use for the resultant Pre-Construction Services Phase Contract, and the General Conditions APS favors and intends to use for the resultant Construction Services Phase Contract. If the Offeror wishes APS to consider any changes to these documents, such changes must be submitted as part of the Offeror’s Proposal. Any Offeror receiving a Contract award shall be required to execute a Contract in substantial compliance with APS standard Contract and will be required to furnish all other required information and documentation including tax identification or social security number within ten (10) days after receipt of notification that the Contract is ready for signature; otherwise, APS may award the contract to another Offeror.

Any erasures or corrections in a Proposal must be initialed by the Offeror in blue ink.

The Owner’s Project personnel reserve the right to visit the office(s) of an Offeror to verify any claim(s) made by an Offeror regarding staff, facilities, capabilities, qualifications and any other reasonable concerns that may arise on the part of the Owner. In such an event, the Offeror must make every reasonable attempt to clarify any concerns expressed by the Owner’s personnel at that time.

The Owner will not be responsible for any costs incurred by an Offeror in the preparation and submittal of a Proposal.

An Offeror may withdraw a Proposal at any time. In the event an Offeror discovers an error in its Proposal and desires to make a correction after the Due Date, the Offeror shall submit in writing the requested correction, along with a written explanation and justification for the change, no later than one (1) business day following the Due Date. If the Owner is satisfied that the identified error was the result of a clerical or mathematical error, the Owner may permit the correction. The Owner shall issue its written decision to the requesting Offeror within three (3) business days of receipt of the correction request. If the
request is approved, the Proposal shall be deemed modified by incorporation of the correction requested. If the requested correction is denied, the Proposal shall be considered as originally submitted. The Owner may request additional information or clarifications from an Offeror at any time after the review process has begun.

B. **Unnecessarily Elaborate Responses**
Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective Proposal to this RFP are not desired and may be construed as an indication of the Offeror’s lack of cost consciousness. Elaborate or expensive art work, paper, bindings, and visual and other presentations are neither necessary at this time nor desired by APS.

C. **Use of Information and Documents**
APS and its officials, employees and agents will copy and use the Proposal of the Offeror and documents included with the Proposal, for various purposes related to analysis, evaluation, and decision to award a Contract. Proposals shall be the property of APS. Following award APS may be required to allow inspection and copying of documents, and may also use the Offeror’s documents in connection with any resulting Contract with that Offeror. The Offeror is responsible for obtaining any necessary authorizations for all such use of the documents and information, and for assuring that such copying and use is in conformance with laws related to trademarks and copyrights. Any documents or information for which the Offeror has not obtained such authorization, or for which such copying and use is not authorized, shall not be submitted. The undersigned Offeror agrees to indemnify defend and hold APS, its officials, employees and agents harmless from any claims of any nature, including claims arising from trademark or copyright laws, related to use of information and documents submitted with the Offeror’s Proposal.

D. **Submission of Proprietary Information TAB #8**
Trade secrets or proprietary information submitted by an Offeror in connection with this procurement transaction shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the Offeror must invoke these protections upon submission of the data or the materials, and must identify the data or other materials to be protected and state the reason why protection is necessary. [Virginia Code Section 2.2-4342(F)]. **Offerors shall submit, under Tab #8 of the Proposal, any information considered by the Offeror to be trade secrets or proprietary information, shall clearly identify the information as trade secrets or proprietary information and shall state the reason why protection is necessary. Offerors may not declare the entire Proposal proprietary nor may they declare proposed pricing to be proprietary.** References may be made within the body of the Proposal to proprietary or trade secret information; however all information contained within the body of the Proposal not in the separate section labeled proprietary shall be public information.

E. **Format and Content**
The Proposal should address the items included in the Scope of Services and in the Criteria for Proposal Evaluation. The content of the Proposal copies submitted on CD-ROM or memory stick should mirror the content of the original hard copy and should be in pdf format. Failure to do so will result in a lowered evaluation. Incomplete Proposals may be determined nonresponsive.

F. **Guaranty Bonds**
1. The successful Offeror, at the time of the execution of the Construction Phase Services Contract, shall furnish a Performance Bond and a Payment Bond, each in an amount equal to one hundred percent (100%) of the Contract Price and the Contract shall not be deemed to have been fully executed until such Bonds are provided. Bonds shall be on the forms provided in Attachment B and shall be issued by a surety company licensed to conduct business in the state of Virginia and listed on the United States Treasury Department’s latest Circular 570, and otherwise acceptable to APS. The Performance Bond and the Payment Bond shall be in effect as of the date the successful Offeror signs the Contract, and shall remain in effect through the later of the expiration of all applicable Warranty Periods or final conclusion of all third party claims against the Offeror, including all appeals. If executed prior to the date the successful Offeror signs the Contract the Bond shall include written certification from the surety that the bond is effective as of the date of the Contract. If the successful Offeror is a partnership or joint venture all partners or ventures shall execute the Bond as principal in a personal and not representative capacity, in addition to execution of the Bond by the Contractor as principal. Cost of said Bonds shall be included in the Contract Price.
2. APS reserves the right to request documentation from the surety company as to its financial capabilities, past experience, and other evidence of security’s reliability. In the event that the CMR’s surety company becomes insolvent, bankrupt or in any way is incapable of providing the services, the CMR shall, within ten (10) days’ notice from APS, furnish new Payment and Performance Bonds to APS from a surety licensed to conduct business in Virginia, listed on the United States Treasury Department’s latest Circular 570, and otherwise approved by APS Purchasing Agent. Any cost in securing new bonding will be the responsibility of the CMR.

VI. PROPOSAL EVALUATION PROCESS

Procurement Schedule, tentative dates indicated as such:

<table>
<thead>
<tr>
<th>Schedule of Items</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP Issue Date</td>
<td>August 6, 2015</td>
</tr>
<tr>
<td>Pre-Proposal Conference &amp; Site Visit</td>
<td>August 12, 2015</td>
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<tr>
<td>Questions Due</td>
<td>August 14, 2015</td>
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<tr>
<td>Addendum Issued</td>
<td>August 19, 2015</td>
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<tr>
<td>Proposals Due to APS</td>
<td>August 26, 2015</td>
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<tr>
<td>Oral Presentation</td>
<td>September 10, 2015</td>
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<tr>
<td>Notification of Intent to Award</td>
<td>September 11, 2015</td>
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<td>School Board Approval</td>
<td>September 18, 2015</td>
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<tr>
<td>Award Contract</td>
<td>September 24, 2015</td>
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<tr>
<td>Notice to Proceed</td>
<td>September 25, 2015</td>
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</table>

The opening of the Proposals will not be conducted in public.

The Selection Advisory Committee shall evaluate each Proposal and select two (2) or more Offerors deemed to be fully qualified and best suited among those submitting Proposals based on the criteria set forth in the RFP for further consideration.

Negotiations shall then be conducted with each of the Offerors so selected, exercising care to discuss the same owner information with each Offeror. In addition, the Selection Advisory Committee shall not disclose any trade secret or proprietary information for which the Offeror has invoked protection pursuant to Article 4-110 of the Arlington Public Schools Purchasing Resolution. Price shall be considered, but need not be the sole determining factor. After negotiations have been conducted with each Offeror so selected, APS shall select the Offeror which, in its opinion, has made the best Proposal, and shall award the Pre-Construction Services Phase Contract to that Offeror.

Should APS determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified than the others under consideration, a Contract may be negotiated and awarded to that Offeror.

If the parties are unable to agree on a GMP for the Construction Services Phase during the Pre-Construction Services Phase, the Construction Services Phase shall be procured in accordance with the procedures set forth by the Secretary of Administration of the Commonwealth in the then current edition of the Construction and Professional Services Manual issued by the Department of General Services, Division of Engineering & Buildings, Bureau of Capital Outlay Management, or its successor, of the Commonwealth.

Rejection of Proposals. APS can reject a Proposal as "technically unacceptable" without considering price.

APS may request the Offeror to negotiate and/or revise portions of its Proposal.
VII. **ORAL PRESENTATION.**

APS shall require oral presentations with those pre-qualified Offerors deemed to be fully qualified and best suited among those submitting Proposals based on the criteria set forth in the RFP. This provides an opportunity for the Offerors to clarify or elaborate on the Proposal. This is primarily a fact finding and explanation session. APS anticipates inviting three (3) to five (5) Offerors to make a presentation. APS has tentatively scheduled these presentations for **September 10 & 11, 2015 at the Education Center, Room 101A & B, 1426 North Quincy St., Arlington, VA 22207, from 8:00 AM to 5:00 PM.** At the time these presentation are scheduled, APS will confirm in writing with each Offeror the specifics of these sessions. The presentation will be forty-five (45) to sixty (60) minutes in duration.

Each Offeror is required to have the following personnel attend the oral presentation: Project Executive, Project Manager, Superintendent, and Chief Estimator.

VIII. **CRITERIA FOR PROPOSAL EVALUATION**

The Selection Advisory Committee will use the following criteria to evaluate and judge the Proposals (weighted as indicated below):

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Weight</th>
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</thead>
<tbody>
<tr>
<td>General organization, thoroughness, and continuity of Proposal</td>
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<tr>
<td>TAB 3A: Firm Representative Projects</td>
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<td>TAB 3B: Key Personnel Experience and Qualifications</td>
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<td>TAB 4: Management Capability / Project Plan</td>
<td>20%</td>
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<td>TAB 5: Cost Control and Value Management</td>
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<td>TAB 6: Project Safety Record and Proposed Plan</td>
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<td>TAB 7: Fees for Services</td>
<td>20%</td>
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<tr>
<td>TOTAL</td>
<td>100%</td>
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</table>

The contents of TAB 1: General Information, TAB 2: Executive Summary, TAB 8: Proprietary Information, TAB 9: Other Relevant Information, TAB 10: Exceptions to the RFP, and Oral Presentation will be weighed against the applicable categories identified above.
CONFLICT OF INTEREST STATEMENT

I, whose name is subscribed below, a duly authorized representative and agent of the entity submitting this proposal to Arlington Public Schools in response to its Request for Proposal #05FY16, and on behalf of the Offeror:

Certify that neither the Offeror nor any affiliated firm, parent corporation or subsidiary has, within the past five (5) years, been employed by or represented a deliverer of services, which services reasonably could be expected to be considered for purchase by the Arlington Public Schools as a result of this solicitation.

Affirm that if the Offeror is awarded a contract under this solicitation, and during the term of that contract prepares an invitation to bid or request for proposal for or on behalf of the Arlington Public Schools, the Offeror agrees that it shall not (i) submit a bid or proposal for that procurement or any portion thereof or (ii) disclose to any bidder or Offeror information concerning the procurement which is not available to the public.

Affirm that the Offeror further agrees that it shall not solicit or accept any commissions or fees from vendors who ultimately furnish services to the Arlington Public Schools as a result of services furnished by the Offeror under any contract award made as a result of this solicitation.

FIRM NAME (Offeror): ________________________________

SIGNED BY: ________________________________ DATE: __________

NAME/TITLE: ________________________________

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA/STATE OF ________________) CITY/COUNTY OF ________________) to wit:

__________________________

personally appeared before me this ____ day of ____ 2015 the undersigned a Notary Public in and for the State and County of aforesaid, __________________, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument as an agent of the Offeror and acknowledged that he/she has executed the same for the purposes therein contained.

__________________________

(Seal)

Notary registration number: ________________________________

My commission expires: ________________________________,20____
# PROPOSED PROJECT TEAM WORK PLAN
FOR THE STRATFORD MIDDLE SCHOOL ADDITION AND RENOVATION

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<tr>
<th>Name</th>
<th>Title / Role</th>
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<th>On Site</th>
<th>Other</th>
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<th>Construction Phase</th>
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**TOTAL HOURS**
ARLINGTON PUBLIC SCHOOLS

Form of Proposal for
Pre-Qualified Construction Manager at Risk Services

Issue Date: August 6, 2015

RFP: 05FY16

Project: Stratford Middle School Addition and Renovations

To: Arlington Public Schools
Purchasing Office
4th Floor
1426 N. Quincy St
Arlington, VA 22207
Attn: Ellen H. Wills

From: Name___________________________________
Address_________________________________________
Contact__________________________________________
Phone___________________________________________
E-mail__________________________________________

Due Date: Prior to 2:00 PM on August 26, 2015, Local Prevailing Time

In compliance with and subject to your Request for Proposal (RFP) and the documents therein specified, all of which are incorporated herein by reference, the undersigned proposes to furnish all labor, equipment, and materials and perform all Work necessary for Pre-Construction Phase Services for this Project as well as the associated CMR Fee, General Conditions Fee, Insurance and Taxes Fee, bonds, and other items listed below in accordance with the RFP dated August 6, 2015, for the consideration of the following amounts:

1. Pre-Construction Phase Services Fee (lump sum) – Offeror shall also complete the Pre-Construction Phase Services Fee Worksheet at Attachment A.4 and include in Tab 7. Reference the RFP for instructions.

Pre-Construction Phase Services Fee (lump sum):
2. General Conditions Fee (lump sum) – include a specific listing of General Conditions items and each item’s associated cost based upon a 775 calendar day schedule. Offeror shall also complete the General Conditions Worksheet at Attachment A.5 and include in Tab 7. It is essential that all anticipated General Conditions requirements are included in the lump sum entered below and described in detail in the General Conditions Worksheet. This includes any “field requirements” or “field engineering” for self-performed work. As a general rule, no additional General Conditions, “field conditions” or “field engineering” will be subsequently authorized unless there are compelling reasons for doing so.

**Total General Conditions Fee (lump sum):**

$____________________

The amount per day that can be added or subtracted from the total General Conditions Fee for adjustment in the construction schedule when establishing the GMP or relative to change orders for adjustments in general conditions shall be the Total General Conditions Fee amount divided by the number of days listed above.

$____________________ / day

3. Insurance and Taxes Fee – stated as a percentage (%) of the cost of the Work, for general liability insurance, builders risk insurance, payment and performance bonds, local business licenses, and any local municipal taxes. (This is the amount that the Offeror will include in any estimates as full and complete payment for these items.)

% 

4. **CMR Fee (lump sum):**

$____________________

Authorized Personnel Name Printed

Authorized Signature

Date Signed: ________________________________
## PRE-CONSTRUCTION PHASE SERVICES FEE WORKSHEET

FOR THE STRATFORD MIDDLE SCHOOL ADDITION AND RENOVATION

<table>
<thead>
<tr>
<th>Name</th>
<th>Title / Role</th>
<th>Fully Loaded Rate</th>
<th>Schematic Design</th>
<th>Design Development</th>
<th>Construction Documents</th>
<th>GMP &amp; Procurement</th>
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**TOTAL**

**Notes:**

1. Cost equals fully loaded rate times hours
# General Conditions Worksheet

## PART 1 - BASIC GENERAL CONDITIONS REQUIREMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>A. Quantity</th>
<th>Unit</th>
<th>B. Unit Labor (A+B)</th>
<th>C. Labor (A+B)</th>
<th>D. Unit Mat. (A+D)</th>
<th>E. Material (A+D)</th>
<th>F. Unit Sub (A+F)</th>
<th>G. Sub Total (C+E+G)</th>
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## PART 2 - ADDITIONAL GENERAL REQUIREMENTS

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<th>Description</th>
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<th>Unit</th>
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<th>C. Labor (A+B)</th>
<th>D. Unit Mat. (A+D)</th>
<th>E. Material (A+D)</th>
<th>F. Unit Sub (A+F)</th>
<th>G. Sub Total (C+E+G)</th>
<th>H. Total (C+E+G)</th>
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## Project Information

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Stratford Middle School Addition and Renovations</th>
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<tr>
<td>Project Number</td>
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<td>Offeror</td>
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<tr>
<td>RFP Submittal Date</td>
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**Project Duration in Days (from the RFP):** 775

Cost per day for adjustments in General Conditions due to changes in construction duration determined during the Preconstruction Phase or as a result of Change Orders.

$ \text{per day}$

## General Conditions Worksheet

**PART 1 - LUMP SUM TOTAL:** $ -$

**PART 2 - LUMP SUM TOTAL:** $ -$

**GRAND TOTAL - LUMP SUM GENERAL CONDITIONS FEE:** $ -$
CONTRACT BETWEEN OWNER AND CONSTRUCTION MANAGER AT RISK
PART 1
PRE-CONSTRUCTION PHASE SERVICES

Attachment B.1

This Contract, dated this _____ day of _____________, 20_____, between Arlington Public Schools (“Owner” or “APS”) and _________________________________________ (hereinafter “Construction Manager at Risk” or “CMR”) and effective as of the date of the Owner’s signature.

1. IDENTIFICATION OF PARTIES:

Owner:
Arlington Public Schools
c/o David J. Webb, C.P.M.
Director of Purchasing
1426 N. Quincy Street
Arlington, Virginia 22207
(703) 228-6127
David.Webb@apsva.us

Construction Manager at Risk:

__________________________________________
Name
Virginia Class A Contractor’s License Number: __________________________
Issue Date: __________________________
Current Expiration Date: __________________________

__________________________________________
State Corporation Commission ID#

__________________________________________
Federal Employer Identification Number/Social Security Number

__________________________________________
Street Address

__________________________________________
City, State, Zip

__________________________________________
Contact Person Telephone

__________________________________________
Contact Person Email

2. SUMMARY OF PROJECT:

A. The Owner contemplates development of the following project (“Project”) identified as:

   Project Title: Stratford Middle School Addition and Renovation(s)

B. This Contract is for Part 1 - Pre-Construction Phase Services only to provide construction management for the design and procurement of the Project, which, including the Construction Phase, has an anticipated completion date of [______________________].
Proceeding to execution and performance of the Part 2 – Construction Phase Services Contract is subject to and contingent upon (a) the CMR’s satisfactory performance of the services authorized under this Contract; (b) the Owner and the CMR reaching agreement on the Guaranteed Maximum Price for the Construction Phase of the Project; and (c) both parties executing the contract for Part 2 – Construction Phase Services for the Project.

C. The CMR agrees to provide the Part 1 – Pre-Construction Phase Services for the Project under the terms and conditions set forth in this Contract, in the attached documents and in any other Contract Documents. The CMR further agrees to provide its proposal for the Project Guaranteed Maximum Price and to negotiate with the Owner in good faith to reach agreement on providing Part 2 – Construction Phase Services for the Project.

3. STATEMENT OF WORK: The CMR shall furnish all labor, materials, and equipment, and perform all responsibilities of the CMR under this Contract for the Pre-Construction Phase Services described in Attachment “B” and as generally described herein in strict accordance with the Contract Documents and further, shall provide its proposal for the Project (“GMP”) and negotiate with the Owner in good faith to reach agreement on providing Part 2 – Construction Phase Services for the Project.

4. CONTRACT DOCUMENTS: This Contract shall consist of the following, all of which are incorporated into and are a part of the Contract, and which, in the event of a conflict, shall be given precedence in the order listed, with any Addendum or Modification having precedence over preceding provisions:

1. Contract Between Owner and CMR
2. Terms and Conditions for the Part 1 Pre-Construction Phase Services Contract;
3. Section 00 7000 General Conditions for the Part 2 - Construction Phase Services Contract
4. Construction Manager at Risk Standard Scope of Services;
5. Request for Proposals and all Addenda;
6. Proposal;
7. Request for Qualifications and all Addenda;
8. Response to Request for Qualifications;
9. In the event of a conflict within a Contract Document at the same level of precedence, that provision requiring the higher quality of performance or quantity shall prevail.
10. In the event of a conflict which is not resolved by the foregoing, the Owner shall determine the provision having precedence.

See the definitions set forth in Attachment “A,” Terms and Conditions for Part 1 Pre-Construction Phase Services Contract, for terms used in this Contract.

5. COMPENSATION PAYABLE TO CMR: The Owner agrees to pay and the CMR agrees to accept as full compensation for the performance of the requirements of this Contract in accordance with the Contract Documents as follows:

A. For Part 1 – Pre-Construction Phase Services: The Lump Sum amount of ____________________ Dollars ($_________________)

6. TIME FOR COMPLETION: The Work shall be commenced on ______________________ and shall be completed no later than ____________________. After further review of the conceptual Drawings and draft Specifications and after completion of the CPM schedule required by the Construction Manager at Risk Standard Scope of Services, the CMR may propose
schedule amendments for consideration by the Owner. The Work under Part 1 shall be completed upon the earlier of execution by the parties of the Part 2 – Construction Phase Services Contract, mutual agreement by the parties that the Part 1 Services have been completed and a GMP cannot be agreed upon, or when this Contract is terminated as provided in Section 14 of the Terms and Conditions for the Part 1 – Pre-Construction Phase Services Contract.

7. **PROJECT FAMILIARITY:** The CM shall visit the Project site, review the Project documents, and coordinate with the Owner and the A/E and fully familiarize itself with the Project requirements.

8. **DEBARMENT AND ENJOINMENT:** By signing this Contract, the undersigned certifies that neither this CM nor any officer, director, partner or owner therein or thereof is currently barred from bidding on contracts by any agency of the Commonwealth of Virginia, by any public body in the Commonwealth of Virginia, by any public body or agency of any other state or the District of Columbia, or by any agency of the federal government, and that this CM is not a subsidiary or affiliate of any firm/corporation or other form of business entity that is currently barred from bidding on contracts by any of the same.

9. **AUTHORIZATION TO TRANSACT BUSINESS:** The CM certifies that, if it is organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnerships or registered as a registered limited liability partnership, it is authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Code of Virginia, or as otherwise required by law, and shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth of Virginia, if so required, to be revoked or cancelled at any time during the term of this Contract. The CM understands and agrees that this Contract shall be void if the CM fails to comply with these provisions.

IN WITNESS WHEREOF, the parties hereto on the day and year written below have executed this Contract in four (4) counterparts, each of which shall, without proof or accountancy for the other counterparts, be deemed an original thereof.

_______________________________________
[Insert name of CM]

BY: ________________________________

Print Name
Its __________________ and authorized agent
Dated: ________________________________

ARLINGTON PUBLIC SCHOOLS

BY: ________________________________

David J. Webb, C.P.M.
Purchasing Agent
Dated: ________________________________
# TERMS AND CONDITIONS FOR THE
## PART 1 – PRE-CONSTRUCTION PHASE SERVICES CONTRACT

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PART 1    DEFINITIONS

GENERAL INSTRUCTION: Any term not defined in these Terms and Conditions which may become applicable to the Work of the CMR which is defined by the General Conditions to the Contract Between Owner and Construction Manager at Risk, Part 2 - Construction Phase Services shall be as defined in those General Conditions.

1.1. ADDENDA or ADDENDUM: Changes to the Solicitation Documents issued prior to receipt of Proposals.

1.2. ADDITIONAL SERVICES: Services of the CMR directed by Owner which are beyond the services reasonably contemplated as included within the Scope of Services.

1.3. AMENDMENT: Written authorization executed by the Purchasing Agent, acknowledging the Modification(s), revised Contract Sum and current Contract Period.

1.4 ARCHITECT, ENGINEER, ARCHITECT/ENGINEER OR A/E: The term used to designate the Architect and/or the Engineer who or which contracts with the Owner to provide the Architectural and Engineering services for the Project. The A/E is a separate contractor and not an agent of the Owner, except to the extent expressly provided in the Contract Documents. The term includes any associates or consultants employed by the A/E to assist in providing the A/E services.

1.5. CONSTRUCTION MANAGER AT RISK (CMR): The person, firm or other legal entity with whom or with which the Owner has entered into a contractual agreement to provide all Part 1 – Pre-Construction Phase Services for the Project for a Lump Sum Price and to be “At Risk” for providing the Work within the Lump Sum Price stated in the Contract. The CMR may also be called the Contractor in the Contract Documents.

1.6. CONTRACT: The signed Part 1 – Pre-Construction Phase Services Contract Between the Owner and the Construction Manager at Risk.

1.7. CONTRACT DOCUMENTS: The Contract Documents are as defined in the Contract.

1.8. CONTRACT PERIOD or CONTRACT TIME: The period allotted in the Contract Documents for completing this Contract before the Project is ready to proceed to the Construction phase.

1.9. CONTRACT SUM, CONTRACT PRICE, CONTRACT AMOUNT: The total amount payable to the CMR for performance of the Work, not including Reimbursable Expenses. The Contract Sum is stated in the Contract and shall include any adjustments granted in accordance with the provisions of the Contract Documents. The Contract Sum also is referred to in the Contract Documents as the GMP or Guaranteed Maximum Price, as defined below.

1.10. CONTRACTOR: See Construction Manager at Risk. As employed herein, the term "Contractor" may refer to an individual, firm or organization, or to the CMR's authorized representative.

1.11. DAY: The term "day" or “Day” shall mean "calendar day" unless otherwise noted. When any provision in the Contract Documents establishes a time within which an action must be taken or a right must be exercised, if the last Day falls on a Saturday, Sunday, or Holiday, the deadline thereby established shall be extended to the first Arlington Public Schools business day thereafter.
1.12. **DRAWINGS, PLANS:** One or more pages or sheets or collection thereof which presents a graphic representation, usually drawn to scale, showing the technical information design, location, and dimensions of various elements of the Project. The graphic representations include, but are not limited to, plan views, elevations, transverse and longitudinal sections, large and small scale sections and details, isometrics, diagrams, schedule, tables and/or pictures.

1.13. **FINAL PAYMENT:** The final payment that the CMR receives pursuant to the applicable PAYMENT and TERMINATION provisions of these Terms and Conditions, and such other provisions of the Contract Documents as may be applicable.

1.14. **GENDER AND PLURAL:** Whenever the Contract so admits or requires, all references to one number shall be deemed to extend to and include the other number, whether singular or plural, and the use of any gender shall be applicable to all genders.

1.15. **HOLIDAY:** Holidays recognized by the Owner which shall not be considered Normal Working Hours are as follows: New Year’s Eve Day, New Year’s Day, Martin Luther King, Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and the following Friday, Christmas Eve Day, and Christmas Day. Actual dates should be based on the most current Arlington Public Schools calendar.

1.16. **MODIFICATION:** Any written change to any provision of the Contract Documents signed by the Purchasing Agent by any means provided by the Contract Documents.

1.17. **NOTICE:** Notice shall mean written notice. Written Notice shall be deemed to have been duly served if:

   A. Delivered by mail, courier, e-mail, or facsimile transmission to the CMR's office at the Project Site or to the business address of the CMR as stated in its Proposal; or if delivered in person to the CMR's Project Manager, or to any officer or director of the CMR.

   B. Delivered by mail, express mail, or hand delivered to the office of the Purchasing Agent, Arlington Public Schools, Education Center, 1426 North Quincy Street, Arlington, Virginia 22207; or, when expressly so stated in the Contract Documents, delivered by mail, express mail, email or hand delivery to the Owner’s Representative.

   C. Any requirement in the Contract Documents that an action be taken in writing shall require transmission of the writing to the other party in the form required of a Notice, unless otherwise expressly stated.

1.18. **OWNER:** Arlington Public Schools (APS) and employees authorized to represent APS.

1.19. **OWNER’S PROJECT MANAGER:** APS’ employee authorized to act on behalf of the Owner regarding matters related to the Contract Documents during CMR’s performance of the Work. CMR’s communications with Owner generally shall be through the Owner’s Project Manager or the Owner’s Representative.

1.20. **OWNER’S REPRESENTATIVE:** The Architect and the Owner’s Project Manager are the Owner’s Representatives. The Owner’s Project Manager may designate by writing to CMR additional personnel to serve as Owner’s Representatives. Unless otherwise expressly stated or directed by the Owner, reference herein to Owner’s Representative shall mean either the project Architect or the Owner’s Project Manager. CMR will be given written direction regarding the
individuals with authority to exercise the duties of the Owner’s Representative. The duties and authority of Owner’s Representative are set forth in Part 3 of these Terms and Conditions. Notwithstanding any other provision in the Contract Documents to the contrary, any Modification of the Contract Sum or of the Contract Period may be made only by writing signed by the Arlington Public Schools Purchasing Agent or the designee thereof as identified to the CMR by writing issued by and signed by the Arlington Public Schools Purchasing Agent.

1.21. **PROJECT:** The Project as identified in the Contract, including all Drawings, Specifications, structures, improvements, services, materials and equipment reasonably related thereto. The entire Project encompasses two phases. Part 1 is the Pre-Construction Services Phase, and Part 2 is the Construction Services Phase. As to the CMR’s responsibilities, the term is synonymous with the term “Work” as the context may require.

1.22. **PROJECT SITE:** The location at which the improvements which are the subject of the Work are to be or are being constructed.

1.23. **PURCHASING AGENT:** The employee of the Owner with authority to execute contracts, Amendments, and Modifications on behalf of the Owner, and with such other authority as may be set forth in the Contract Documents.

1.24. **SPECIFICATIONS:** Those portions of the Contract Documents which consist of written technical descriptions of materials, equipment, constructions systems, standards and workmanship to be applied to the Work and certain administrative details, procedures and requirements applicable thereto.

1.25. **SUBCONTRACT:** Any contract between the CMR and a Subcontractor, or involving the performance of any Sub-Subcontractor.

1.26. **SUBCONTRACTOR:** Any individual, firm or organization other than an employee of the CMR, who contracts with the CMR to furnish or who actually furnishes labor, materials, services or equipment, or any combination thereof to the CMR in connection with the Work.

1.27. **SUB-SUBCONTRACTOR:** Any individual, firm or organization, other than an employee of the CMR or of a Subcontractor, who contracts with a Subcontractor to furnish, or who actually furnishes labor, materials, service or equipment, or any combination thereof to a Subcontractor.

1.28. **WORK:** Everything explicitly or implicitly required to be furnished or to be performed under the Contract Documents.

**PART 2 EXECUTION AND INTENT OF THE CONTRACT**

2.1. **CONTRACT SIGNATURE:** Four (4) copies of the Contract shall be signed by both the Owner and the CMR.

2.2. **EXECUTION OF AGREEMENT:** Execution of the Contract by the CMR is a certification that the CMR has examined the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with the requirements of the Contract Documents, and has examined all Contract Documents, Drawings, and Specifications, as required by the Contract.
2.3. **INTENT OF THE CONTRACT DOCUMENTS:** The intent of the Contract Documents is to include all items necessary for the proper management, execution and completion of the Work, including without limitation, all labor, materials, equipment and furnishings required in connection therewith. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Any doubt as to whether any work is within the scope of the Contract shall be resolved in favor of an interpretation that the Work is within the scope of the Contract. Use of the term “include” or “including” shall be deemed to mean “include without limitation,” “including but not limited to,” and similar expansive intent.

2.4. **DRAWINGS AND SPECIFICATIONS:** The Division 0 and portions of the Division 1 Specifications will be provided by the Owner. As set forth in the Scope of Services, the CMR will participate with the A/E and the Owner in developing the remainder of the Drawings and Specifications for the Construction Phase. If the Part 2 Construction Phase Services Contract is awarded to the CMR, the CMR shall be entitled to no increase in either the Construction Phase Contract Price or the Construction Phase Contract Time arising from or related to any inconsistency, error or omission in the Drawings or Specifications which in the exercise of due diligence and reasonable care should have been discovered in performance of the Pre-Construction Phase Work by a reasonably competent CMR.

2.5. **COPIES AND OWNERSHIP OF CONTRACT DOCUMENTS:**

A. Original Drawings and Specifications are the property of the Owner, and the CMR may not use the Drawings and Specifications produced pursuant to this Agreement for any purpose not relating to the Project without the Owner's consent.

B. The Owner's Representative will make available to the CMR versions of the Drawings, Specifications, and Addenda in electronic format (i.e. PDF file formats).

C. The CMR shall not transfer or reuse Drawings and Specifications in electronic or machine-readable form without prior written consent of the Owner's Representative.

2.6. **OWNERSHIP AND RETURN OF RECORDS**

A. This Contract confers no ownership rights to the CMR nor any rights or interests to use or disclose APS’ data or inputs.

B. The CMR agrees that all drawings, specifications, blueprints, data, information, findings, memoranda, correspondence, documents or records of any type, whether written or oral or electronic, and all documents generated by the CMR or its subcontractors as a result of APS' request for services under this Contract, are the exclusive property of APS ("Record" or "Records"), and all such Records shall be provided to and/or returned to APS upon completion, termination, or cancellation of this Contract. The CMR shall not use, willingly allow, or cause such materials to be used for any other purpose other than performance of all obligations under the Contract without the written consent of APS. Additionally, the CMR agrees that the Records are confidential records and neither the Records nor their contents shall be released by the CMR, its subcontractors, or other third parties; nor shall their contents be disclosed to any person other than the Project Officer or his or her designee. The CMR agrees that all oral or written inquiries from any person or entity regarding the status of any Record generated as a result of the existence of this Contract shall be referred to the Project Officer or his or her designee for response. At APS' request, the CMR shall deliver all Records to the Project Officer, including "hard copies" of
computer records, and at APS's request, shall destroy all computer records created as a result of APS' request for services pursuant to this Contract.

C. The CMR agrees to include the provisions of this section as part of any contract or agreement the CMR enters into with subcontractors or other third parties for work related to work pursuant to this Contract. No termination of this Contract shall have the effect of rescinding, terminating or otherwise invalidating this section of the Contract.

PART 3 OWNER’S REPRESENTATIVE

3.1. ADMINISTRATION OF CONTRACT: The Owner’s Representative shall provide administration of the Contract in accordance with the Contract Documents between the Owner and the Owner’s Representative.

3.2. OWNER’S REPRESENTATIVE: The Architect and the Owner’s Project Manager shall serve as the Owner's Representatives during the Part I – Pre-Construction Services Phase. The Architect shall advise and cooperate with the Owner and shall act on the Owner's behalf in accordance with the Contract Documents. The Owner shall issue instructions to the CMR or, at the Owner’s option, elect to have the Owner’s Representative issue instructions to the CMR.

3.3. CERTIFICATION OF PAYMENTS: Based upon the Owner’s Representative's observations and evaluations of the CMR's Application for Payment, the Owner’s Representative shall review and certify the amounts due the CMR from the Owner.

3.4. INTERPRETATION OF CONTRACT: The Owner’s Representative shall interpret the Contract requirements and the Architect shall serve as an advisor to the Owner concerning the performance of the Work.

PART 4 OWNER

4.1. SITE SURVEYS: The Owner shall make available to the CMR such information as the Owner has in its possession describing the physical characteristics, legal limitations and utility locations for the Project Site; provided, however, that the provisions of such information shall not relieve the CMR from its obligation to inspect for itself and determine the site conditions. The Owner makes no representations whatsoever concerning the quality or contents of any information so provided and the CMR relies on such information solely at its own risk.

4.2. CERTIFICATION OF PAYMENTS: The Owner shall have the right but not the obligation to review, revise, and approve the Owner’s Representative's certifications concerning payment.

4.3. RIGHT TO STOP WORK/RIGHT TO CORRECT DEFICIENCIES: Should the CMR default, fail to perform the Work, or improperly perform the Work, the Owner has the right, after three (3) days written notice, to correct the deficiencies. The CMR shall pay to the Owner the Owner’s cost of correcting the deficiencies, including but not limited to charges by the Architect, plus a markup of ten percent (10%) to cover administrative costs. The Owner's exercise of the right to correct deficiencies shall in no way prejudice or limit any other remedy that the Owner may have.
PART 5 CONSTRUCTION MANAGER AT RISK

5.1. GENERAL REVIEW OF CONTRACT DOCUMENTS:

A. The CMR shall perform all Work and shall furnish, at its own cost and expense, all labor, materials, equipment, and other facilities, except as herein otherwise provided, as may be necessary and proper for performing and completing the Work.

B. Unless otherwise provided herein, the Work shall be performed in accordance with the best modern practice and with materials and workmanship of highest quality.

C. Supervisor and Construction Procedures: The CMR shall supervise and direct the Work and shall have at all times at least one full-time project manager assigned to and active in performing the Work.

5.2. CHARACTER AND COMPETENCY:

A. The CMR and its Subcontractors each represent a duly organized and licensed entity which employs qualified and experienced personnel who specialize in performing the type of Work required hereunder. The CMR agrees that it and its Subcontractors shall provide a sufficient number of personnel who are suitably qualified and experienced and who are in all respects acceptable to the Owner to perform the Work in an efficient and timely manner. The CMR represents that it and its Subcontractors are capable in all respects (including the possession of sufficient financial resources to provide fully for the payment of employees) of performing the Work and agrees to provide services of high quality. The CMR agrees that it and its Subcontractors shall diligently and conscientiously devote their resources to the performance of the Work.

B. The Owner, upon written notice to the CMR, and in the Owner's sole discretion, shall have the right to direct the CMR and its Subcontractors to remove an employee permanently from the Project for any reason. Any individual who is removed from the Project pursuant to this Section may not return without specific permission of the Owner.

C. The CMR will ensure that no Work shall be performed in occupied areas during school hours unless express written approval has been granted by the Owner and proper safety precautions have been exercised to isolate the area of the Work.

D. Tobacco products, alcoholic beverages, illegal drugs, and weapons are prohibited on the Project Site or on any other property owned or controlled by Owner, and will constitute grounds for immediate removal of any employee of the CMR or of any Subcontractor from such location. Sexual harassment, profanity, and inappropriate behavior are not permitted and will constitute grounds for immediate removal of any employee of the CMR or of any of its Subcontractors from the Project.

E. No Smoking Policy on Arlington Public Schools' property: CMR and all of its Subcontractors and Sub-subcontractors, including their employees or agents, performing work on Arlington Public Schools' property shall abide by the no-smoking policies applicable to the property.

F. Drug-Free Workplace. For the purposes of this Contract drug-free workplace means a site for performance of Work done in connection with a specific contract awarded to a
Contractor, the employees of which are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the Contract. During the performance of this Contract, the CMR agrees to:

1. Provide a drug-free workplace for the CMR’s employees;

2. Post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the CMR’s workplace and specifying the actions that will be taken against employees for violations of such prohibition;

3. State in all solicitations or advertisements for employees placed by or on behalf of the CMR that the CMR maintains a drug-free work place; and

4. Include the provisions of the foregoing clauses in every subcontract or purchase order of over $10,000, so that the provisions will be binding upon each Subcontractor.

G. CMR Certification Regarding Criminal Convictions

1. As a condition of awarding a contract for the provision of Work that require the CMR or his employees to have direct contact with students on school property during regular school hours or during school-sponsored activities, the Arlington School Board shall require the CMR to provide certification that all persons who will provide such services have not (i) been convicted of a felony or of any offense involving the sexual molestation or physical or sexual abuse or rape of a child; (ii), as more particularly set forth in Va. Code Ann. Section 18.2-370.4 no person shall perform any part of the Work on the property of an existing elementary or secondary school who has been convicted of rape, forcible sodomy or object sexual penetration, all of a child under 13, during the commission of abduction, in the course of entering a dwelling with intent to commit murder, rape, robbery, arson, larceny, assault and battery, or any felony, or of aggravated malicious wounding; and (iii) as more particularly set forth in Va. Code Ann. Section 18.2-370.5, no person shall perform any part of the Work on the property of an existing elementary or secondary school during school hours or during school-related or school sponsored activities who has been convicted of a sexually violent offense. The CMR certification covers its employees, its Subcontractors and the employees thereof.

2. The CMR certification shall also cover its employees, its Subcontractors and employees thereof, assigned to the Work after Contract award. The CMR, upon demand from APS, shall provide all information which allowed for the CMR’s certification.

3. The CMR shall submit to the Owner a completed CMR Certification Regarding Criminal Convictions on the form provided by the Owner (see RFP attachment).

5.3. REPLACEMENT OR AUGMENTATION OF KEY PERSONNEL. The key personnel summed by the CMR in its Proposal and thereafter accepted by Owner are considered essential to
CMR’s qualifications. CMR may not replace, substitute or augment any key personnel without prior written approval of Owner. A request to replace or substitute any key personnel for any reason shall be submitted in writing to the Owner’s Project Manager at least fifteen (15) days in advance of such proposed replacement or substitution. The request for substitution or replacement shall contain sufficient justification, and shall include identification of the proposed replacement or substitute and their qualifications, in sufficient to detail to permit evaluation by Owner.

5.4. RESPONSIBILITY TO COMPLY WITH OWNER’S SOFTWARE: The CMR shall be responsible as a part of the Work to use such software or software products as may be designated by the Contract Documents or otherwise directed for use by the Owner in performing all obligations, and exercising all rights, under the Contract Documents. Should there be any changes in any such software requirements during the Contract Period such change shall not be the basis of any claim of any sort by CMR.

5.5. RESPONSIBILITY FOR THOSE PERFORMING THE WORK: The CMR shall be responsible and accountable to the Owner for the acts and omissions of the CMR’s employees in connection with the performance of the Work and for any Subcontractors or other persons performing any of the Work under a contract with the CMR or a contract with a Subcontractor.

5.6. USE OF SITE: CMR workers shall not be present in any building and/or property owned or controlled by Owner without an Owner employee present nor without a CMR issued APS temporary security badge. In the event the CMR desires to perform Work on weekends, outside normal working hours or a Holiday in any building and/or property owned or controlled by Owner, CMR shall notify the Owner in writing at least two working days prior to the intended Work. Upon approval from the Owner, which Owner may in its sole discretion decline to grant, the Work can be scheduled and the Owner will provide an employee to deactivate the building security system and remain present while CMR workers are present. The cost for Owner employee support for overtime and weekend Work shall be paid by the CMR to the Owner at a rate of $40 per hour per person. The cost of custodial support for Sunday or holiday work shall be paid by the CMR to the Owner at a rate of $70 per hour per person. The Owner shall submit employee time sheets to the CMR for review and verification. The cost for the Owner’s Representatives and/or consultants for Weekend or Holiday work shall be paid by the CMR at a rate of $150 per hour.

5.7. INDEMNIFICATION: The CMR covenants to save, defend, hold harmless, and indemnify the Owner, Arlington School Board, and all of its elected and appointed officials, officers, employees, agents, departments, agencies, boards, and commissions from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorney’s fees), charges, liability, or exposure, however caused, resulting from, arising out of, or in any way connected with the CMR’s intentional, negligent, or grossly negligent acts or omissions in performance or nonperformance of its Work called for by the Contract Documents or otherwise occurring on the Project Site or in or on any other property owned or controlled by Owner. This indemnification obligation shall survive the termination of this Contract.

5.8. CONFLICT OF INTEREST:

A. § 2.2-4367. Purpose - The provisions of this article supplement, but shall not supersede, other provisions of law including, but not limited to, the State and Local Government Conflict of Interests Act (§ 2.2-3100, et seq.), the Virginia Governmental Frauds Act (§ 18.2-498.1 et seq.), and Articles 2 (§ 18.2-438, et seq.), and 3 (§ 18.2-446, et seq.) of Chapter 10 of Title 18.2.
B. The provisions of this article shall apply notwithstanding the fact that the conduct described may not constitute a violation of the State and Local Government Conflict of Interests Act. (1982, c. 647, § 11-72; 1987, Sp. Sess., c. 1;2001, c. 844.)

PART 6 SUBCONTRACTORS

6.1. ABSENCE OF CONTRACTUAL RELATIONSHIP: Nothing contained in the Contract Documents shall operate to, or otherwise have the effect of, creating a contractual relationship between the Owner or the Owner’s Representative and any Subcontractor.

6.2. AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK:

A. Unless otherwise specified in the Contract Documents, before entering into any subcontract for performance of a portion of the Work, the CMR must submit to the Owner’s Representative a written statement setting forth the name, address, and telephone number of the Subcontractors, the portion of the Work the proposed Subcontractor is to perform, and any information intended to prove that the proposed Subcontractor has the necessary facilities, skill, integrity, safety records, past experience and financial resources to perform the Work in accordance with the terms and conditions of the Contract Documents.

B. If the Owner finds, in its sole and absolute discretion, that the proposed Subcontractor is not qualified, the CMR will be notified in writing within five (5) days of the Owner receiving the request for approval of the Subcontractor. If no such notice is provided, the Owner shall be deemed to have accepted the Subcontractor. The Owner may retract its acceptance of any Subcontractor in the event such Subcontractor evidences an unwillingness or inability to perform its portion of the Work in strict accordance with the Contract Documents. Notice of such retraction will be given in writing to the CMR. Upon receipt of notification of such rejection or retraction, the CMR shall, within five (5) days, submit a new Subcontractor for the Owner's approval. No rejection of any Subcontractor as provided herein shall be the basis of any claim by the CMR.

C. The CMR shall not enter into a contract in connection with the Work with any Subcontractor who has been rejected by the Owner and/or the Owner’s Representative, and shall promptly terminate any contract with a Subcontractor who subsequently is rejected by Owner as provided herein.

D. Upon request, the CMR promptly shall file with the Owner a copy of any one or more of its subcontracts. The CMR shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to the CMR in accordance with the terms of these Contract Documents insofar as applicable to the Work of Subcontractors, and to give the CMR the same power to terminate any subcontract that the Owner may exercise to terminate the CMR under the provisions of these Contract Documents. The CMR shall bear all additional expenses due to its exercising of its rights under this paragraph.

E. The Owner's review or acceptance of Subcontractors as described herein shall not relieve the CMR of any of its responsibilities, duties and liabilities under the Contract Documents. The CMR shall be responsible to the Owner for the acts, defaults, or omissions of the
CMR’s Subcontractors and of its Subcontractors' officers, authorized representatives and employees.

6.3. **SUBCONTRACTOR AND SUB-SUBCONTRACTOR AGREEMENTS**: Work performed by a Subcontractor or a Sub-subcontractor shall be defined by a signed agreement between a Subcontractor and the CMR, or between a Sub-subcontractor and a Subcontractor, as applicable. Each such agreement shall be submitted by the CMR to the Owner’s Representative within ten (10) days of the Subcontractor award and shall:

A. Not contain a provision which purports to negate, conflict with or otherwise compromise the requirements of the Contract Documents;

B. Not contain a provision which purports to adversely affect the rights of the Owner and the Owner’s Representative as such rights are defined in the Contract Documents;

C. Require timely processing of applications for payment;

D. Make specific reference to the conditions of Terms and Conditions Paragraph 6.3 as a mutually binding provision; and

E. Contain evidence indicating the Subcontractor’s acceptance of the time allotted to perform its portion of the Work.

6.4. **PAYMENTS OF SUBCONTRACTORS**:

A. Within seven (7) days after receipt of payment from the Owner, the CMR shall:

1. Pay each Subcontractor an amount equal to the percentage of the Work attributable to such Subcontractor, less an amount equal to the percentage of payments to be retained by the Owner from the CMR as retainage; or

2. Notify the Owner and the Subcontractor in writing of the intention to withhold all or part of the amount due a Subcontractor and state the reason for such withholding.

B. In the event the CMR fails to submit a timely Application for Payment, and that failure is due exclusively to the actions of the CMR, the Subcontractor shall have the right to be paid by the CMR upon demand of the amounts due.

C. The CMR shall pay interest on amounts owed to the Subcontractor which remain unpaid seven (7) days after the CMR’s receipt of payment from the Owner. Interest on such amounts shall accrue at the rate of one percent (1.0%) per month. Amounts owed the Subcontractor which have been withheld pursuant to Terms and Conditions Paragraph 6.4.A.2 shall not accrue interest.

D. Insurance proceeds received by the CMR under the insurance policies described in Terms and Conditions Paragraph 12.1 shall be equitably distributed to the Subcontractors affected by the insured loss.
E. Information concerning percentages of completion of work performed by a Subcontractor as shown in Application for Payment may be made available to that Subcontractor upon determination of the Owner.

F. The CMR shall include in each Subcontract a requirement that each Subcontractor shall be bound by and subject to the provisions of this Paragraph 6.4 in regard to payments made to its Sub-Subcontractors.

G. The CMR’s obligations with respect to payments to its Subcontractors as outlined in this Terms and Conditions Paragraph 6.4 above shall not operate to create any obligation or contractual relationship between the Owner or the Owner’s Representative and any Subcontractor or Sub-subcontractor.

H. The CMR’s obligation to pay an interest charge to a Subcontractor is not an obligation of the Owner. A Contract Modification shall not be made for the purpose of providing reimbursement for the interest charge. A cost reimbursement claim shall not include any amount for reimbursement for the interest charge.

I. The CMR shall include in each Subcontract, the same requirements as appear in this Terms and Conditions Paragraph 6.4 and shall require the completion of the CMR Certification Regarding Criminal Convictions Criminal Activity set forth in Terms and Conditions Paragraph 5.2.

PART 7 SEPARATE CONTRACTS

7.1. OWNER'S RIGHT TO AWARD SEPARATE CONTRACTS:

A. The Owner reserves the right to award separate contracts in connection with other portions of the Project.

B. When separate contracts are awarded for different portions of the Project, the term “Contractor” in the Contract Documents in each case shall mean the Contractor who executes each separate contract.

C. At no additional cost to the Owner, the CMR shall coordinate the Work with the activities of each separate Contractor.

PART 8 MISCELLANEOUS PROVISIONS

8.1. GOVERNING LAW: The Contract Documents shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without reference to conflict of laws principles. The jurisdiction, forum, and venue for any litigation with respect to this Contract shall be in the Circuit Court for Arlington County, Virginia, and in no other court. In performing the Work under this Contract, the CMR shall comply with applicable federal, state, and local laws, ordinances and regulations.

8.2. SUCCESSORS, ASSIGNS AND LEGAL REPRESENTATIVES: This Agreement shall not be assigned, sublet or transferred, in whole or in part, by operation of law or otherwise, by either of the parties hereto except with the prior written consent of the other. Owner shall be under no
obligation to agree to any requested assignment, sublet or transfer. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall operate to release or discharge the assignor from any duty or responsibility under this Agreement.

8.3. ENTIRE AGREEMENT: The Contract Documents constitute the entire agreement among the parties pertaining to the Work and supersedes all prior and contemporaneous agreements, statements and understandings of the parties in connection therewith.

8.4. ROYALTIES AND PATENTS: The Contract Sum includes all royalties and costs arising from patents, trademarks, and copyrights in any way involved in the Work. Whenever the CMR is required or desires to use any design, device, material or process covered by letters of patent or copyright, the CMR shall indemnify and save harmless the Owner and Owner’s Representative, their officers, agents and employees from any and all claims for infringement by reason of the use of any such patented design, device, tool, material, equipment, or process to be performed under the Contract, and shall indemnify the Owner and the Owner’s Representative, their officers, agents, authorized representatives, and employees for any costs, expenses and damages which may be incurred by reason of any such infringement at any time during the prosecution and after the completion of the Work.

8.5. CLAIMS FOR DAMAGES: If the CMR wishes to make a claim, whether for extra compensation, damages or other relief, by reason of any act or omission of the Owner or its agents or representative or other causes beyond the reasonable control of the CMR, the CMR shall comply with the requirements set forth below. Strict compliance with all claims submission requirements set forth below or in any other provision of the Contract Documents shall be a condition precedent to the CMR’s right to pursue any claim or to recover or prevail thereon. All time requirements set forth as claims submission requirements shall be deemed to be of the essence. Compliance with all claims submission requirements shall not, however, create any presumption of validity of any claim.

A. The CMR must at the time of the discovery of the occurrence of the event giving rise to the claim and before beginning any work on which the claim is based deliver to the Owner’s Representative, to the Purchasing Agent, and to the Owner’s Project Manager a written statement identifying itself as a Notice of claim, stating the circumstances of the occurrence, specifying the additional work contemplated as being required, state why such work is not already included within the scope of the Contract Documents, and to the extent reasonably foreseeable estimate the anticipated amount of the claim.

B. If the Owner within five (5) business days following receipt of such Notice of claim does not direct the CMR otherwise, the CMR shall proceed with the work which is the subject of the claim and within ten (10) calendar days after completion of the work for which additional compensation is claimed shall submit in writing to the Owner’s Representative, to the Owner’s Project Manager, and to the Purchasing Agent a written itemization of the actual additional compensation claimed, with all supporting documentation.

C. The Purchasing Agent or his designee shall make a determination within ninety (90) days after receipt of the submission described in Subparagraph B above, which decision shall be the final determination of the Owner. Failure by the Purchasing Agent to issue a final decision shall be deemed a final decision to deny the claim as of the ninetieth (90th) day. A final decision by the Owner shall be a condition precedent to institution by the CMR of any judicial claim for relief on the claim. The CMR’s right to seek judicial appeal of denial of a claim is barred if no suit is filed within six (6) months following the Owner’s final
decision. No consideration by the Owner of any additional submissions by the CMR in support of any claim shall extend this six month limitation.

D. The CMR shall comply with all directions and decisions of the Owner’s Representative, the Owner’s Project Manager, or the Purchasing Agent and shall proceed diligently with the performance of the Contract and with any disputed work pending final resolution of any claim or dispute. “Final resolution” shall include the exhaustion of all judicial proceedings.

E. No claim whatsoever shall be made by the CMR against any officer, authorized representative or employee of the Owner or Owner’s Representative for, or on account of, anything done or omitted to be done in connection with this Contract.

F. Failure of the Owner at any time to require compliance with any term or condition of the Contract Documents or of any claims submissions requirements shall not be deemed a waiver of such term, condition, or requirement, or a waiver of the subsequent enforcement thereof.

G. In the event the CMR makes a claim for additional compensation other than for damages related to delay which results in litigation, if the Owner substantially prevails in such litigation the CMR shall indemnify and hold the Owner harmless from any and all reasonable attorneys’ fees, litigation costs of all types, and expert witness fees and costs, arising from or related to such claim and litigation. Any claim for delay damages shall be subject to the provisions of Va. Code. Ann. § 2.2-4335.

H. If additional compensation is granted as to any claim, either by consent of the Owner or by judicial decision, the CMR shall not be entitled to recover any interest on any amounts claimed to be due from the Owner which are the subject of a good faith dispute by the Owner which are paid within thirty (30) days following final resolution of such dispute. Interest shall accrue on any claim not paid within such thirty (30) days at the legal rate of six percent (6%) per annum simple interest commencing on the date of such final resolution.

I. No claims provision in this Agreement waives the Owner’s sovereign immunity or waives the ability of the Owner to invoke sovereign immunity where sovereign immunity may be applicable.


8.7. ASSURANCES OF COMPLIANCE: The CMR shall comply with Section 504 of the Rehabilitation Act of 1973, as amended and Title VI of the Civil Rights Act.

8.8. CONFLICT WITH PROVISIONS OF THE CODE OF VIRGINIA: In the event that there is a conflict between the language of this Agreement and any mandatory provisions or requirements of the Code of Virginia, and specifically Chapter 43, Title 2.2, (“Virginia Public Procurement Act”), the Code of Virginia shall control.

8.9. VIRGINIA FAIR EMPLOYMENT CONTRACTING ACT:
A. During the performance of this Contract the CMR agrees as follows:

1. The CMR will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, any disability or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the CMR. The CMR agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

2. The CMR, in all solicitations or advertisements for employees placed by or on behalf of the CMR, will state that such CMR is an equal opportunity employer.

3. Notices, advertisements, and solicitations placed in accordance with federal laws, rules, or regulations shall be deemed sufficient for the purpose of meeting the requirements of this action.

4. The CMR will include the provisions of the foregoing paragraphs 1, 2 and 3 in every Subcontract or purchase order over $10,000.00, in order that the provisions above will be binding upon each Subcontractor.

B. Nothing contained in this provision shall be deemed to empower any agency to require any CMR to grant preferential treatment to, or discriminate against, any individual or any group because of race, color, religion, sex or national origin on account of an imbalance which may exist with respect to the total number or percentage of persons of any race, color, religion, sex or national origin employed by such CMR in comparison with the total number or percentage of persons of such race, color, religion, sex or national origin in any community or in the state.

C. Arlington Public Schools does not discriminate against faith-based organizations.

8.10. SMALL, MINORITY, WOMEN OWNED AND SERVICE DISABLED VETERANS BUSINESS ENTERPRISES:

The Arlington County Human Rights Ordinance, the Virginia Public Procurement Act, and relevant Federal and State Laws, orders and regulations, require Arlington Public Schools to ensure that its procurement practices are non-discriminatory and promote equality of opportunity for Small, Minority, Women Owned, and Service Disabled Veterans Business Enterprises.

A. In seeking Subcontractors, suppliers and vendors necessary to perform the Work, the CMR shall encourage the participation of small businesses, women-owned businesses, minority-owned businesses and service disabled veteran-owned businesses. At a minimum, for any portion of the Work the CMR is not going to perform with its own forces, the CMR shall contact the Commonwealth of Virginia Department of Minority Business Enterprise to obtain a list of certified businesses in these categories available to perform such work or provide such materials or equipment. The CMR shall directly solicit bids from at least one certified business in each category to perform such work or provide such materials or equipment, but shall not be obligated to give any preference to any such business in the award of Subcontracts or materials/equipment supply Subcontracts. Identification and direct solicitation of other such businesses by other means is strongly encouraged.
B. As used in this section:

1. “Minority individual” means an individual who is a citizen of the United States or a legal resident alien and who satisfies one or more of the following definitions:
   a. “African American” means a person having origins in any of the original peoples of Africa and who is regarded as such by the community of which this person claims to be a part.
   b. “Asian American” means a person having origins in any of the original peoples of the far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands, including but not limited to Japan, China, Vietnam, Samoa, Laos, Cambodia, Taiwan, Northern Mariana Islands, the Philippines, a U.S. territory of the Pacific, India, Pakistan, Bangladesh or Sri Lanka and who is regarded as such by the community of which this person claims to be a part.
   c. “Hispanic American” means a person having origins in any of the Spanish-speaking peoples of Mexico, South or Central America, or the Caribbean Islands or other Spanish or Portuguese cultures and who is regarded as such by the community of which this person claims to be a part.
   d. “Native American” means a person having origins in any of the original peoples of North America and who is regarded as such by the community of which this person claims to be a part.

2. “Minority-owned business” means a business that is at least 51 percent owned by one or more minority individuals who are United States citizens or legal resident aliens, or in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more minority individuals who are United States citizens or legal resident aliens, and both the management and daily business operations are controlled by one or more minority individuals.

3. “Service disabled veteran” means a veteran who (i) served on active duty in the United States military ground, naval or air service, (ii) was discharged or released under conditions other than dishonorable, and (iii) has a service-connected disability rating fixed by the United States Department of Veterans Affairs.

4. “Service disabled veteran-owned business” means a business that is at least 51 percent owned by one or more service disabled veterans or, in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more individuals who are service disabled veterans and both the management and daily business operations are controlled by one or more individuals who are service disabled veterans.

5. “Small business” means a business, independently owned and controlled by one or more individuals who are United States citizens or legal resident aliens, and
together with affiliates has 250 or fewer employees, or annual gross receipts of $10,000,000 or less averaged over the previous three years. One or more of the individual owners shall control both the management and daily business operations of the small business.

6. “Women-owned business” means a business that is at least 51 percent owned by one or more women who are United States citizens or legal resident aliens, or in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more women who are United States citizens or legal resident aliens, and both the management and daily business operations are controlled by one or more women.

8.11. LABOR UNIONS AND RIGHT TO WORK:

A. The CMR is neither required nor prohibited from entering into or adhering to agreements with one or more labor organizations, or otherwise discriminating against Subcontractors for becoming or refusing to become, or remaining signatories to or otherwise adhering to, agreements with one or more labor organizations.

B. Notwithstanding the foregoing, this Contract and all other contracts and Subcontracts are subject to the provisions of Articles 1, 3 and 5, Chapter 4, Title 40.1, Code of Virginia, relating to labor unions and the right to work. The CMR and its Subcontractors, whether residents or nonresidents of the Commonwealth, who perform any Work related to the Project shall comply with all of the said provisions.

8.12. SURVIVAL OF TERMS. Any provision of the Contract Documents which by its context is intended to survive the termination of this Contract, expressly or by implication, for any reason shall so survive.

PART 9 CHANGES IN THE WORK

9.1. CHANGES IN THE CONTRACT PRICE

A. The Owner reserves the right to make such additions, deletions, or changes to the Work as may be necessary in its sole and absolute discretion to complete the Work. If the CMR believes that any particular Work is not within the scope of the Project or is a material change or otherwise will call for more compensation to the CMR, the CMR must immediately notify the Project Manager after the change or event occurs and within ten (10) calendar days thereafter must provide written notice to the Project Manager. The CMR’s notice must provide to the Project Manager the amount of additional compensation claimed, together with the basis therefore and supportive documentation for the amount. The CMR will not be compensated for performing any work unless a proposal complying with this paragraph has been submitted in the time specified above and a written amendment has been signed by APS and the CMR and an APS purchase order is issued covering the cost of the services to be provided under the amendment.

B. If the parties agree that Owner directed work is a change to the Scope of Services for which CMR is entitled to an increase, or subject to a decrease, in the Contract Price, an Amendment to the Contract shall be executed by both parties setting forth the Modification to the Scope of Services and any Modification to the Contract Price. The adjustment in the
Contract Price, if any, set forth in the Amendment shall constitute full and mutual accord and satisfaction for all costs related to such change.

C. No payment shall be made to CMR for any disputed work for which Owner’s final determination is that CMR is not entitled to receive any increase in the Contract Price for such Work. Payment for Work not in dispute shall continue to be made to CMR in accordance with the Contract Documents.

9.2. OMITTED OR DELETED WORK:

A. The Owner may at any time by a written order require the omission or deletion of such Work as the Owner may find necessary or desirable in its sole and absolute discretion.

B. An order for omission or deletion of Work shall be valid only if issued by Notice by the Owner and/or the Owner’s Representative, upon the issuance of which the Work so ordered must be omitted by the CMR. The amount by which the Contract Sum shall be reduced shall be determined based upon the unit prices established in the Proposal.

9.3. AUDIT:

A. The Owner and its authorized representatives shall have access to all records necessary to perform a complete audit of the CMR for the purposes of verifying that the certified cost or pricing data submitted were accurate, complete and current. The Owner shall, until the expiration of three years from the date of final payment under this Contract, have the right to examine and copy those books, records, documents, papers and other supporting data which involve transactions related to this Contract or which permit adequate evaluation of the cost or pricing data submitted, along with the computations and projections used therein (the "Records"), and the CMR hereby covenants to maintain the Records in good order for such time and to deliver promptly the Records to the Owner upon request.

B. The CMR agrees to include in all Subcontracts a provision to the effect that the Owner and its authorized representatives will, until three years from the date of final payment under the Subcontract, have access to and the right to examine and copy those books, records, documents, papers and other supporting data which involve transactions related to the Subcontract.
PART 10  TIME

10.1. TIME OF START AND COMPLETION: The CMR shall commence Work on the Commencement Date stated in the Contract. Time being of the essence with respect to this Contract, the CMR shall prosecute the Work diligently, using such means and methods as will secure its full completion in accordance with the requirements of the Contract Documents, and will complete the Work within the Contract Period. The CMR shall provide a Critical Path Method (CPM) Project Schedule as prescribed in the Scope of Services. By submitting a Proposal, the CMR confirms that the Contract Period is a reasonable period for performing the Work. The CMR shall proceed expeditiously with adequate forces, scheduling and resources to complete the Work within the Contract Period.

10.2. INITIAL SUBMISSIONS: The CMR shall comply with the following initial submissions requirements:

A. Submission of CMR Certification of Criminal Conviction form(s), due within ten (10) days of Commencement Date;

B. Submission of an acceptable Project Procedures Manual, due within fifteen (15) days of Commencement Date;

C. Submission of an acceptable Critical Path Method project schedule, as described in the Scope of Services, within fifteen (15) days of Commencement Date.

PART 11  PAYMENTS AND COMPLETION

11.1. PRICES:

A. For the CMR’s complete performance of the Work, the Owner agrees to pay, and the CMR agrees to accept, subject to the terms and conditions hereof, the Contract Sum, plus the amount required to be paid for extra Work approved under Paragraph 9.1 of these Terms and Conditions, less credit for any work omitted pursuant to Paragraph 9.2 of these Terms and Conditions, and any other credits or offsets, including reimbursements to which the Owner is entitled.

B. No payment other than the amount awarded will be made for any class of Work included in a lump sum Contract item or a unit price Contract item, unless specific provision is made therefore in the Contract Documents.

11.2. APPLICATION FOR PAYMENT:

A. The CMR must submit invoices for payment containing the following information:

1. CMR’s name
2. Invoice date
3. APS Contract Number
4. APS Purchase Order Number
5. Description of services actually delivered or rendered, identifying the provider, agreed billing rate, and time applied.
6. Dates of services
B. Owner shall be under no obligation to make payment for any Work which is not in strict compliance with the Contract Documents.

C. If Subcontractors are performing any portion of the Work, CMR shall supply with each application for payment affidavits from each Subcontractor verifying receipt of payments of amounts billed in the previous payment request. Failure to submit all affidavits will delay payment.

D. Upon the request of the Owner’s Representative, as a condition precedent to payment pursuant to the terms of this Contract, the CMR shall give the Owner a statement that no employee of the Owner has received or has been promised, directly or indirectly, any financial benefit, by way of a fee, commission, finder's fee or in any other manner, remuneration arising from or directly or indirectly related to this Contract. All parties agree that the Owner shall have the right, in its sole and absolute discretion, to withhold payment to the extent of any such fee or commission. The CMR shall not be entitled to interest and shall not have any claim on account of any payments being withheld under this paragraph.

E. Within fifteen (15) days following receipt of CMR’s invoice, Owner will give Notice to CMR of the amount of the invoice approved for payment and an explanation of any amount not approved. Payment of the amount approved for payment will be made within forty-five (45) days of receipt of a proper and Owner approved invoice.

F. Final invoices shall be submitted no later than thirty (30) calendar days following completion or termination of the Contract.

11.3. **DELAYED PAYMENTS:**

A. Owner may withhold payment to such an extent as may be necessary in the opinion of the Owner in consultation with the Owner’s Representatives to protect the Owner due to loss because of:

1. Defective work not remedied,

2. Third party claims filed or reasonable evidence indicating probable filing of such claims,

3. Failure of the CMR to make payments properly to Subcontractors or for labor, materials or equipment,

4. Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum,

5. Damage to the Owner or another Contractor,
6. Reasonable evidence that the Work will not be completed within the time required for completion,

7. Persistent failure to carry out the Work in accordance with the Contract Documents, or

8. Liability, damage, or loss due to injury to persons or damages to the Work or property of other Contractors, subcontractors of others, caused by the act or neglect of the CMR or any of its Subcontractors.

B. The Owner shall have the right, as an authorized representative for the CMR, to apply any such amounts so withheld in such manner as the Owner may deem proper to satisfy such claims or to secure such protection. The application of these amounts shall be deemed payments for the account of the CMR and shall reduce the Owner's obligation to the CMR accordingly. The CMR may not stop Work as a result of any payment or portion thereof being properly withheld in accordance with this Contract. If CMR does order Work stopped, or if the Work is stopped in whole or in part as a result thereof, the CMR shall be wholly liable for any damages from delay, or otherwise, which may arise because of such stoppage.

11.4. EVIDENCE OF PAYMENTS, SATISFACTION OF OBLIGATION, AND INSURANCE COVERAGE: Neither final payment nor any retainage shall become due until the CMR submits to the Owner’s Representative (i) an affidavit that payrolls, bills for materials and equipment, and all other indebtedness in connection with the Work for which any third party claim against the Owner might be asserted have been paid or otherwise satisfied; (ii) a certificate evidencing that insurance required by the Contract Documents to remain in force following final payment is currently in effect and will not be canceled or allowed to expire until at least forty-five (45) days' prior written notice has been provided to the Owner; (iii) a written statement that the CMR knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents; (iv) if required by the Owner, other data establishing the payment or satisfaction of obligations (such receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract) and such guaranties and indemnities all in such form and detail as may be required by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the CMR may furnish a bond satisfactory to the Owner, in its sole and absolute discretion, sufficient to indemnify the Owner against any claim or lien. If any such claim or lien remains unsatisfied after payments are made, the CMR shall refund to the Owner all money that the Owner may be compelled to pay in discharging such claim or lien, including all costs associated therewith, including reasonable attorneys' fees. Provided, however, that nothing herein shall be deemed a waiver by the Owner of its sovereign immunity.

11.5. CMR’S ACCEPTANCE OF FINAL PAYMENT: The CMR's acceptance of Final Payment constitutes a waiver of all claims against the Owner in connection with the Project, except for any claims for additional payment submitted in strict compliance with the claims submission requirements of the Contract Documents and not finally resolved. If at the time CMR requests Final Payment there are claims pending which were submitted in strict compliance with the claims submission requirements of the Contract Documents, the Owner may pay undisputed portions of the Final Application and Certificate for Payment as if it were an Application and Certificate for Partial Payment. No payment, final or otherwise, shall operate to release the CMR from any obligations under the Contract.
11.6. **RELEASE AND REQUEST FOR FINAL PAYMENT**: Upon completion of the Work and before Final Payment, the CMR will submit to the Arlington Public Schools a signed copy of the Arlington Public School Release and Request for Final Payment in the form provided by the Owner (see RFP attachment B.6.).

11.7. **REIMBURSEABLE EXPENSES**

A. Reimbursable expenses include expenses incurred by the CMR (including consultants) in the interest of the project, as identified in the following paragraphs. A maximum of three percent (3%) markup may be applied to reimbursable expenses, except for expense of reproduction, postage, and handling of drawings, specifications, and other documents, to which no markup may be applied.

B. The following expenses incurred by the CMR in performing its responsibilities under the Contract will be reimbursed:

1. Reproduction, incurred by the CMR using the APS authorized reproduction service providers, postage, and handling of drawings, specifications, and other documents, as required for formal submission to APS or the County offices.

2. Long distance travel, as authorized by APS. Long distance travel is considered to be travel in excess of the states of Virginia, Maryland and The District Columbia. In these circumstances, travel expenses will be reimbursed in accordance with the GSA Per Diem Rates for Arlington County, Virginia.

C. Expenses incurred by the CMR which will not be reimbursed include, but are not limited to:

1. Transportation (mileage, parking, bike or car rental) within the states of Virginia, Maryland and the District of Columbia and unauthorized out of Arlington County or long distance travel; communications and Internet connectivity; meals and entertainment. These expenses are to be included in the CMR’s Lump Sum Price, Not to Exceed Price, and Loaded Hourly Rates.

D. If the CMR has expenses which they deem to be reimbursable in nature outside the items noted above, the CMR shall bring these items to the attention of APS prior to the final negotiation of the CMR’s fees and also provide justification for consideration to APS for approval on such expenses.

**PART 12 INSURANCE**

12.1. **CMR’S INSURANCE**:

A. During the term of this Contract, the CMR shall procure and maintain, with solvent and responsible companies authorized to do business under the laws of the Commonwealth of Virginia and acceptable to Owner, in its sole discretion, the following types of insurance:

1. Commercial General Liability insurance shall be in the amount of $20 Million. Such insurance shall cover claims for bodily injury, property damage and personal injury arising out of operations under the Contract, whether such actions are
performed by the CMR or by any Subcontractor or by anyone directly or indirectly employed by either of them. Such insurance shall include coverage for explosions, collapse and underground utilities. The CMR shall provide a certificate of insurance that names Arlington Public Schools Arlington School Board, including elected and appointed officials, agents and employees as an additional insured. Coverage afforded under this policy shall primary to all other insurance with respect to Arlington Public Schools including its elected and appointed officials, agents and employees. If the insurance policy represented by certificate requires endorsement in order to add Arlington Public Schools, et al., as an additional insureds, then such endorsement must accompany the Certificate.

2. The CMR shall require each of its Subcontractors to procure and maintain during the life of its subcontract, subcontractor’s Commercial General Liability Insurance in amounts satisfactory to the CMR, naming the Owner as an additional named insured.

3. Worker's Compensation and Employer's Liability Insurance for the CMR's employees engaged in the Work under this Contract, in accordance with the laws of the Commonwealth of Virginia. The CMR shall require each of its Subcontractors to provide Worker's Compensation and Employer's Liability Insurance for all of the Subcontractor’s employees engaged on such subcontracts. If any class of employees engaged in work under the Contract is not protected under the Worker's Compensation laws in Virginia, the CMR shall provide similar protection for these employees in amounts not less than the legal requirements. The amount of Employer's Liability Insurance for the CMR and each of its Subcontractors shall be not less than $1 million.

4. Automobile Liability Insurance, including coverage for non-owned and hired vehicles shall be not less than $5 million per occurrence.

5. Proof, to the satisfaction of the Owner, of Professional Liability Insurance in the amount of $5 Million per occurrence. A Certificate of Insurance naming Arlington Public Schools as the Certificate Holder shall be provided prior to the commencement of work.

6. Proof, to the satisfaction of the Owner, of insurance for each type of coverage listed herein shall be provided within ten (10) days of the CMR's receipt of the Notice to Proceed, and no Work shall proceed unless all such insurance is in effect. The CMR shall not allow any Subcontractor to commence work on its subcontract until all such insurance of the Subcontractor has been so obtained and approved by the CMR and found to be in accordance with the requirements set forth herein. The CMR certifies by commencement of the Work that its insurance and that of all Subcontractors is in effect and meets the requirements set forth herein. Copies of Subcontractor insurances shall be kept on file and made available to the Owner upon request.

B. All of the aforesaid insurance policies must be endorsed to provide that the insurance company shall give thirty (30) days written notice to the Owner if the policies are to be terminated or if any changes are made during the life of the Contract which will affect in any way the insurance requirements set forth herein. Before commencing the Work, the CMR shall provide the Owner with a copy of each policy which it and each of its
Subcontractors shall carry in accordance herewith, together with receipted bills evidencing proof of premium payment.

PART 13  POWERS OF THE PURCHASING AGENT

The Owner’s Purchasing Agent, in addition to those matters expressly made subject to his determination, direction or approval shall have the power:

A. To decide any and all questions, claims and disputes in relation to this Contract and its performance, except as herein otherwise specifically provided, and his decisions upon such questions, claims and disputes shall be final and conclusive upon the parties hereto.

B. To modify or change this Contract in accordance with Part 9 of these Terms and Conditions so as to require the performance of Extra Work, or the omission of Contract Work or both, whenever he deems it in the interest of the Owner to do so.

C. To suspend the whole or any part of the Work whenever, in his judgment, such suspension is required: (1) in interest of the Owner generally, or (2) to expedite the completion of the Project, or (3) due to a delay caused by the Owner or its authorized representatives.

D. To take over, use, occupy, or operate any part of the completed or partly completed Work if, before Substantial Completion or Final Completion thereof, the Purchasing Agent or his designee, the Owner’s Project Manager, shall deem it necessary.

E. The Purchasing Agent may delegate his authority/power to his designee, the Owner’s Project Manager, for those matters set forth in this Terms and Conditions 13 but only to the extent the CMR has been given written notice by the Purchasing Agent of such delegation.

PART 14  CMR’S DEFAULT AND TERMINATION

14.1. OWNER’S RIGHT AND NOTICE:

A. The parties agree that:

1. If the CMR fails to begin the Work when required to do so; or

2. If, at any time during the progress of the Work, the Owner determines that the CMR is not prosecuting the Work with reasonable speed and diligence, or is delaying the Work unreasonably or unnecessarily; or

3. If the force of workmen or the quality or quantity of services or product furnished is not sufficient to ensure completion of the Work within the specified time and in accordance with the Contract Documents; or

4. If the CMR fails to make prompt payments to suppliers or to Subcontractors for Work performed in connection with the Contract; or
5. If the CMR fails in any manner of substance to observe the provisions of this Contract; or

6. If any of the Work is defective and is not replaced as herein provided; then the Owner’s Representative shall certify such fact or condition to the Owner without prejudice to any other rights or remedies Owner may have hereunder, and the Owner shall have the right to declare the CMR in default in whole or in part. In the event the Owner elects to declare the CMR in default, the Owner shall notify the CMR by written notice describing the nature of the default and providing the CMR a right to cure such default within three (3) calendar days after the date of the notice, or within such longer period as the Owner, in its sole and absolute discretion, may prescribe. In the event the default is not cured within the time period specified by the Owner, the Owner shall have the right to take any actions necessary to correct or complete the Work, including but not limited to those as set forth in Paragraph 14.3 of these Terms and Conditions.

B. The parties further agree that:

1. If legal proceedings have been instituted by others than the Owner in such manner as to interfere with the progress of the Work and to potentially subject the Owner to the peril of litigation or outside claims; or

2. If the CMR is adjudicated bankrupt or makes an assignment for the benefit of creditors; or

3. If in any proceeding instituted by or against the CMR, an order is made or entered granting an extension of the time of payment, composition, adjustment, modification, settlement or satisfaction of its debts or liabilities; or

4. If a receiver or trustee is appointed for the CMR or the CMR’s property; or

5. If the Contract or any part hereof is sublet without the prior written consent of the Owner; or

6. If the Contract or any rights, moneys, or claims hereunder are assigned in whole or in part by the CMR, otherwise than as herein specified; or

7. If the Work to be done under this Contract is abandoned; then such fact or condition shall be certified by the Owner’s Representative to the Owner and thereupon, without prejudice to any other rights or remedies the Owner may have, the Owner shall have the right to terminate the Contract immediately upon written notice to the CMR or, in the Owner’s sole discretion, exercise any other rights available to it.

14.2. **CMR’S DUTY UPON DEFAULT**: Immediately, but no later than three (3) days after receipt of notice that it is in default hereunder, the CMR shall discontinue all further operations in connection with the Work, or such specified part thereof.
14.3. **COMPLETION OF WORK AFTER DEFAULT:**

A. If the CMR defaults or neglects to perform the Work in accordance with the Contract Documents and fails within a three (3) day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect, the Owner may, without prejudice to the other rights the Owner may have, correct such defaults or deficiencies by such means and in such manner, by contract with or without public letting, or otherwise as it may deem advisable, utilizing for such purpose without additional cost to the Owner such of the CMR's plant, materials, equipment, tools and supplies remaining under the control of the Owner, and also such Subcontractors as it may deem advisable and may take any or all of the following actions:

1. Have the defaulted Work performed by others;
2. Supplement the CMR's work force;
3. Withhold payments due the CMR and use such payments to satisfy any claims for moneys owed by the CMR in connection with the Project, in accordance with any provisions of the Contract Documents;
4. Replace or repair any defective Work;
5. Terminate the CMR’s performance of the Contract.

B. The CMR shall bear all costs associated with completing or correcting the Work, including without limitation, the cost of re-letting, and any and all costs incurred in connection with the Owner’s exercise of any right upon default. Any costs incurred in connection with completing or correcting the Work shall be deducted from the amounts then or thereafter due the CMR. In the event such amounts are not sufficient to cover the costs incurred in connection with completing or correcting the Work, the CMR shall pay to the Owner the amount of any deficiency.

14.4. **PARTIAL DEFAULT:** In the event the Owner declares the CMR in default in accordance with the provisions of the Contract Documents with respect to a portion of the Work, the CMR shall discontinue such portion of the Work declared in default, shall continue performing the remainder of the Work in strict conformity with the terms of the Contract and shall not hinder or interfere with any other contractor or persons whom the Owner may engage to complete the Work for which the CMR was declared in default. The expense of such completion shall be paid by the CMR as provided in the Contract Documents.

14.5. **DEATH OR INCOMPETENCE OF CMR:** In the event of the death, dissolution or legal incompetence of a CMR who shall be an individual or surviving member of a sole proprietor contracting firm, such death or adjudication of incompetence shall not terminate the Contract, but shall constitute a default hereunder to the effect provided in Paragraphs 14.1, 14.2 and 14.3 of these Terms and Conditions, and the estate of the CMR and his sureties, if any, shall remain liable hereunder to the same extent as though the CMR remained living or competent. Notice of default, as provided in Paragraph 14.1 of these Terms and Conditions, shall not be required to be given in the event of such death or adjudication of incompetence.

14.6. **OWNER'S RIGHT TO TERMINATE:** Notwithstanding the rights of the Owner or defaults outlined above, the Owner shall have the right to terminate this Contract, in whole or in part, at its
own convenience for any reason by giving seven (7) days prior written notice of termination to the CMR. In such event, the CMR shall be paid an amount equal to the actual cost of any Work actually performed or in place and the actual cost of any labor, equipment or materials ordered in good faith which could not be canceled, less the salvage value thereof, plus 10%. Each subcontract shall contain a similar termination provision for the benefit of the CMR and the Owner. The CMR shall not be entitled to receive anticipated profits on unperformed portions of the Work. The Owner shall have the right to employ an independent accounting firm to verify any amounts claimed by the CMR to be due under this Paragraph. The Owner shall have the right of audit (and CMR shall have the obligations) stated in Paragraph 9.3 of these Terms and Conditions, insofar as they pertain to amounts claimed to be due hereunder. In the event a termination by the Owner for default, in whole or in part, subsequently is determined to have been without sufficient justification, such termination shall be deemed a termination for convenience and the CMR’s remedies shall be limited as provided in this Paragraph 14.6.

- END OF SECTION –
THIS CONTRACT, made and entered into this ___________ day of ________________, 2015; between Arlington Public Schools through its Purchasing Agent, Virginia (the "Owner") and ________________________________ (the "Construction Manager at Risk" or “CMR”), whose address is ____________________________________________________________

In consideration of the mutual stipulations, agreements and covenants contained herein, the parties hereby agree as follows:

1. **The Project**

CMR shall provide all labor, services, equipment and materials necessary and required to complete the Work in accordance with the Contract Documents for the following Project:

Stratford Middle School Addition and Renovation

2. **The Contract Documents**

The following, except for such portions thereof as may be specifically excluded, constitute the Contract Documents except for titles, subtitles, headings, running headlines, and tables of contents (all of which are used merely for convenience):

   - Contract Between Owner and CMR
     - General Conditions for the Part 2 Construction Phase Services Contract
     - Supplemental General Conditions, if any
     - Construction Manager at Risk Standard Scope of Services Drawings and Specifications, including Use Permit and all conditions
     - GMP Cost Study submitted by the CMR
     - Request for Qualifications and all Addenda
     - Response to Request for Qualifications
     - Request for Proposals and all Addenda
     - Proposal
     - Modifications issued after execution of this Agreement

All provisions required by Law to be included in this Contract or otherwise applicable to this Contract shall be deemed to be a part of this Contract, whether actually set forth herein or not.

The Contract Documents are complementary and what is called for by one is as binding as if called for by all. If the CMR finds a conflict, error, ambiguity or discrepancy in the Contract Documents, it shall immediately, in writing, call it to the attention of Owner and the Owner’s Representative before proceeding with the Work affected thereby. The Owner and/or the Owner’s Representative shall promptly resolve the matter in writing. Work done by the CMR after it discovered, or reasonably should have discovered, such conflicts, errors, ambiguities or discrepancies, prior to written resolution thereof by
the Owner, shall be done at the CMR’s expense and the CMR shall bear the risk of any delay arising therefrom or related thereto. Any work that may reasonably be inferred from the Specifications or Drawings as being required to produce the intended result shall be supplied whether or not it is specifically called for. Work, materials or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards.

The CMR shall be held to a standard of strict compliance with the requirements of the Contract Documents in the performance of the Work, for giving Notice of any type to the Owner or to the Owner’s Representative, and for making any submittal required for any purpose. The CMR acknowledges and agrees that all time requirements set forth in the Contract Documents for any purpose are of the essence.

3. **Definitions**

   All words and terms shall have the meanings assigned to them in Part 1 of the General Conditions, unless a different meaning is clear from the context.

4. **Design And Management Team:**

   The Project has been designed by ____________________________ (the “Architect,” “Engineer,” or “A/E”). In addition to an on-site representative of the A/E, the Owner will have a regular presence on site in the form of the “Owner’s Project Manager” or “Project Manager”. The A/E and the Project Manager have been designated to act as the Owner’s Representative, subject to such limitations as are set forth in the General Conditions. Unless otherwise expressly stated or directed by Owner, reference in any Contract Document to Owner’s Representative shall mean either the A/E or the Project Manager.

5. **Contract Period**

   The Work will be completed in accordance with the Contract Documents and will have the following start and completion dates:

   

   *[Insert, including Notice to Proceed where required or reference to predecessor activity Substantial Completion if that is the trigger.]*

   These dates are subject to adjustments as provided in the Contract Documents.

6. **Liquidated Damages**

   The Owner and the CMR recognize that time is of the essence in this Agreement and that Owner will suffer damages if Substantial Completion, and thereafter Final Completion, of the Work, or of any individual Phase of the Work for which a Substantial Completion, and if applicable, Final Completion, date with associated Liquidated Damages is established by the Contract Documents, is not complete within the time specified in Paragraph 5 above, plus any extensions thereof allowed in accordance with Part 10 of the General Conditions. The Owner and the CMR agree that the actual damages to be incurred by the Owner in the event of late completion are not readily ascertainable or capable of estimation at the time of contracting. It is understood and agreed that the Liquidated Damages amount shall not be affected by the Owner’s use or occupancy of, or by the achievement of Substantial Completion or Final Completion of, less than the entirety of the Work to which the Liquidated Damages amount may be applicable. The CMR hereby waives without condition or limitation any objection that the amount of Liquidated Damages set forth below is void as a
penalty or is not reasonably related to actual damages. Without limitation of the foregoing, CMR also agrees that any deduction of Liquidated Damages from amounts otherwise payable to CMR shall not constitute improper or wrongful nonpayment of CMR and CMR without limitation or condition conclusively waives any claim or cause of action premised in whole or in part on any such deduction of Liquidated Damages. In the event more than one ground for assessment of Liquidated Damages as set forth herein exists concurrently, such grounds shall be deemed to be, and hereby are agreed to be, independent and all applicable Liquidated Damages shall be assessed and deducted cumulatively. In the event that, subsequent to any deduction of Liquidated Damages as authorized herein, a time extension is granted or any determination is made which affects in whole or in part the amount of Liquidated Damages deducted, CMR acknowledges and agrees that its sole remedy shall be payment by the Owner of the principal amount of Liquidated Damages so determined to be payable to the CMR plus interest as provided in the Contract Documents. Accordingly, instead of requiring any such proof, the Owner and the CMR agree that as Liquidated Damages for delay in achieving timely completion as required by the Contract (but not as a penalty), the CMR shall:

a. Pay Owner Four Thousand Dollars ($4,000.00) for each day that expires after the time specified in Paragraph 5 for the Project Substantial Completion Date, plus any approved time extensions, until Substantial Completion is achieved; and Pay Owner Two Thousand Dollars ($2,000) for each day that expires after the time specified in Paragraph 5 for the Project Final Completion Date, plus any approved time extensions, until Final Completion is achieved.

b. There will be additional liquidated damages provisions for interim phases as the design is more fully developed.

c. CMR hereby consents to the Owner withholding from amounts otherwise payable to the CMR all Substantial Completion Liquidated Damages and Final Completion Liquidated Damages which have been assessed through the date of payment. If the amount of Substantial Completion Liquidated Damages and Final Completion Liquidated Damages assessed exceeds the amount otherwise payable to CMR, CMR shall make payment thereof to Owner within fourteen (14) days following issuance by Owner of Notice of payment due for Substantial Completion Liquidated Damages, Final Completion Liquidated Damages, or both.

7. Contract Sum

Owner shall pay CMR for completion of the Work in accordance with the Contract Documents. The Contract Sum is:

7.1. The Cost of the Construction Work as defined in the General Conditions

________________________________Dollars ($______________)

7.2. The General Conditions Fee in the amount of:

________________________________Dollars ($______________)

The daily General Conditions Fee rate in the event of any approved time extension is:

________________________________Dollars ($______________) / day

7.3. The Insurance and Taxes Fee in the amount of ____________ percent (___%) of the Cost of the Construction Work.

________________________________Dollars ($______________)
7.4. The CMR’s Fee in the amount of:

________________________________Dollars ($______________)

In no case shall the total compensation to the CMR exceed the Guaranteed Maximum Price (GMP) of:

__________________________________Dollars ($__________________).

Unit prices are as listed in Division 1 Section “Unit Prices” in the Specifications.

8. Payment Procedures

8.1. CMR shall submit Application for Payment in accordance with the General Conditions and Applications for Payment will be processed by the Owner’s Representative and Owner as provided in the General Conditions.

8.2. CMR hereby consents to the Owner deducting from amounts otherwise payable to the CMR and retaining any and all amounts payable to the Owner by the CMR for any reason stated in the Contract Documents assessed or payable through the date payment is due CMR from Owner. If the amount payable to the Owner by the CMR exceeds the amount otherwise payable to CMR by Owner, CMR shall make payment thereof to Owner within fourteen (14) days following issuance by Owner of Notice of payment due.

9. Interest

All funds not paid when due as provided by Part 11 of the General Conditions shall bear interest at the rate of 0.5 percent per month.

10. No Assignments

No assignment by either party hereto of any rights interest under any of the Contract Documents will be effective unless in writing signed by the authorized representative of each party; and no assignment will release or discharge the assignor from any responsibility under the Contract Documents. Owner shall be under no obligation to consent to any request by CMR for approval of an assignment as the CMR’s obligations are intended not to be assignable.

11. Authorization to Transact Business

The CMR certifies that, if it is organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership, it is authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Code of Virginia, or as otherwise required by law, and shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the Contract. The CMR understands and agrees that the Owner may terminate this Contract for default if the CMR fails to comply with these provisions and recover from CMR all amounts paid to CMR during any period CMR was not in compliance with such requirements.

12. Debarment and Enjoinment

By signing this Contract, the undersigned certifies that neither this CMR nor any officer, director,
partner or owner thereof is currently barred from bidding on contracts by any agency of the Commonwealth of Virginia, by any other public body or agency within the Commonwealth, or by any public body or agency of another state, nor by any agency of the federal government, nor is this CMR a subsidiary or affiliate of any firm/entity that is currently so barred from bidding on public contracts.

13. **Governing Law**

   This Agreement and each of the Contract Documents shall be governed and construed in accordance with the laws of the Commonwealth of Virginia without reference to conflict of laws principles. This Contract and the work performed hereunder shall be governed in all respects by the laws of the Commonwealth of Virginia and the jurisdiction, forum, and venue for any litigation with respect thereto shall be in the Circuit Court for Arlington County, Virginia, and in no other court. In performing the Work under this Contract, CMR shall comply with applicable federal, state, and local laws, ordinances, and regulations.

14. **Binding Agreement**

   Owner and CMR each binds itself, its successors and assigns to the other, its successors and assigns, in respect of all covenants, terms, conditions and obligations contained in each of the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed by their duly authorized officers.

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<tr>
<th>CONSTRUCTION MANAGER AT RISK</th>
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<th>ARLINGTON PUBLIC SCHOOLS</th>
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<td>By:</td>
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<td>David J. Webb, C.P.M.</td>
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CMR CERTIFICATION
REGARDING CRIMINAL CONVICTIONS

This form must be completed by an authorized official for any organization contracting to provide services under a contract with the Arlington Public Schools or any of its schools or departments, or any subcontractor under such CMR.

The completed form from the CMR is a condition precedent to the award of the Contract.

As the official authorized to enter into this Contract on behalf of my organization, I certify that:

1. No employee of the organization who will be in the presence of students on school property during regular school hours or during school-sponsored activities during the performance of this Contract has been convicted of a felony or of any offense involving the sexual molestation, physical or sexual abuse or rape of a child; and
2. As more particularly set forth in Va. Code Ann. Section 18.2-370.4, no employee who has been convicted of rape, forcible sodomy or object sexual penetration, all of a child under 13, during the commission of abduction, in the course of entering a dwelling with intent to commit murder, rape, robbery, arson, larceny, assault and battery, or any felony, or of aggravated malicious wounding will enter upon the property of an existing elementary or secondary school in the performance of the Work; and
3. As more particularly set forth in Va. Code Ann. Section 18.2-370.5, no employee who has been convicted of a sexually violent crime shall enter upon the property of any existing elementary or secondary school during school hours or during school-related or school sponsored activities in the performance of the Work.

I understand that a materially false statement regarding this certification is a Class 1 misdemeanor and that conviction of such misdemeanor shall result in the revocation of this Contract and of any related license that I may hold. I declare under penalty of perjury that the foregoing statements are true and correct.

__________________________________  ______________________
Name of CMR  Signature

__________________________________  ______________________
Name and Title (please type or print)

Address of Firm

__________________________________  ______________________
Telephone  Date
Attachment B.4

STANDARD LABOR AND MATERIAL PAYMENT BOND

THIS BOND IS ISSUED SIMULTANEOUSLY WITH STANDARD PERFORMANCE BOND IN FAVOR OF THE OBLIGEE CONDITIONED ON THE FULL AND FAITHFUL PERFORMANCE OF THE CONTRACT

BOND #: __________________
AMOUNT: __________________

KNOW ALL MEN BY THESE PRESENTS: That

___________________________________________

(insert full name or legal title of Contractor and address)
as Principal, and ______________________________________
(insert full legal title of the Surety)
a corporation duly organized under the laws of the State of __________ and qualified to do business in Virginia, having its principal place of business at

___________________________________________

as Surety, are held and firmly bound unto the Arlington Public Schools and

___________________________________________

(name of the Agency or Institution of the Commonwealth)
as Obligee, in the amount of ________________________ Dollars($__________), for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated _________________________, 20___, entered into a contract with Obligee for

______________________________ the

Stratford Middle School Addition and Renovations Project at 4100 Vacation Lane, Arlington, Virginia, 22207, which contract (the "Contract") is by reference expressly made a part hereof.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if Principal shall promptly make payment to all claimants as hereinafter defined, for labor performed and material furnished in the prosecution of the work provided for in the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject however, to the following conditions.
The Principal and Surety hereby jointly and severally agree as follows:

1. A claimant is defined as one having a direct contract with the Principal or with a subcontractor of the Principal but who has no contractual relationship, express or implied, with the Principal, for labor, material, or both for use in the performance of the Contract. A "subcontractor" of the Principal, for the purposes of this bond only, is one who has a direct contract with the Principal, express or implied. "Labor" and "material" shall include, but not be limited to, public utility services and reasonable rentals of equipment, but only for periods when the equipment rented is actually used at the work site.

2. Subject to the provisions of paragraph 3, any claimant, who has performed labor or furnished material in accordance with the Contract Documents in the prosecution of the work provided in the Contract, who has not been paid in full therefor before the expiration of ninety (90) days after the day on which such claimant performed the last of such labor or furnished the last of such materials for which he claims payment, may bring an action on this bond to recover any amount due him for such labor or material, and may prosecute such action to final judgment and have execution on the judgment. The Obligee need not be a party to such action and shall not be liable for the payment of any damages, costs or expenses of any such suit.

3. Any claimant who has a direct contractual relationship with any subcontractor of the Principal, but who has no contractual relationship, express or implied, with the Principal, may bring an action on this bond only if he has given written notice to the Principal within ninety (90) days from the day on which the claimant performed the last of the labor or furnished the last of the materials for which he claims payment, stating with substantial accuracy the amount claimed and the name of the person for whom the work was performed or to whom the material was furnished. Notice to the Principal shall be served by registered or certified mail, postage prepaid, in an envelope addressed to the Principal at any place where his office is regularly maintained for the transaction of business. Claims for sums withheld as retainages with respect to labor performed or materials furnished shall not be subject to the time limitations stated in this paragraph.

4. No suit or action shall be commenced hereunder by any claimant:
   a. Unless brought within one year after the day on which the person bringing such action last performed labor or last furnished or supplied materials.
   b. Other than in a Virginia court of competent jurisdiction, with venue as provided by statute, or in the United States District Court for the district in which the project, or any part thereof is situated.
Signed and sealed this ___________________ day of ____________________________, 20_____.

Principal

Witness
By: ________________________________
Title ________________________________ (SEAL)

Surety

Resident Virginia Agent
By: ________________________________
Title ________________________________

AFFIDAVIT AND ACKNOWLEDGMENT OF SURETY

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF ____________________________________________________________, To-wit:

I, the undersigned notary public, do certify that ________________________________ personally appeared before me in the jurisdiction aforesaid and made oath that he is attorney-in-fact of the ________________________________ (Name of Surety), that he is duly authorized thereby to execute in its behalf a certain (payment) (performance) bond in the sum of ________________________________ Dollars ($____________), dated the _____________ day of ___________, 20___, wherein Arlington Public Schools and _______________________________ is the Principal and _______________ is Surety, by virtue of a certain power of attorney made by said Surety, dated ____________ and recorded in the Clerk's Office of the Circuit Court of ________________________________, Virginia, in Deed Book _____, Page _____; or Instrument # _______; that the said power of attorney has not been revoked; that the said Surety is legally qualified to do business in Virginia; and, that the said ________________________________ thereupon, in the name and on behalf of the said Surety, acknowledged the aforesaid bond as its act and deed.

Given under my hand this __________ day of ____________________________, 20_____.

Notary Public

My Commission expires: ________________________________

#2357782v1 082191/000002

END OF SECTION
STANDARD PERFORMANCE BOND

BOND #: ____________________
AMOUNT: ____________________

KNOW ALL MEN BY THESE PRESENTS: That ________________________________

__________________________
(as Principal, and
__________________________
(insert full legal title of the Surety)

a corporation duly organized under the laws of the State of __________________ and qualified to do business in
Virginia, having its principal place of business at

__________________________

__________________________

(as Surety, are held and firmly bound unto the Arlington Public Schools and

__________________________

(name of the Agency or Institution of the Commonwealth)

as Obligee, in the amount of ____________________________ Dollars($___________), for the

payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and
assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated ______________________, 20_________, entered into a
contract with Obligee for the Stratford Middle School Addition and Renovations Project at 4100 Vacation
Lane, Arlington, Virginia 22207, which contract (the "Contract") is by reference expressly made a part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Principal shall
promptly and faithfully perform said Contract in strict conformity with the plans, specifications and conditions of
the Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Provided, that any alterations which may be made in the terms of the Contract, or in the work to be done
under it, or the giving by the Obligee, or either of them of any extension of time for the performance of the
Contract, or any other forbearance on the part of either or both of the Obligee or the Principal to the other shall not
in any way release the Principal and the Surety, or either of them, their heirs, executors, administrators, successors
or assigns from their liability hereunder, to all of which this Obligation shall be fully applicable, notice to the
Surety of any such alterations, extension, or forbearance being hereby waived.

No action shall be brought on this bond unless brought within one (1) year after: (a) completion of the
Contract, including expiration of all warranties and guarantees, or (b) discovery of the defect or breach of warranty
or guarantee if the action be for such.

The Surety hereby certifies that this Performance Bond shall be effective as of the date the Contractor signs
the Contract.

The Surety represents to the Principal and to the Obligee that it is legally authorized to do business in the
Commonwealth of Virginia.
Signed and sealed this _________________ day of ____________________________, 20_____.

______________________________
Principal

______________________________
Witness
By: ____________________________
Title

______________________________
Surety
(SEAL)

______________________________
Resident Virginia Agent
By: ____________________________
Title

AFFIDAVIT AND ACKNOWLEDGMENT OF SURETY

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF ____________________________, To-wit:

I, the undersigned notary public, do certify that ____________________________ personally
appeared before me in the jurisdiction aforesaid and made oath that he is attorney-in-fact of the
______________________________ (Name of Surety), that he is duly authorized thereby to execute in its
behalf a certain (payment) (performance) bond in the sum of ____________________________
Dollars ($____________), dated the ______________ day of ____________ ,
20____, wherein Arlington Public Schools and ____________________________
are Obligee,

______________________________
is the Principal and ____________________________ is Surety,
by virtue of a certain power of attorney made by said Surety, dated ____________ and recorded in the Clerk's
Office of the Circuit Court of ______________________, Virginia, in Deed Book _____, Page
_____; or Instrument # ____________; that the said power of attorney has not been revoked; that the said Surety is
legally qualified to do business in Virginia; and, that the said ____________________________
thereupon, in the name and on behalf of the said Surety, acknowledged the aforesaid bond as its act and deed.

Given under my hand this __________ day of ____________________________, 20_____.

______________________________
Notary Public

My Commission expires: ________________________________

Contractor:

______________________________
Name of Surety:

______________________________
Address:

______________________________
Suite:

______________________________
City, State, Zip:

______________________________
Telephone Number:
CONSTRUCTION MANAGER AT RISK CONTINGENCY USE REQUEST FORM

DATE: _____________________

PROJECT NAME AND #: ____________________________________________

CONSTRUCTION MANAGER AT RISK NAME: ________________________________

REQUESTED USE: ______________________________________________________

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

ORIGINAL AMOUNT OF CMR CONTINGENCY: $ ________________

CMR CONTINGENCY AMOUNT USED TO DATE: $ ________________

AMOUNT OF THIS CONTINGENCY USE REQUEST: $ ________________

REMAINING CMR CONTINGENCY BALANCE: $ ________________

CMR Project Manager’s Signature: ________________________________

I hereby authorize this request for use of CMR Contingency.

Authorized Signature: ____________________________________________

Date: _____________________________________________________________
RELEASE AND REQUEST FOR FINAL PAYMENT

PROJECT NAME: ________________________________________________

CONTRACT NUMBER: __________________________________________

CONSTRUCTION MANAGER AT RISK NAME: __________________________

FINAL PAYMENT AMOUNT: _______________________________________

TOTAL PAYMENTS TO DATE: _____________________________________

FINAL CONTRACT AMOUNT: _______________________________________

The CMR hereby requests final payment in the amount indicated on the above referenced Contract. The CMR agrees that its acceptance of final payment releases and forever discharges Arlington School Board and the Arlington Public Schools and its officers, employees, servants and agents from any and all actions, claims, demands and liability of whatever nature now existing or which may hereafter arise as a result of or in connection with the above referenced Contract, with the exception of those claims previously submitted in strict compliance with the claims submission requirements of the Contract Documents and not finally resolved.

The CMR certifies that all of the debts for labor, materials, and equipment incurred in connection with the above referenced Contract have been paid as required by the contract.

AUTHORIZED SIGNATURE ____________________________ DATE __________
Attachment C

CONSTRUCTION MANAGER AT RISK STANDARD SCOPE OF SERVICES

This document contains the standard services for the Construction Manager at Risk (CMR). It is divided into three sections: (I) CMR Responsibilities, (II) Preconstruction Services, and (III) Construction Services. Section I. CMR Responsibilities include general responsibilities applicable to both sections II. Preconstruction Services and III. Construction Services.

I. CMR RESPONSIBILITIES.

A. General Responsibilities. The CMR shall perform all the services required under the Contract as directed in writing by APS and as specified in Change Orders. The CMR is responsible for providing the management, quality control, budget control, schedule control, and administrative tasks needed to perform the services in an expeditious and economical manner consistent with the CMR Contract and the best interests of APS.

B. Services to be provided. The CMR will provide Pre-Construction Services and, if a GMP is agreed, Construction Phases Services and also professional, technical, administrative, and clerical personnel as needed to complete the construction project including, but not limited to, those described in this RFP. The services described or specified shall not constitute a comprehensive specification having the effect of excluding services not specifically mentioned. The lump sum prices offered in the attached Proposal shall include all services described in this RFP, except those specifically designated as additional services. The CMR shall provide additional services on the basis of priced Change Orders.

C. CMR Staff.

1. Core CMR Staff. The CMR shall assign and dedicate personnel to this Project sufficient in number, and with the requisite expertise and experience, to perform the duties described in the CMR Contract. APS anticipates that the CMR will supplement the core staff as needed throughout all phases with other employees, and/or Subcontractors who will support the core staff on a daily basis and/or bring special skills and expertise to the Project.

   Such supplemental staff will be provided at no additional cost to APS. Having adequate CMR staff at all phases of the Project is a requirement of the Contract and is the responsibility of the CMR.

2. Removal of CMR Employees. APS shall have the right to remove immediately any CMR employee at any time during the duration of the Pre-Construction Services Phase Contract and, if awarded, the Construction Phase Services Contract if it determines, in its sole discretion, that the employee is not of the level of competence or ability required under the Contract, or if the employee is for any other reason found to be unsuitable for the Work.

3. Personnel Replacements. In the event that any personnel named in the Proposal is unable to perform their duties due to death, illness, resignation from the CMR's employ, APS request for removal, or any other reason, the CMR shall promptly submit to APS, in writing, the name and qualifications of a proposed replacement according to the approved succession plan. The CMR shall make any approved substitutions at no increase in the Contract Price and the first 30 days of any replacement personnel shall be at no cost to APS to allow for a transition period.
4. **Failure to Provide Qualified Personnel.** CMR personnel must meet the stated requirements in the Request for Qualifications and Request for Proposal documents and be acceptable to APS to perform the contracted services. APS may deem repeated failure or excessive delay by the CMR to provide qualified personnel, or qualified replacement personnel, sufficient reason to terminate the Contract in whole or in part.

5. **Subcontractors.** APS shall approve in writing any proposed Subcontractor required by the CMR for services covered by the CMR Contract before the CMR awards the Subcontract or agreement. Any substitution of approved Subcontractors shall likewise be subject to prior approval of APS.

D. **Record Keeping and Progress Reports**

1. **Record Keeping.** A primary responsibility of the CMR is to prepare correspondence and other documentation and to maintain accurate and detailed records of the Project's progress during each phase. The CMR will research and prepare draft submittals for APS and the A/E in connection with APS’s responsibility for filing documents required for the approvals of governmental authorities having jurisdiction over the Project.

2. **Progress Reports.** The CMR shall prepare periodic reports for APS to document Project actions and to keep APS's Project Manager apprised of progress. The reports shall cover all relevant topics, including schedule, budget, submittals, Change Orders, clarifications, meetings, and other topics conducive to the success of the Project. The CMR shall maintain frequent contact by email, telephone, site visits, meetings, etc., with all parties involved with the Project and submit prepared progress reports to APS.

E. **Project Schedule.** (See Specification Section 01 32 00 Construction Progress Documentation.

F. **Meetings.** The CMR will schedule and conduct meetings as necessary for the successful completion of the Project and as directed by the APS. In conjunction with meetings, the CMR will schedule and arrange for meeting places; provide advance notice of meetings to attendees; prepare and distribute agenda to all attendees before meetings; and chair meetings, addressing all old and new business, recording minutes, and controlling discussions to focus on results and the resolution of problems.

G. **Office Facilities.** Prior to the commencement of construction, the CMR is required to set up and maintain any required IT services for the site offices.

1. **CMR Staff.** (See Specification Section 01 50 00 Temporary Facilities and Controls).

2. **APS Staff.** The CMR is to include on site equivalent connected work space for one (1) APS staff. APS staff will provide their own computer-related equipment.

3. **A/E Staff.** A/E staff will be on site and require space for one (1) staff personnel in the shared workspace area.

H. **Subcontractors.** The CMR shall hold project marketing conferences with the trade community. The CMR shall be responsible for completing a trade packages procurement plan.

I. **Limitations on Authority.** APS reserves for itself certain duties and authority, and the CMR shall not perform them. The CMR shall provide recommendations on the following items on its own initiative for APS approval and authorization:
- Deviations from the Construction Contract Documents.
- Substitutions of materials or equipment.
- Obligation of expenditure of APS funds.
- Initiation of any action unilaterally which will create a financial obligation, time delay or extension, or reduce the Project quality.

J. Disposition of Materials. Upon termination or completion of all Work under the Contract, the CMR shall dispose of all materials produced during the performance of the Contract as directed by APS, or as specified in other provisions of the Contract Documents. All materials produced, or required to be delivered under the Contract become and remain the property of APS at the time of their creation or delivery.

K. Additional Services. APS may issue individual Change Orders for Additional Services as required. Such Change Orders will specify work for the CMR to perform and APS and CMR will agree to a total price according to the unit prices offered for the effective Project phase in the Proposal, and the direct Subcontractor cost. The CMR will price each Change Order and will provide a time of performance determination for APS review and approval. The CMR shall perform the Additional Services upon the direction of APS by Change Order. The Terms and Conditions and General Conditions as applicable of the CMR Contracts apply to Additional Services performed.

L. Outreach. The CMR shall participate in outreach efforts as necessary in order to communicate Project issues with school staff, county staff, and/or general public.

M. Building Information Modeling. The CMR will provide all necessary technical resources to support the creation, use and maintenance of the BIM model in Revit from the completion of the Schematic Design Phase through Project Closeout.

II. PART 1 - PRE-CONSTRUCTION PHASE SERVICES

A. General CMR Responsibilities. During the Pre-Construction Phase, the CMR shall expeditiously review the design documents. Design submissions within the Pre-Construction Phase include schematic design, design development, 65% Construction Documents, and 95% Construction Documents, and 100% Construction Documents. The CMR shall work with the A/E, APS, and APS consultants in a cooperative team effort to thoroughly review the documents and provide a complete bid package(s). As part of the A/E’s planning effort, the CMR shall participate with APS and the A/E in advising a potential “Early Start” for construction packages and phasing of the multiple project components. The CMR's principal tasks during the Document Review Phase are as follows:
- Reviewing Documents
- Reviewing and preparing cost estimates
- Reviewing, and preparing, construction schedules
- Participating in Value Engineering exercises
- Developing construction Subcontractor trade packages and contracts
- Performing administrative and other services
- Providing construction phase safety plan
- Providing construction phase QA/QC plan
- Providing a Guaranteed Maximum Price (GMP) for the construction of the Project

B. Project Procedures Manual. The CMR shall meet with both APS and the A/E immediately upon notification of selection to develop a Project Procedures Manual. The purpose of the Project Procedures Manual is to establish administrative procedures for guidance to the CMR in the
The CMR shall be responsible for creating and maintaining any revisions to the Project Procedures Manual which will contain, but is not limited to, the following:

1. **PURPOSE:** statement of purpose of the manual

2. **KEY PROJECT PERSONNEL:** list of all key personnel, titles, addresses, telephone numbers, brief Project job description – includes CMR, APS, A/E, etc.

3. **CORRESPONDENCE:** list types of written communications, identifying the key personnel responsible for each type of communication, who must be informed and copied, how to document meetings and record telephone conversations or instruction and confirm such, etc.

4. **REPORTS TO APS:** list the reports, due dates, contents of each, and distribution

5. **RELATIONSHIP WITH A/E, APS, and APS CONSULTANTS:** the following minimum items are to be covered in order to clarify relationships and responsibilities: Special Conditions, General Conditions, and Supplemental General Conditions, Drawings and Specifications, Substitution Policy, Shop Drawings, Modifications and Changes, Surveys and Testing Laboratories, Proposed Bid Packages, Approved Procurement Documents, Subcontractor Pre-Qualifications, On-Site Inspection, Plan Interpretations, etc.

6. **HOME OFFICE RESPONSIBILITIES:** List responsibilities to be directed and coordinated by the CMR Construction Executive such as Resource Allocation, Overall Project Schedule and Cost Control, General Home Office Supervision, and what is included.

7. **FIELD RESPONSIBILITIES:** Responsibility for performance of all work at the job site will be delegated to the CMR Project Manager. List all duties and responsibilities, and supplementary reporting and record requirements.

8. **REPORTS AND CORRESPONDENCE SUMMARY:** Summarize all the above reference reporting and correspondence procedures, providing index and copy of forms.

**C. Document Review.** The CMR will participate in all A/E document reviews including, but not limited to, APS, Regulatory, ADA, and Constructability reviews. The CMR shall advise APS of any defects, conflicts, ambiguities, discrepancies, or lack of clarity in contract documents, and/or the applicability of proprietary materials or processes.

1. **Submissions.** The CMR shall expeditiously conduct reviews appropriate to the level of document development. The CMR will perform document reviews on all A/E submissions. Traditional design is divided into Schematic, Design Development, and Construction Document Phases. Each submission may require multiple revisions and reviews as a Basic Service before approval by APS. The CMR reviews shall be for the purpose of advising on all design, constructability, and maintainability issues including but not limited to site use and improvements, selection of materials, availability of long-lead items, building systems and equipment, and construction phasing. The CMR shall perform detailed design reviews of all building systems, including but not limited to, sprinkler systems, fire alarm systems, egress (safety) requirements, security systems, and assure that designs of these systems and elements comply with APS project requirements. The CMR shall also perform detailed technical and code
2. **Types of Document Reviews.** APS requires that A/E document submissions undergo the following general types of document review.

**APS Review.** APS’s Design & Construction office and other various APS Departments perform a review to ensure that the Design Documents satisfy established functional and space requirements of the Project. The CMR will assist APS in conducting these reviews. This review will include, but is not limited to erosion and sediment controls, stormwater management, LEED/sustainability, construction phasing, and occupied construction, as applicable.

**Constructability Review.** The CMR is responsible for expeditiously conducting the constructability review. The required primary elements of the CMR's constructability review are:

- Drawings are complete and coordinated among disciplines.
- Materials, processes, equipment, and labor are available, non-proprietary, and appropriate according to best industry practice and LEED requirements.
- Defects, conflicts, overlaps, ambiguities, or lack of clarity in documents are identified for correction.
- Planning for use of the site accommodates access, logistics, and storage.
- Existing conditions are shown correctly and adequately.
- Protection of historic features to be preserved is adequate.
- Incorporation of new systems preserves without damage designated historic fabric and features.
- Requirements of APS design requirements.
- All required construction work is included in the Contract Documents.
- Construction details are workable.
- General Conditions Items are properly addressed.

**Building Envelope & Commissioning Review.** APS will use term contract consultants to conduct Design Document reviews and provide comments. The CMR will assist APS in coordinating these reviews and tracking action items.

3. **Document Review Reports and Design Review.** For all document submissions from the A/E, the CMR shall administer and maintain a design phase quality control software, such as Dr. Checks (supplied by APS), in order to document, track, and manage all design comments/input to ensure they are resolved, responded to, and incorporated into the documents as required. The CMR shall be responsible for entering all issues in the software at each Design Phase, ensuring the A/E team provides a sufficient response to each issue in the software, and back checking to ensure all relevant responses are including in the bid documents. The CMR shall consolidate review comments into a single document review report, including the CMR's cost estimate review comments and APS review comments. At the completion of each Design Phase, the CMR shall attend and participate in a focused design review.

**D. Progress Document Reviews.** During the entire design process, the CMR shall make periodic reviews of the drawings to advise the designer on design decisions that do not fit within the Project budget or schedule. These reviews should be performed as required by the Project demands but no less than monthly.
E. Cost Management. The CMR will prepare a complete Cost Study at the end of each phase of the design; this includes the schematic, design development, 65% Construction Documents, and 95% Construction Document phases. The CMR’s cost estimate will be used to determine whether the A/E has met their contractual obligation to design the Project within the budget. During development of the Cost Study, the CMR shall work closely with the A/E to understand the various aspects of the design and components of the Project.

Cost Studies shall include the following:

1. Detailed Estimate – showing work items and the methodology for establishing the value for each item. Estimates shall be in a format acceptable to APS.
2. Contingency – contingency shall be include in the detailed estimate in two categories – Design Contingency and CMR Contingency. The Design Contingency shall decrease commensurate with the completeness of the documents. The CMR Contingency shall be included in the GMP at working drawings to be administered in accordance with the Owner/CMR agreement.
3. Escalation – escalation costs/factors shall be considered and identified
4. Pricing of alternative design options
5. Clarifications and Qualifications indicating any specific assumptions made in the development of the estimate
6. Identification of all documents used in the development of the Cost Study
7. Value analysis options including the associated cost savings or added costs and any benefits/disadvantages related to each option
8. Identification of schedule demands that significantly affect Project cost
9. Comparison to previous estimates and the reasons for any differences

The A/E is also required to provide a cost estimate at the end of each phase. The CMR will work with the A/E to reconcile the cost estimates and ensure that both estimates are based on the same scope and assumptions. Following APS approval of the reconciled cost estimate the CMR shall prepare an expenditure-forecast schedule (Project cash flow) based on the cost estimates. If it appears that the construction cost estimate may exceed the latest approved Project budget the CMR will make recommendations for corrective action to APS. The CMR shall provide timely advice to APS on cost reducing alternatives which can be employed without impairing the overall quality level of the projects, and participate in all cost reduction work sessions conducted by APS.

After the CMR develops the first Project cost estimate based on its review of the A/E drawings and commentary, and after each successive design phase Project cost estimate and VM cost reconciliation, the CMR will produce and maintain a Trending Log to track and show the cost impact to the estimate of Project decisions made during the design phase. The CMR will update the Trending Log and distribute it to the Project team (APS, A/E, CMR) at least every two weeks up until the start of the Construction Document phase, and weekly from the start of Construction Documents (“Plans and Specifications”) until the Construction Documents are approved for construction.

F. Schedule Control. Immediately following CMR selection, a CPM schedule, inclusive of both Part 1 (Pre-Construction) and Part 2 (Construction) work, shall be developed by the CMR (“Project Schedule”). The CMR shall consult APS, the A/E, governing entities, and other Project stakeholders to understand all Project activities and projected timelines. At minimum, the Project Schedule shall be updated monthly. This Project Schedule shall include, at a minimum, activities for: developing Drawings and Specifications for the various stages of design, CMR estimating activities, preliminary project construction activities, permitting and other regulatory reviews, various V/E and systems analysis activities, key APS and Project team decisions, and Project milestones.
G. **Staging and Logistic Review.** The CMR shall work with APS and the A/E to establish the limits of construction, routes for deliveries, staging areas, parking areas for construction personnel, working hours, pedestrian/vehicular access and egress, erosion and sediment controls, stormwater management, tree protection/preservation, and any other items that affect the areas adjacent to the Project site so as to limit the impact of construction activities to adjacent areas or operations while minimizing Project costs given the site constraints, including all conditions of the Use Permit.

H. **Cash Flow Forecasts.** The CMR shall provide, at APS’s request, forecasts an anticipated billings for the Project. Such forecasts are for planning purposes only and shall not in any way dictate the actual billings or payments made during construction.

I. **Record Keeping.** The CMR shall maintain file copies for APS and the A/E’s in connection with APS’s responsibility for filing documents required for the approvals of governmental authorities having jurisdiction over the Project. The CMR shall maintain file copies of all Design Document submissions and review comments. The CMR will organize, index, and maintain the hard copy paper and computer records so they are easily accessible and retrievable. The CMR shall use the contract and document management software specified by APS.

J. **Value Engineering (VE).** The CMR shall, after a complete review of the Project program and understanding of the intent of APS and the A/E, provide VE services as described below and offer cost savings suggestions and best value recommendations to APS. All recommendations must be fully reviewed with APS and approved prior to implementation. APS views VE as an ongoing process. The CMR is expected, therefore, to be pro-active and participate on an ongoing basis relative to VE ideas.

VE efforts shall result in a design that is most effective in first costs as well as long term operational costs relative to issues of energy use and facility maintainability. VE studies shall include life cycle cost analysis as may be required to achieve an appropriate balance between costs, aesthetics and function. VE efforts shall also take into consideration applicable constructability issues. The CMR shall notify, in writing, APS upon observing any features in the design that appear to be ambiguous, confusing, conflicting or erroneous. All VE studies must be provided on a timely basis within the design schedule. VE studies shall be continuous as the design is being developed. The CMR shall maintain a VE log inclusive of VE item description, cost, and Project Team’s recommendation (accepted, pending, rejected).

There shall be a major VE study at the Design Development (DD) submission (utilizing the DD documents) which shall include, but not be limited to, the items noted below, conducted and/or provided by the CMR firm. Although the major VE session is expected at DD, it is not intended to be the only VE discussion; rather it is anticipated that most of the potential VE savings be identified prior to the DD documents:

1. Develop VE concepts for consideration at the session noted in (2) below (it is anticipated that the A/E will be concurrently conducting a similar activity);
2. Brainstorming session(s) with design team;
3. Written cost studies shall be produced and submitted to APS within one (1) week of the final brainstorming session and shall include the original cost of the VE item based on the original design and the cost of the VE item to identify the cost savings or add for each item;
4. Formal presentation of the study to be conducted by the CMR with the Project Team at which time APS will make its VE decisions; it is anticipated that this presentation will be a 1-day effort; and,

5. Formal submission of the VE study document inclusive of a summary of VE items, applicable cost savings, selected items and their corresponding cost savings.

The CMR shall also conduct VE studies during the remainder of the Pre-Construction Phase Services to evaluate specific items as requested by APS.

The CMR takes the lead on this VE effort inclusive of compiling all VE ideas from all Project Team members (AE, CM and APS), determining the applicable dollar value of each and conducting the VE session with the Project Team at which time the team makes its recommendations to APS. When the CMR documents the VE ideas, the CMR is to show how the dollar values were derived for each VE item; that is, documentation of the detailed cost of the Work as originally designed per the current estimate and the detailed estimate of the VE item to determine what cost savings, if any, is projected.

The CMR is to anticipate the need for VE as part of the design schedule; that is, at the commencement of each design phase and the determination of the due dates for the design submittal and associated cost estimate and reconciliation.

**Note:** As noted above, VE relates to the achievement of an appropriate balance between costs, aesthetics and function. Based on this, VE should be conducted at each design submittal regardless of whether the Project costs are within the designated Project budget; that is, the Project Team needs to confirm that APS is getting the best “value.”

**K. LEED / Sustainability Goals and Implementation.** The CMR shall implement practices and procedures to meet APS’s sustainability performance goals, which include achieving LEED Certification. Specific project goals that may impact the CMR include:

- Coordination of Subcontractors (waste haulers) related to Construction and Demolition Waste Management.
- Coordination of Subcontractors related to compliance with a Construction Indoor Air Quality Management Plan.
- Special Substitution Requests for LEED Initiatives.
- Compliance with Specified Material and Documentation Requirements Related to the Use of Recycled-Content Materials; Use of Locally/Regionally-Manufactured Materials; Use of Low-Emitting Materials; and Use of Certified Wood Products.

**Note that Commissioning will be performed by an independent 3rd party commissioning agent, in accordance with LEED requirements.**

The CMR shall help ensure that the requirements related to these goals, as defined in the Project Specifications, are implemented to the fullest extent. Substitutions or other changes to the Work shall not be allowed if such changes substantially compromise the specified LEED Performance Criteria.

**L. Quality Control Program.** The CMR shall develop a quality control program to be incorporated into the Project Specifications.
M. Safety Program. The CMR shall develop a safety program to be incorporated into the Project Specifications.

N. Extended Transition to Operations Protocol (eTOP). The CMR shall assist with implementing eTOP into the Construction Documents.

O. Use and Building Permits. The CMR shall assist in preparing documents for Use Permit and Building Permit submission and in obtaining Use Permit and Building Permit approval from the Arlington County Government.

P. GMP and Procurement Services. At the point of 100% completion of the Construction Documents for the Project, the CMR will develop and provide to APS a GMP(s) that will include all construction costs, and all other projected costs inclusive of the CMR's quoted Construction Phase and General Conditions fees and CMR Contingency but excluding the Owner's Construction Contingency. The GMP shall display each proposed trade contract amount; the CMR's fixed fee; and all Project related costs, i.e. bonds, personnel, payroll benefits, etc. The CMR is to provide the GMP to APS within 6-8 weeks of issuance of the 100% Construction Documents. The CMR will hold all construction Subcontractor, equipment, and materials contracts directly, and have full responsibility. The CMR may only self-perform 10% of the Work, by value, and, for the remaining 90% of the Work, by value, the CMR must procure it by publically advertised, competitive sealed bidding to the maximum extent practicable.

The CMR will utilize the 100% Construction Documents as prepared by the A/E to invite and receive competitive bids on all trade packages and/or materials as a basis for each GMP submission. The CMR will develop scopes of work based on the 100% Construction Documents; in addition, each scope of work shall include but not be limited to, anticipated working hours to address APS’s concerns with noise and vibration, coordination between or among trades, outages, temporary facilities, (if required), temporary heat and electric (if required), hoisting, etc. and identification of Work to be performed that is not specifically noted in the primary specifications sections for the specific trade.

The CMR will provide the services described here including, but not limited to, the following:

1. Procurement Schedule. The CMR shall expeditiously prepare a Procurement Phase plan and estimated procurement schedule, to include all planned Subcontractor packages, any anticipated groupings of packages, all potential Offerors and/or Bidders listed by package, and all activities necessary to award all construction Subcontractor, equipment, and material contracts including Pre-Proposal and Pre-Bid Conferences.

2. Long Lead Items. The CMR shall identify, expedite, and coordinate with all Subcontractors and/or suppliers the ordering and delivery of any materials requiring a long lead time and/or mock-ups to review technical and aesthetic criteria. Long lead items are defined as items which may affect the orderly and timely completion of the Project or any component thereof.

3. Prequalification. The CMR will administer the prequalification of prospective Subcontractors for certain critical construction packages, subject to final approval by APS. The right shall be reserved to APS to remove "any employee or Subcontractor’s employee APS deems to be incompetent, careless, not working in harmony with others on the Site, or otherwise objectionable." Prequalification criteria shall include experience, past performance, financial capability, technical capability, and quality capability.
4. **Marketing.** The CMR shall procure Subcontractor packages by publically advertised, competitive sealed bidding to the maximum extent practicable. In addition, the CMR will canvas the market to evaluate contractor interest, and prepare a source list of potential equipment and material vendors and construction Subcontractors for APS. The CMR shall document all contacts made as part of this process. At the request of APS, the CMR will suggest strategies for expanding competition by stimulating more contractor interest.

5. **Pre-proposal and/or Pre-bid Conference(s).** The CMR shall conduct Pre-proposal and/or Pre-bid Conference(s) for the benefit of potential construction Subcontractors. The CMR shall schedule the meeting(s), publicize the meeting(s), prepare agendas, and record minutes. The CMR shall invite APS to attend.

6. **Site Visits.** The CMR shall conduct site visit(s) for the benefit of potential construction Subcontractors. The CMR will be responsible for scheduling and/or publicizing the visit(s).

7. **Addenda /Amendments.** The A/E will prepare Construction Document addenda/amendments, with the assistance of the CMR and APS, for the construction Subcontractors as necessary and in response to the CMR’s request for information and/or clarification.

8. **Bid/Proposal Evaluation.** The CMR will prepare technical analyses of Subcontractor bids and proposals, compare and evaluate the bids and proposals, and make recommendations to APS regarding award of the equipment and material contracts, Construction Subcontracts, and any additive bid items.

9. **Negotiation.** The CMR will provide all support and conduct equipment, material, and construction Subcontractor negotiations, if necessary, before finalizing the corresponding Subcontract(s).

10. **Distributing Information.** The CMR will distribute all information to potential Subcontractors as required for marketing.

Q. **Services Covered in Lump Sum Price.** The list of services described in Pre-Construction Phase Services, is not a complete list of the Basic Services APS will require the CMR to perform during the Pre-Construction Phase. During the Pre-Construction Review Phase, the CMR may be required to perform other various tasks for APS within the scope of the Contract. The CMR is responsible for performing all such services as required by APS, within the Contract Price, to achieve the Project goals, including, but not limited to, the services described in this Pre-Construction Phase Services and Standard CMR Services.

III. **PART 2 - CONSTRUCTION PHASE SERVICES.**

A. **General CMR Services.** The performance period for the CMR's Construction Phase Services, if awarded, extends beyond the date of construction completion. The CMR shall coordinate and manage the Work to be performed by all of the Subcontractors through to Project completion and final acceptance, including punchlist work. The CMR shall be responsible for keeping the Project on schedule, and ensuring that the Subcontractors furnish materials and perform the Work according to the Contract Documents.
The CMR shall have the authority to require the prompt execution of the Work and to give instructions to require corrective work, whenever such action may be necessary in its opinion to ensure the proper execution of the Contract Documents and/or to protect the interests of APS. The CMR shall coordinate trade contractors and other construction personnel to ensure that the amount, quality, acceptability, fitness, and progress of the Work is in compliance with the Contract Documents. All Work is subject to the final review of APS and A/E. APS will not routinely require prior approval of these actions but reserves the right of review and approval at the discretion of the APS Project Manager.

The following is a partial list of contract administration activities that the CMR shall perform in cooperation with the A/E and Commissioning Agent for all Subcontracts:

- Keeping records
- Reporting progress monthly
- Controlling schedules
- Conducting meetings
- Processing submittals
- Processing progress payments
- Coordinating/scheduling/monitoring safety
- Inspecting
- Monitoring testing
- Confirm existing conditions
- Reviewing and managing Subcontractor requests for information (RFIs)
- Reviewing, managing and negotiating Subcontractor change orders
- Processing Subcontractor contract change orders
- Maintaining as-built drawings
- Performing photographic services
- Coordination of construction sequences and phases
- Generation and presentation to APS of construction phasing
- Use Permit responses
- LEED documentation
- Coordination drawings
- Community liaison activities
- Procurement of trade permits
- Schedule and coordinate AHJ inspections
- Procurement of inspection and certificate of occupancy approvals
- Ensure compliance with Arlington County erosion and sediment controls and stormwater management
- Ensure compliance with safety and quality control plans
- Coordination with APS forces, vendors, contractors, and consultants
- Extended Transition to Operations Protocol (eTOP) integration

B. **Record Keeping.** The CMR will maintain at the job site, on a current basis, one record copy of all Contract Documents and records, including copies of all correspondence, submittals, progress reports, inspection reports, and related documentation throughout the duration of construction. The CMR will maintain the hard copy paper and computer files according to a filing system provided by or agreeable to APS. The CMR will turn these documents and files over to APS for record purposes as a condition precedent to close out of the CMR Contract. The CMR must use APS contract and document management software for record keeping. Examples of documents and files to be maintained (but not limited to) are:

- Correspondence
- Annotated submittals, including approved shop drawings, product data, and samples
- Formal and pending contract change orders and directives with documentation
- Value engineering change proposals
- Claims and supporting documentation
- Minutes from progress meetings
- Budget records to include invoices and supporting documentation
- Documentation of all clarifications and decisions
- Documentation of all dust, noise, fumes or vibrations complaints and their resolution
- Inspection and progress reports
- CMR's monthly status reports
- Construction Trade, material, and equipment contracts/purchase orders
- Drawings and Specifications updated on a current basis to record changes and selections made
- Addenda
- Permits, certificates, and governmental approvals
- Phone logs and memos
- Expense records
- Warranties and guarantees
- Project photographs
- Commissioning paperwork and certifications
- Stormwater Pollution Prevention Plans (SWPPP) documentation
- Subcontractor criminal certifications
- Safety log
- Security badge log
- Project Schedule update
- Additional MS4 documentation
- Project closeout implementation

The CMR shall also maintain records, in duplicate, of principal building layout lines, elevations of the bottom of footings, floor levels, and key site elevations to include utility layouts (complete with depth of burial) certified by a licensed surveyor or engineer. The CMR will review any surveys and make recommendations to APS for approval or rejection.

C. Progress Reporting. The CMR shall keep accurate and detailed written records of Project progress during all stages of construction. The CMR will prepare progress reports in the format and frequency required by APS, which shall include information on each Subcontractor and its work, as well as the entire Project. APS will provide or approve formats for periodic status reports, including daily diaries, weekly reports, monthly status reports, etc. The CMR will maintain a detailed daily diary of all events that occur at the job site or elsewhere, which affect, or may be expected to affect, Project cost, quality, scope, or progress. The CMR's daily diary shall contain at a minimum a record of the weather, each Subcontractor’s work on the site, number of workers, identification of equipment and deliveries, work accomplished, problems encountered, and other similar relevant data as APS may require. The CMR will submit weekly reports to APS and A/E on the status of construction, including updated copies of all logs maintained at the site for change orders, claims, submittals, etc. The CMR will submit monthly reports by the 5th working day of each month in 8 1/2” x 11” format including the following information:
- Update of the master Project Schedule with analysis
- Percentage of construction in place, planned and actual, for each Subcontractor and the total Project
- Inspection report, list of inspections that the Contract Documents require, and deficiencies, delays, and omissions
• Summary of outstanding and potential problems and issues, including notices of intent to file claims; this monthly report shall not modify any notice of claim or claim submission requirements set forth in the Contract Documents.
• Summary of issues resolved, decisions reached, clarifications, instruction, commissioning etc.
• Summary report on submittals
• Progress Photos documenting ongoing work during the reporting period
• Minutes from meetings held during the month
• CMR Contingency log
• Change Order log
• Request for Information log
• Deficiency log
• MS4 certification/compliance

APS will identify other required reports such as on-site logs and will furnish or approve formats. Progress reports will always be available to APS and A/E, and the CMR shall turn them over to APS upon request and at completion of the Contract.

D. Schedule Control. The CMR will provide administrative, management, and related services to coordinate the sequence of construction and all related activities, with those of APS and the A/E to manage the Project according to the latest approved Project Schedule. The CMR shall coordinate the sequence of construction and assignment of space in areas where the Subcontractors are performing and will perform work.

The CMR will generate, at Project’s beginning, a Project Schedule. This Project Schedule will break down, by months, all CMR and Subcontractor Project activities through Substantial Completion. It shall also include APS activities which impact the Project Schedule and the APS occupancy requirements. It shall be kept up to date to reflect construction phasing and commissioning activities.

The CMR will continuously monitor actual progress against the Project Schedule and identify any delays or potential delays. If the CMR encounters or anticipates delays, it will recommend recovery actions to APS’s Project Manager to mitigate the delays and implement approved, remedial measures.

E. Meetings. The CMR will conduct a Preconstruction Conference. The CMR will coordinate, schedule, and conduct: 1) weekly progress meetings; and 2) other meetings that APS deems necessary to discuss such matters as procedures and scheduling. The CMR shall prepare and promptly distribute minutes from each meeting to APS

1. Progress Meetings. The CMR will conduct and chair weekly progress meetings held at or near the construction site to discuss such matters as procedures, progress, problems, and scheduling.

F. Safety. See Part 12 of Specification Section 00 70 00 General Conditions.

G. Inspection. The CMR shall have the overall responsibility for scheduling, coordinating, and inspecting all of the Subcontractors' workmanship, materials, and equipment to ensure conformity with requirements of the Contract Documents (including the Drawings and Specifications, subsequent Contract Change Orders, and approved submittals). The CMR shall coordinate with APS third party inspectors and Arlington County inspectors.

The CMR's Quality Control Superintendent (QCS) will make quality determinations based on the records and inspections, to protect APS against defects, deficiencies, omissions, and delays.
Throughout construction the CMR will maintain an up-to-date list of defects, deficiencies, delays, and omissions as well as corrective actions taken.

1. **Substantial Completion Inspection.** See Part 11 of Specification Section 00 70 00 General Conditions

2. **Final Punchlist Inspection.** See Part 11 of Specification Section 00 70 00 General Conditions.

3. **Warranty Inspection.** The CMR shall administer the correction of all warranty claims that originate during the period of the Contract and resolve all claims during the full Warranty Period. The CMR shall participate in a warranty inspection with APS, Commissioning Agent and A/E approximately 9 months into the 1 year Warranty Period and provide a plan for all necessary repairs, replacements, and/or corrective work.

H. **Monitor Testing.** Under direct contract to APS, third party structural testing and commissioning, will be responsible for conducting the required verification tests, retaining all samples, and for submitting test results to APS, A/E, and CMR. The CMR will identify all tests required by the Contract Documents to be performed by the APS contractors, and prepare a complete testing schedule. The Commissioning Agent will be integral to the generation/verification of this schedule. The CMR's responsibilities with regard to testing shall include:
   - Verifying that tests are conducted as scheduled
   - Coordination with testing agency for scheduling of test
   - Witnessing tests selected by the CMR, A/E, Commissioning Agent, and APS Project Manager
   - Reviewing test and retesting results and documenting with Contract Documents
   - Retaining test and retesting records
   - Summarizing significant test results in progress reports
   - Notifying immediately APS of test failures and, with A/E, planning corrective actions
   - Overseeing corrective actions and retesting until issue resolution

I. **Requests for Information (RFI).** The CMR shall coordinate responses from the CMR, A/E, and APS to the Subcontractors’ requests for information. The CMR will consult with the A/E and APS on technical matters, including requests for interpretations of the meaning and intent of the Drawings and Specifications, or with APS on administrative matters. The CMR is responsible for facilitating information requests to keep response times to a minimum. The CMR will maintain copies of the final answers to information requests as part of the Project records.

J. **APS Furnished Materials and Equipment.** The CMR shall arrange for the delivery, storage, and security for APS furnished materials and equipment.

K. **SWM Certification.** An onsite CMR team member shall hold and maintain for the duration of the project the Virginia Department of Environmental Quality (VDEQ) Erosion and Sediment Control (E&SC) and Storm Water Management (SWM) inspector certification. Per the certification, this member shall ensure proper record keeping of the Stormwater Pollution Prevention Plan (SWPPP) by the contractor, conduct self-inspections of the site at least every four (4) days, and ensure compliance with APS’ Municipal Separate Storm Sewer System (MS4) Permit as it relates to construction site storm water runoff control and proper E&SC. The CMR shall also provide on-site personnel certified for and designated as the Registered Land Disturber (RLD).

L. **Contract Change Orders.** See Specification Section 01 26 00 Contract Modification Procedures.
M. **Photography.** The CMR is responsible for procuring at its expense; construction photographs of items that may be the subject of Subcontractor claims, or that require documentation. The CMR shall also provide preconstruction photographs, periodic construction photographs, and other Owner-directed construction photographs. Before commencement of demolition, the CMR shall take preconstruction photographs of the Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by the Owner and as required by the Use Permit. The CMR shall provide periodic construction photographs showing the full scope of ongoing Work; these shall be no less than twenty (20) photographs monthly. From time to time, the Owner or Owner’s Representative will instruct the CMR about number and frequency of photographs and general directions on vantage points. Photographs shall be in electronic format, organized and identified by location and/or trade, and date. Photographs in electronic format shall be turned over for record purposes at Project close-out.

N. **Project Commissioning.** APS will engage third-party commissioning agents (“Commissioning Agent”) to conduct enhanced commissioning of building systems. Prior to this, the CMR shall coordinate a systematic process to ensure that the mechanical, electrical and plumbing (MEP), audio-visual, security, communications, and all other systems are fully functional in accordance with the design intent generated by the Contract Documents and APS’s operational needs, and the personnel charged with maintaining and operating them are trained (not merely familiarized) to perform operation and maintenance. The CMR will ensure all necessary approvals exist prior to equipment procurement and subsequent installation. The CMR will coordinate and chair pre-installation meetings for major MEP and other systems equipment. The CMR will coordinate and participate, along with the A/E, in each Subcontractor’s initial equipment testing and final systems testing, start-up demonstrations, and training for utilities, operational systems, and equipment with the A/E and the Owner's operations and maintenance personnel. The CMR shall prepare all minutes of these items and prepare documentation of the actions, activities, and results obtained. All training will be videotaped, and tapes will be provided to the Owner as a component of the Operations and Maintenance Manuals.

The CMR will ensure that the Subcontractors have a complete understanding of the systems testing and commissioning requirements placed on them by the Contract. This includes, but is not limited to, providing single-line diagrams and sequences of operations as required.

O. **Extended Transition to Operations Protocol (eTOP).** The CMR shall input all required Operations & Maintenance (O&M) information from submittals into APS’ maintenance software.

P. **Project Closeout.** As a condition precedent to Final Completion and final payment, the CMR shall comply with all of the following requirements. The CMR shall secure and transmit to the A/E all warranties, operations and maintenance manuals, and similar submittals required by the Contract Documents, for approval by the A/E, before delivery to APS. The CMR shall also deliver all keys, record documents, and maintenance stocks to APS. The CMR shall be evaluated on future projects, to the extent possible, on the performance during the Project closeout and the duration of Final Completion (including all closeout requirements).

1. The CMR is required to bring on staff a Project Close Out Engineer, at the appropriate time but no later than four (4) months prior to the Substantial Completion date, to solely handle Project close out activities, which include punch list, scheduling of the required demonstrations and testing, and reviewing and submission of the O&M manuals. Note: This position cannot be done by someone who has been assigned to other positions during the construction of the Project.
2. The CMR is responsible for compliance with all Contract Close Out items per the Contract Documents. The CMR shall obtain data from Subcontractors and maintain a current set of record Drawings, Specifications and operating manuals.

3. With mechanical and electrical equipment, the CMR is to obtain the Operating & Maintenance (O&M) manuals at least four (4) months prior to the demonstration for such equipment. These O&M manuals are to be sent to APS Project Manager who is to forward one (1) set to APS’s Department of Facilities and Operations for review prior to the equipment demonstration.

4. At the completion of the Project, and before final payment, the CMR shall deliver all such records to APS along with completion set of as-built drawings for approval by the A/E.

5. Provide final Project construction costs in a format(s) acceptable to the Owner for its historical cost data base.
## General Conditions for the Part 2 - Construction Phase Services Contract

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1.1. **ACCEPTANCE OF PROPOSAL:** Offeror has been approved as the Construction Manager at Risk for the Construction Phase. The Construction Manager at Risk should proceed with bond requirements.

1.2. **ADDENDA or ADDENDUM:** Changes to the Request for Qualifications and Request for Proposal issued prior to receipt of Proposals.

1.3. **AMENDMENT:** Written authorization executed by the Purchasing Agent, acknowledging the Change Order(s) Modification, revised Contract Sum and current Contract Period.

1.4 **ARCHITECT, ENGINEER, ARCHITECT/ENGINEER OR A/E:** The term used to designate the Architect and/or the Engineer who or which contracts with the Owner to provide the Architectural and Engineering services for the Project. The A/E is a separate contractor and not an agent of the Owner. The term includes any associates or consultants employed by the A/E to assist in providing the A/E services.

1.5. **CHANGE ORDER:** A written order to the CMR, signed by the Owner and the Owner’s Representative, which authorizes a change in the Work, and adjustment to the Contract Sum, and/or an adjustment to the Contract Period, if any. A **Unilateral Change Order** is a Change Order signed only by the Owner and the Owner’s Representative addressing any Modification to the Contract Sum or the Contract Period to which the Owner agrees. A **Mutual Change Order** is a Change Order signed by both the Owner and the Owner’s Representative and by the CMR reflecting agreement on all terms, conditions, and requirements set forth therein. A Unilateral Change Order may be converted to a Mutual Change Order upon agreement being reached between the parties. Change Orders shall be initiated and processed as set forth in Part 9 of this subsection and Specification Section 01 2600. The latest edition of the AIA Standard Form G701 shall be utilized and shall be provided by the Owner’s Representative.

1.6. **CMR CONTINGENCY:** The Construction Management at Risk Contingency is generally defined as that component of the Guaranteed Maximum Price set aside to address the cost of the Work or other components of the GMP that were reasonably unforeseen at the time the GMP was developed. Potential costs include, but are not necessarily limited to: refinements to the Project documents as a result of the continuing development of the design, scope gaps between trade contractors, contract default by subcontractors, costs of corrective work not provided for elsewhere, constructability issues, and issues related to field conditions which a prudent CMR reasonably should have detected during discharge of any preconstruction duties provided by this CMR. The CMR Contingency is not intended to address the cost of project scope changes made after the GMP was developed.

The CMR Contingency may be applied to any Work or other component of the GMP without the necessity of a Change Order. Use of a portion of the CMR Contingency does not change the Contract Sum which is based on the GMP, but does increase the amount of money to be paid the CMR for the Work while simultaneously and equally decreasing the amount of money remaining in the CMR Contingency.

Use of the CMR Contingency may only be made with the written approval of the Owner. The Owner shall specify the procedure for the CMR to request the use of any portion of the CMR Contingency. The CMR shall periodically report to the Owner as is reasonably determined by Owner to be necessary but no less than monthly specifying: the amount of the CMR Contingency used, the reasons for the requirement to use the CMR Contingency, and the justifications for the use of the
CMR Contingency. Unless otherwise specified in the Contract, all CMR Contingency remaining at Project conclusion shall be retained by the Owner. The Owner may, through Supplemental General Conditions, define subcategories of the CMR Contingency and prescribe the uses of funding within the subcategories.

1.7. **CONSTRUCTION MANAGER AT RISK’S FEE:** The sum included in the GMP for home office expenses, overhead, profit, and general management of the Contract during the construction phase of the Contract, subject to modification by Change Order.

1.8. **CONSTRUCTION MANAGER AT RISK (CMR):**
The person, firm or other legal entity with whom or with which the Owner has entered into a contractual agreement to provide all construction Work and services for the Project for a Guaranteed Maximum Price (GMP) and to be “At Risk” for providing the Work within the GMP amount stated in the Contract. The Construction Manager at Risk may also be called the Contractor in the Contract Documents.

1.9. **CONTRACT:** The signed Agreement between Owner and CMR is the Contract.

1.10. **CONTRACT DOCUMENTS:**

   A. The Contract Documents are as defined in the Contract.

   B. In case of a conflict between the Contract Documents, the following shall be the order of precedence, with any Addendum or Modification having precedence over preceding provisions:

      1. The Contract

      2. The General Conditions

      3. Supplemental General Conditions, if any

      4. The Specifications

      5. The Drawings, including Use Permit and all conditions. Within the Drawings, stated dimensions shall take precedence over scaled dimensions.

      6. Scope of Construction Phase Services

      7. GMP Cost Study submitted by the CMR

      8. The Notice to Proceed

      9. The Request for Proposal Documents

      10. The Proposal

      11. The Request for Qualifications

      12. Response to the Request for Qualifications
13. In the event of a conflict within a Contract Document at the same level of precedence, that provision requiring the higher quality of performance or quantity shall prevail.

14. In the event of a conflict which is not resolved by the foregoing, the Owner shall determine the provision having precedence.

1.11. **CONTRACT PERIOD or CONTRACT TIME**: The period allotted in the Contract Documents for Substantial Completion, and thereafter Final Completion, of the Work, together with any extension of time granted in accordance with the provisions of the Contract Documents.

1.12. **CONTRACT SUM**: The total amount payable to the CMR for performance of the Work. The Contract Sum is stated in the Contract and shall include any adjustments granted in accordance with the provisions of the Contract Documents. The Contract Sum also is referred to in the Contract Documents as the GMP or Guaranteed Maximum Price, as defined below.

1.13. **CONTRACTOR**: See Construction Manager at Risk. As employed herein, the term "Contractor" may refer to an individual, firm or organization, or to the Contractor's authorized representative.

1.14. **COST OF THE CONSTRUCTION WORK**: Cost of the Construction Work as used in the Contract Documents means the direct costs of labor, materials, equipment, and associated costs of the trades/subcontracts which are incorporated into the completion of the Project.

1.15. **DATE OF FINAL COMPLETION or FINAL COMPLETION DATE**: The date certified by the Owner’s Representative as the date upon which the Work, or a Phase of the Work, is completely finished pursuant to the requirements of the Contract Documents, which date shall occur within thirty (30) calendar days after the Date of Substantial Completion of all Work, or a Phase of the Work, unless otherwise specified in the Contract Documents.

1.16. **DATE OF SUBSTANTIAL COMPLETION**: or **SUBSTANTIAL COMPLETION DATE**: The date certified by the Owner’s Representative as the date upon which the Work, or a Phase of the Work, has been completed pursuant to the requirements of the Contract Documents.

1.17. **DAY**: The term "day" or “Day” shall mean "calendar day" unless otherwise noted. When any provision in the Contract Documents establishes a time within which an action must be taken or a right must be exercised, if the last Day falls on a Saturday, Sunday, or Holiday, the deadline thereby established shall be extended to the first Arlington Public Schools business day thereafter.

1.18. **FINAL COMPLETION**: “Final Completion” or the state of being “Finally Complete” shall mean total completion of all Work required by or reasonably contemplated by the Contract Documents. The same requirements shall be satisfied as to a defined portion of the Work for which a separate Date of Final Completion is established. More specific requirements for Final Completion as to the Work or a defined portion thereof may be set forth in the Specifications.

1.19. **GENDER AND PLURAL**: Whenever the Contract so admits or requires, all references to one number shall be deemed to extend to and include the other number, whether singular or plural, and the use of any gender shall be applicable to all genders.
1.20 GENERAL CONDITIONS FEE:

A. The “General Conditions Fee” is the total compensation amount payable to the CMR for its on-site supervision, project-specific management personnel such as project managers and office engineers, inspections, labor, etc. including markups as required by the General Conditions during the construction phase of the Contract. This General Conditions Fee is included as a separate line item in the Guaranteed Maximum Price (GMP) and is subject to modification by Change Order.

B. The CMR General Conditions Fee is a fixed amount for the entire Project Scope of Work as defined by the Contract Documents. The CMR General Conditions Fee includes both project site and home office costs required to execute the entirety of the Work. The CMR’s General Conditions Fee Proposal attached to the Contract shall include a unit rate that would be used as a basis for any increase in the Fixed General Conditions amount should a major change in the Project Scope of Work take place.

1.21 GUARANTEED MAXIMUM PRICE (GMP): The Guaranteed Maximum Price, also referred to as the “GMP,” is the sum total of the “Cost of Construction Work,” the “CMR Contingency,” the “General Conditions Fee,” the “Insurance and Taxes Fee,” and the “Construction Manager at Risk’s Fee” which the CMR agrees is the total compensation payable to the CMR for performing the Work. The GMP may be modified only by Change Order for work directed by the Owner which was not previously in the Project Scope of Work or not reasonably foreseeable as required to complete the Work.

1.22 HOLIDAY: Holidays recognized by the Owner which shall not be considered Normal Working Hours are as follows: New Year’s Eve Day, New Year’s Day, Martin Luther King, Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and the following Friday, Christmas Eve Day, and Christmas Day. Actual dates should be based on the most current Arlington Public Schools calendar.

1.23 INSURANCE AND TAXES FEE: The Taxes and Insurance Fee is the total of all insurance costs such as but not limited to general liability insurance, builder’s risk insurance, payment bond and performance bonds, and any other insurance costs that are required by the Contract Documents, and any taxes such as but not limited to local business license or other taxes that are required for the completion of the Work expressed as a percentage. The Insurance and Taxes Fee includes all items not included in the “Cost of Construction Work,” the “CMR Contingency,” the “General Conditions Fee,” or the “Construction Manager at Risk’s Fee” necessary to complete the Work.

1.24 MODIFICATION: Any written change to any provision of the Contract Documents, whether by Work Order, Change Order or other means provided by the Contract Documents.

1.25 NOTICE: Notice shall mean written notice. Written Notice shall be deemed to have been duly served if:

A. Delivered by mail, courier, e-mail, or facsimile transmission to the CMR’S office at the Project Site or to the business address of the CMR as stated in its Proposal; or if delivered in person to the CMR's foreman or superintendent for the Project, or to any officer or director of the CMR.

B. Delivered by mail, express mail, or hand delivered to the office of the Purchasing Agent, Arlington Public Schools, Education Center, 1426 North Quincy Street, Arlington, Virginia 22205.
C. Any requirement in the Contract Documents that an action be taken in writing shall require transmission of the writing to the other party in the form required of a Notice, unless otherwise expressly stated.

1.26. **NOTICE TO PROCEED:** A written Notice from the Owner to the CMR, which gives consent for commencement of the Work. For projects with phased work, a Notice to Proceed will be issued prior to the commencement of each Phase, if a Notice to Proceed is required by the Contract Documents. Unless otherwise provided herein, Work shall commence on the date specified in the Notice to Proceed and all Work schedules shall be based upon that date.

1.27. **OWNER:** Arlington Public Schools (APS) and employees authorized to represent APS.

1.28. **OWNER’S PROJECT MANAGER:** APS’ employee authorized to act on behalf of the Owner regarding matters related to the Contract, Contract Documents, and on-site construction. The Project Manager may designate additional on-site construction personnel as Owner’s Representative to act on the Owner’s behalf.

1.29. **OWNER’S REPRESENTATIVES:** Owner’s Representatives include the Architect and Project Manager and such additional construction personnel who have been designated by the Project Manager to act on behalf of the Owner. Unless otherwise expressly stated or directed by the Owner, reference herein to Owner’s Representative shall mean either the project Architect or the Project Manager. CMR will be given written direction regarding the individuals employed by either the Architect or the Project Manager with authority to exercise the duties of the Owner’s Representative. The duties and authority of Owner’s Representative are set forth in Part 3 of these General Conditions. Notwithstanding any other provision in the Contract Documents to the contrary, any Modification of the Contract Sum or of the Contract Period may be made only by writing signed by the Arlington Public Schools Purchasing Agent or the designee thereof as identified to the CMR by writing issued by and signed by the Arlington Public Schools Purchasing Agent.

1.30. **PROJECT:** The construction services as performed by the CMR, in accordance with the Contract Documents; collectively all of the improvements contemplated by the Contract; synonymous with the term “Work” as the context may require.

1.31. **PROJECT SITE:** The location at which the improvements which are the subject of the Work are to be or are being constructed.

1.32. **PROPOSED MODIFICATION:** A request by the Owner or the Owner’s Representative for the CMR’s estimate of cost for a contemplated change to the Work. Such request shall be initiated in writing and processed as set forth in Specification Section 01 2600.

1.33. **PURCHASING AGENT:** The employee of the Owner with authority to execute contracts, Amendments, and Modifications on behalf of the Owner, and with such other authority as may be set forth in the Contract Documents. See General Conditions Part 16.

1.34. **SPECIFICATIONS:** Those portions of the Contract Documents which consist of written technical descriptions of materials, equipment, constructions systems, standards and workmanship to be applied to the Work and certain administrative details, procedures and requirements applicable thereto.

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1.35 **SUBCONTRACTOR:** Any individual, firm or organization other than an employee of the CMR, who contracts with the CMR to furnish or who actually furnishes labor, materials, services or equipment, or any combination thereof to the CMR in connection with the Work.

1.36. **SUB-SUBCONTRACTOR:** Any individual, firm or organization, other than an employee of the CMR or of a Subcontractor, who contracts with a Subcontractor to furnish, or who actually furnishes labor, materials, service or equipment, or any combination thereof to a Subcontractor.

1.37. **SUBSTANTIAL COMPLETION:** “Substantial Completion” or the state of being “Substantially Complete” shall be that degree of completion of the Work which is sufficient to provide the Owner, in its sole discretion, with the full time use of the Project in all manners or modes of operation and for the purpose or purposes for which it was intended. The same requirements shall be satisfied as to a defined portion of the Work for which a separate Date of Substantial Completion is established. More specific requirements for Substantial Completion as to the Work or a defined portion thereof may be set forth in the Specifications.

1.38. **SURETY:** Any person, firm or corporation that has executed as Surety the CMR's performance or payment bonds securing performance of this Contract or providing for protection of claimants who have and fulfill contracts to supply labor or materials to the CMR or to a Subcontractor in connection with the Work. The Surety shall be authorized to do business in the Commonwealth of Virginia and shall be listed on the United States Treasury Department’s latest Circular 570.

1.39. **WARRANTY PERIOD:** All warranties and guarantees against any defect in the Work shall apply from the date of Final Completion of the Work and shall continue for a period of one (1) year thereafter. Provided, however, in the event the Owner occupies and commences using in the manner intended any designated portion of the Work prior to Final Completion thereof, the one (1) year Warranty as to such defined portion of the Work shall commence on the date the Owner commences such occupancy and use. Provided further, in the event the Contract Documents require a Warranty in excess of one (1) year, the longer term shall apply as applicable.

1.40. **WORK:** Everything explicitly or implicitly required to be furnished or performed under the Contract Documents.

1.41. **WORK ORDER:** A written directive to the CMR issued on or after the Effective Date of the Agreement which directs changes in the Work and will state the basis for adjustment, if any, in the Contract Sum, or Contract Period, or both. A Work Order shall be used in the absence of total agreement on the terms of a Change Order or when, in the Opinion of the Owner, the time needed to process a Change Order would adversely affect progress on the job. Upon receipt of a Work Order the CMR shall promptly proceed with the change in the Work involved and advise the Owner's Representative of the CMR’s agreement or disagreement with the method, if any, provided in the Work Order for determining the proposed adjustment in the Contract Sum or Contract Time. Even if the CMR disagrees with the terms of the Work Order, the CMR must proceed with the changes as directed.

**PART 2 EXECUTION AND INTENT OF THE CONTRACT**

2.1. **CONTRACT SIGNATURE:** Four (4) copies of the Agreement Between the Owner and the CMR shall be signed by both the Owner and the CMR. CMR shall not commence any Work prior to submission to the Owner of fully executed payment bond and performance bond in the form provided
by the Owner in the amount of the GMP. The Performance Bond and the Payment Bond shall be in effect as of the date the successful Offeror signs the Contract, and shall remain in effect through the later of the expiration of all applicable Warranty Periods or final conclusion of all third party claims against the Offeror, including all appeals. If executed prior to the date the successful Offeror signs the Contract shall include written certification from the surety that the bond is effective as of the date of the Contract.

2.2. **EXECUTION OF AGREEMENT:** Execution of the Contract by the CMR is a certification that the CMR has examined the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with the requirements of the Contract Documents, and has examined all Contract Documents, Drawings, and Specifications, as required by the Contract.

2.3. **INTENT OF THE CONTRACT DOCUMENTS:** The intent of the Contract Documents is to include all items necessary for the proper management, execution and completion of the Work, including without limitation, all labor, materials, equipment and furnishings required in connection therewith. The Contract Documents are complimentary, and what is required by one shall be as binding as if required by all. Any doubt as to whether any work is within the scope of the Contract shall be resolved in favor of an interpretation that the Work is within the scope of the Contract. Use of the term “include” or “including” shall be deemed to mean “include without limitation,” “including but not limited to,” and similar expansive intent.

2.4. **DRAWINGS AND SPECIFICATIONS:**

A. The subdivision of the Drawings and Specifications into divisions, Sections and articles is for the purpose of ease of reference only and shall not control the CMR in dividing the work among Subcontractors or in establishing the extent of Work to be performed by any trade. The CMR shall be responsible for segregating the Work among the various trades.

B. The Specifications shall serve to amplify the requirements of materials and assemblies. The mention in any Section of the Specifications of any article or operation requires that the CMR shall provide all such items indicated on, or reasonably inferred from, the Drawings, furnishing for such purpose all labor, materials and equipment required in connection therewith. Omission of any article, operation, or detail does not relieve the CMR of the responsibility for completion of the work reasonably intended by the Drawings and Specifications to be included in the Contract.

C. In the case of conflict or inconsistency between the Drawings and Specifications or within Drawings, or Specifications not clarified by Addendum, the CMR shall: (1) provide the better quality or greater quantity of Work, or (2) comply with the more stringent requirement either or both in accordance with the Owner’s Representative’s interpretation. The CMR shall notify the Owner’s Representative of discrepancies found before materials are fabricated or Work performed.

D. The CMR shall adhere to dimensions though differing from scale measurements. In the absence of dimensions or in case of doubt as to the proper measurement, consult the Owner’s Representative. Actual field dimensions where applicable are to be verified by the CMR in the field prior to proceeding.

E. If the CMR also was the CMR for the Pre-Construction Phase Services, CMR shall be entitled to no increase in the Contract Sum and to no extension of the Contract Time arising from or related to any inconsistency, conflict, error or omission in the Drawings or Specifications.
which the CMR in the exercise of reasonable care reasonably should have discovered during
the Pre-Construction Phase Services.

2.5. **CONTRACT INTERPRETATIONS:**

A. The Owner and/or the CMR may request Contract interpretations in writing from the
Owner’s Representative. Such requests for interpretations must be submitted sufficiently in
advance of the date upon which the interpretation is actually required by the Owner or the
CMR to allow the Owner’s Representative to issue the interpretation so as not to delay the
Work. CMR shall be responsible for any delay resulting from failure to submit a request for
interpretation in a timely manner. Written interpretations so requested shall be issued by the
Owner’s Representative in a manner commensurate with the timely execution of the Work,
shall be consistent with the intent of the Contract Documents, and shall be in accordance with
established progress schedules.

B. The CMR shall pay to Owner any amounts paid by the Owner’s Representative for the
Owner’s Representative to evaluate and respond to the CMR’s request for interpretation,
where such information was available to the CMR from a careful study and comparison of
the Contract Documents, field conditions, other Owner-provided information, CMR-
prepared coordination drawings, or prior Project correspondence or documentation.

2.6. **COPIES AND OWNERSHIP OF CONTRACT DOCUMENTS:**

A. The CMR **will not** be provided with hard copies of the Drawings, Project Manual and other
Documents prepared by the Owner's Representative. The CMR will be provided access to
an FTP site or online electronic storage site where electronic copies, in PDF file format, of
the aforementioned documents will be available free of charge. The CMR shall bear any
costs of training required to access the FTP or electronic storage site. Should the mode of
storage of electronic documents change during the Contract Period, the CMR shall not be
entitled to a change in the Contract Sum.

B. Original Drawings and Specifications are the property of the Owner, and the CMR may not
use the Drawings and Specifications produced pursuant to this Agreement for any purpose
not relating to the Project without the Owner's consent.

C. The Owner’s Representative will make available to the CMR, versions of the Drawings,
Specifications, and Addenda in electronic format (i.e. PDF file formats). The Contract
Drawings executed or identified in accordance with Paragraph 1.10 shall prevail in cases of
an inconsistency with subsequent versions made through manipulative electronic means
involving computers.

D. The CMR shall not transfer or reuse Drawings and Specifications in electronic or machine-
readable form without prior written consent of the Owner’s Representative.

2.7. **SUBSTITUTIONS:** Substitutions are not permitted after Proposals are received, except as set forth
in Division 1, Section 01 2500.
PART 3  OWNER’S REPRESENTATIVE

3.1. **ADMINISTRATION OF CONTRACT**: The Owner’s Representative shall provide administration of the Contract in accordance with the Contract Documents between the Owner and the Owner’s Representative.

3.2. **OWNER’S REPRESENTATIVE**: The Architect and the Project Manager, shall serve as the Owner's representative during construction, until final payment is due, and with the Owner's concurrence, from time to time during the Warranty Period. The Owner’s Representative shall advise and cooperate with the Owner and shall act on the Owner's behalf in accordance with the Contract Documents. The Owner shall issue instructions to the CMR or, at the Owner’s option, elect to have the Owner’s Representative issue instructions to the CMR.

3.3. **SITE VISITS**: The Owner’s Representative shall have access to Work in process at all times to determine the progress and to assess the quality of the Work. Based upon its on-site evaluations, the Owner’s Representative will advise the Owner of the progress of the Work and will endeavor to guard the Owner against defects and deficiencies in the Work. The Owner’s Representative shall not have control over or charge of and shall not be responsible for construction methods, techniques, procedures, sequences or safety measures employed in connection with the Work. The Owner’s Representative shall not be responsible for the failure of the CMR, subcontractors, or Sub-subcontractors to perform the Work in accordance with the Contract Documents.

3.4. **CERTIFICATION OF PAYMENTS**: Based upon the Owner’s Representative's observations and evaluations of the CMR's Application for Payment, the Owner’s Representative shall review and certify the amounts due the CMR from the Owner.

3.5. **INTERPRETATION OF CONTRACT**: The Owner’s Representative shall interpret the Contract requirements in accordance with General Conditions Paragraph 2.5, and shall serve as an advisor to the Owner concerning the performance of the Work. The presence of any onsite Owner’s Representative shall in no way constitute an approval of means, methods or materials which do not conform to the requirements of the Contract Documents.

3.6. **REJECTION OF WORK**: The Owner’s Representative and/or the Owner shall have the authority to reject Work that does not conform to the requirements of the Contract Documents. In the event rejected Work requires additional testing or additional inspections, CMR shall pay the Owner all amounts paid by the Owner to the Owner’s Representative and other third party consultants for any such additional testing or inspections. The Owner’s Representative and/or the Owner shall have the authority to order special inspections or tests, regardless of whether or not the Work has been fabricated, installed or completed. Such special inspections or tests shall be performed at the CMR’s sole expense and no increase to the Contract Sum. No responsibility or duty of the Owner’s Representative and/or the Owner to the CMR. Subcontractors, or Sub-subcontractors shall be created by this authority or by good faith decisions rendered in the exercise of this authority. At all times the CMR is fully responsible for the quality of the Work and full and complete performance of the terms and specifications of the Contract. The Owner then has the right to issue a Unilateral Change Order deducting the cost of correcting the deficiencies, including any charges for special inspections or tests as well as charges by the Architect, plus a markup of ten percent (10%) to cover administrative costs, from the balance due to the CMR. If the balance due to the CMR is not sufficient to cover the deduction established by the Unilateral Change Order, then the CMR shall pay to the Owner the difference.
3.7  **ADMINISTRATION OF CONTRACT:** The Owner’s Representative shall prepare Change Orders, shall observe the Work to determine the Dates of Substantial and Final Completion, shall review all required documents submitted by the CMR, and shall issue Certificates of Substantial Completion and Final Completion in accordance with the provisions of General Conditions Paragraphs 11.6 and 11.7.

**PART 4  OWNER**

4.1.  **SITE SURVEYS:** The Owner shall make available to the CMR such information as the Owner has in its possession describing the physical characteristics, legal limitations and utility locations for the Project Site; provided, however, that the provisions of such information shall not relieve the CMR from its obligation to inspect for itself and determine the site conditions. The Owner makes no representations whatsoever concerning the quality or contents of any information so provided and the CMR relies on such information solely at its own risk.

The CMR shall confirm locations of existing utilities by performing test pits, or using other means and methods as outlined by the State of Virginia Miss Utility laws, at the CMR’s sole expense and no increase to the Contract Sum. Any discrepancies found with locations of existing utilities will be brought to the attention of the Owner and coordinated around the new Work in its design intent at the CMR’s sole expense and no increase to the Contract Sum. All discrepancies will be noted on the As-Builts and documented at the CMR’s sole expense and no increase to the Contract Sum.

4.2.  **REJECTION OF WORK:** The Owner shall have the right but not the obligation to reject Work in accordance with General Conditions Paragraph 3.6 or of any other provision of the Contract Documents, without waiver of the CMR’s obligation to fully perform under the Contract.

4.3.  **CERTIFICATION OF PAYMENTS:** The Owner shall have the right but not the obligation to review, revise, and approve the Owner’s Representative's certifications concerning payment.

4.4.  **RIGHT TO STOP WORK/RIGHT TO CORRECT DEFICIENCIES:** If the CMR does not correct non-complying Work, or is consistent in not supplying and/or furnishing labor, material, and equipment necessary to Work performance, then the Owner has the right to order the CMR to stop the Work until such time as the cause of the order has been corrected. Should the CMR default, fail to perform the Work, or improperly perform the Work, the Owner has the right, after three (3) days written notice, to correct the deficiencies. The CMR shall pay to the Owner the Owner’s cost of correcting the deficiencies, including any charges for special inspections or tests as well as charges by the Architect, plus a markup of ten percent (10%) to cover administrative costs. The Owner's exercise of the right to correct deficiencies shall in no way prejudice or limit any other remedy that the Owner may have.

**PART 5  CONSTRUCTION MANAGER AT RISK**

5.1.  **GENERAL REVIEW OF CONTRACT DOCUMENTS:**

A.  The CMR shall perform all Work and shall furnish, at its own cost and expense, all labor, materials, equipment, and other facilities, except as herein otherwise provided, as may be necessary and proper for performing and completing the Work. The CMR shall be responsible for the entire Work until Final Completion of all Work has been achieved.
B. Unless otherwise provided herein, the Work shall be performed in accordance with the best modern practice and with materials and workmanship of highest quality.

C. Supervisor and Construction Procedures: The CMR shall supervise and direct the Work and coordinate the Work with that of separate Contractors using CMR’s best skill and attention, with at least the use of an onsite full-time superintendent, onsite full-time project engineer and full-time project manager. Unless otherwise noted herein, the CMR shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract. Unless otherwise expressly provided, the means and methods of construction shall be such as the CMR may choose; provided, however, that the CMR shall employ adequate and safe procedures, methods, structures and equipment. Neither the Owner’s Representative's approval nor its failure to exercise its right of approval shall relieve the CMR of its obligation to accomplish the result intended by the Contract, nor shall the Owner’s Representative's approval or failure to approve create a cause of action for damages against the Owner’s Representative or the Owner, or provide a defense by the CMR in any cause of action by the Owner against the CMR.

D. The CMR shall study and review the Contract Documents and shall compare them with each other and with such information made available by the Owner. The CMR shall be responsible for advising the Owner’s Representative and the Owner of any errors, inconsistencies or omissions discovered or which in the exercise of due diligence as a reasonably competent contractor reasonably should have been discovered by it.

E. The CMR shall be responsible for all costs or delays resulting from the CMR’s or a Subcontractor’s failure to obtain and review Contract Documents provided by the Owner.

5.2. CHARACTER AND COMPETENCY:

A. The CMR and its Subcontractors represent a duly organized and licensed entity which employs qualified and experienced personnel who specialize in performing the type of construction services required hereunder. The CMR agrees that it and its Subcontractors shall provide a sufficient number of personnel who are suitably qualified and experienced and who are in all respects acceptable to the Owner to perform the Work in an efficient and timely manner. The CMR represents that it and its Subcontractors are capable in all respects (including the possession of sufficient financial resources to provide fully for the payment of employees) of performing the Work and agrees to provide construction services of high quality. The CMR agrees that it and its Subcontractors shall diligently and conscientiously devote their resources to the performance of the Work.

B. The Owner, upon written notice to the CMR, and in the Owner's sole discretion, shall have the right to direct the CMR and its Subcontractors to remove an employee permanently from the Project Site for any reason. Any individual who is removed from the Project Site pursuant to this Section may not return without specific permission of the Owner.

C. The CMR will ensure that no Work shall be performed in occupied areas during school hours unless express written approval has been granted by the Owner and proper safety precautions have been exercised to isolate the area of the Work.

D. Tobacco products, alcoholic beverages, illegal drugs, and weapons are prohibited on the Project Site and will constitute grounds for immediate removal of any employee of the CMR.
or of any Subcontractor from the Project Site. Sexual harassment, profanity, and inappropriate behavior are not permitted on the Project Site and will constitute grounds for immediate removal of any employee of the CMR or of any of its Subcontractors.

E. No Smoking Policy on Arlington Public Schools’ property: The CMR, all Subcontractors and all Sub-subcontractors, including their employees or agents, performing work on Arlington Public Schools' property shall abide by the no-smoking policies applicable to the property.

F. Drug-Free Workplace. For the purposes of this Contract drug-free workplace means a site for performance of Work done in connection with a specific contract awarded to a contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the Contract. During the performance of this Contract, the CMR agrees to:

1. Provide a drug-free workplace for the CMR’s employees;

2. Post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the CMR’s workplace and specifying the actions that will be taken against employees for violations of such prohibition;

3. State in all solicitations or advertisements for employees place by or on behalf of the CMR that the CMR maintains a drug-free workplace; and

4. Include the provisions of the foregoing clauses in every subcontract or purchase order of over $10,000, so that the provisions will be binding upon each Subcontractor.

G. CMR Certification Regarding Criminal Convictions

1. As a condition of awarding a contract for the provision of Work that require the CMR or his employees to have direct contact with students on school property during regular school hours or during school-sponsored activities, the Arlington School Board shall require the CMR to provide certification that all persons who will provide such services have not (i) been convicted of a felony or of any offense involving the sexual molestation or physical or sexual abuse or rape of a child; (ii), as more particularly set forth in Va. Code Ann. Section 18.2-370.4 no person shall perform any part of the Work on the property of an existing elementary or secondary school who has been convicted of rape, forcible sodomy or object sexual penetration, all of a child under 13, during the commission of abduction, in the course of entering a dwelling with intent to commit murder, rape, robbery, arson, larceny, assault and battery, or any felony, or of aggravated malicious wounding; and (iii) as more particularly set forth in Va. Code Ann. Section 18.2-370.5, no person shall perform any part of the Work on the property of an existing elementary or secondary school during school hours or during school-related or school sponsored activities who has been convicted of a sexually violent offense. The CMR certification covers its employees, its Subcontractors and the employees thereof.
2. The CMR certification shall also cover its employees, its Subcontractors and employees thereof, assigned to the Work after Contract award. The CMR, upon demand from APS, shall provide all information which allowed for the CMR’s certification.

3. The CMR shall submit to the Owner a completed CMR Certification Regarding Criminal Convictions on the form provided by the Owner (see RFP attachment).

5.3. **PERMITS, FEES AND NOTICES:**

A. The CMR shall comply with all local, state and federal laws, rules or ordinances applicable to this Contract and the Work to be performed hereunder. The CMR shall also obtain, at its expense, all permits, inspections, licenses, fees and other authorizations necessary for the prosecution of the Work, except that the Owner shall obtain, at its expense, the building permit or easement agreement necessary and indispensable to the completion of the Project.

B. The CMR shall be responsible for giving all notices and complying with all laws, ordinances, rules, regulations and directives of any public authority bearing on the performance of the Work. Should the CMR determine that the Contract Documents, or any of them, do not conform with such laws, ordinances, rules, regulations and directives in any respect, it shall promptly inform the Owner’s Representative of such fact in writing. Any required changes shall be made by suitable approved Modification. If the CMR performs any Work when it knew or in the exercise of reasonable care should have known it to be in conflict with such laws, ordinances, rules and regulations without notifications to the Owner’s Representative, the CMR shall accept all responsibility and bear all cost relating thereto.

C. The CMR shall comply with all conditions in the approved Use Permit for the Project and shall comply with all requirements for Permits and Occupancy. The CMR shall meet all the requirements of the Use Permit to achieve the Permits and various Certificates of Occupancy for the Project, Interim, Partial or Final. Should the CMR not meet the stipulated contractual dates for Permits, Inspections and Occupancy, the Owner may issue a deduct Change Order to cover any and all costs, overtime fees and other related costs to the delay in obtaining the required Permits, Inspections or Occupancy.

5.4. **RESPONSIBILITY TO COMPLY WITH OWNER’S SOFTWARE:** The CMR shall be responsible as a part of the Work to use such software or software products as may be designated by the Contract Documents or otherwise directed for use by the Owner in performing all obligations, and exercising all rights, under the Contract Documents. Should there be any changes in any such software requirements during the Contract Period such change shall not be the basis of any claim of any sort by CMR.

5.5. **RESPONSIBILITY FOR THOSE PERFORMING THE WORK:** The CMR shall be responsible and accountable to the Owner for the acts and omissions of the CMR’s employees in connection with the performance of the Work and for any Subcontractors or other persons performing any of the Work under a contract with the CMR or a contract with a Subcontractor. The CMR shall be responsible for maintaining the cleanliness on the Project Site at all times and shall exercise dust control when required.

5.6. **DRAWINGS AND SPECIFICATIONS AT THE SITE:** The CMR shall maintain one full size copy of all Drawings, Specifications, Addenda, approved Shop Drawings, Change Orders and other Modifications at the Project Site. The CMR will also retain all permits sets in good condition at the
Project Site. All of the documents are to be kept in good order and marked to record all changes made during construction. The documents shall be made available to the Owner and Owner’s Representative during performance of the Work. Upon completion of the Work, these As-Built drawings together with all changes and revisions made during construction shall be delivered to the Owner’s Representative, with one digital copy.

5.7. **SHOP DRAWINGS:**

A. The CMR shall prepare, review, approve and submit to the Owner’s Representative Shop Drawings and similar submittals required by the Contract Documents with promptness and in accordance with the Submittal Schedule so as to cause no delay in the Work or in the activities of the Owner or of separate Contractors. Submittals made by the CMR which are not required by the Contract Documents may be returned without action. Shop Drawing submittals are to be prepared and submitted as set forth in Submittals, Section 01 3300 of the Specifications to allow for review and approval by the Owner and not affect the procurement and installation of the submitted items. CMR shall not be entitled to any Modification of the Contract Sum or of the Contract Period for any consequence of failure of the CMR to comply strictly with any submittal requirement.

B. The CMR shall perform no portion of the Work requiring submittal and review of Shop Drawings or similar submittals until the respective submittal has been approved by the Owner’s Representative Such Work shall be performed in accordance with the approved submittals.

C. By approving and submitting Shop Drawings and similar submittals, the CMR represents that the CMR has determined and verified materials, field measurements and field construction criteria related thereto and has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

D. The CMR shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Owner’s Representative's approval of Shop Drawings or similar submittals unless the CMR has specifically informed the Owner’s Representative in writing of such deviation at the time of submittal and the Owner’s Representative has given written approval to the specific deviation. The CMR shall not be relieved of responsibility for errors or omissions in Shop Drawings or similar submittals by the Owner’s Representative's approval thereof.

E. The CMR shall direct specific attention, in writing or on resubmitted Shop Drawings or similar submittals, to revisions other than those requested by the Owner’s Representative on previous submittals.

F. Informational submittals upon which the Owner’s Representative is not required to take responsive action may be so identified in the Contract Documents.

G. Additional requirements are contained in Submittals, Section 01 3300 of the Specifications.

5.8. **INSPECTION OF WORK:** The CMR shall be responsible for inspection of portions of Work or Phases of Work already performed hereunder to determine that such portions are in proper condition to receive subsequent Work. In calling for inspections, the CMR certifies that the Work being called
for inspection meets the Contract and all code requirements for completeness and quality. Irrespective of any third party inspections, the CMR remains responsible for any after discovered defects in Work and is fully responsible for any delays and costs associated with such defective, insufficient or non-compliant Work.

5.9. TESTS AND INSPECTIONS: Unless otherwise provided in the Contract Documents, the CMR shall be responsible for scheduling, compliance and costs associated with all tests or inspections required by local authorities having jurisdiction over the Project. The CMR shall give the Owner and the Owner’s Representative 48 hour notice of the date and time of all required tests and inspections, including third party inspections under the purview of the Owner. CMR shall assist and coordinate with third party inspections as required. CMR shall notify the Owner and Owner’s representatives of the cancellation of any inspections either by the local authorities or third party inspections at least 24 hours prior to the scheduled inspection. The CMR shall be responsible for any associated added costs incurred due to cancellation of inspections, including but not limited to, any added cost required by local authorities or third party inspectors due to a failure of inspection from deficient work or re-work resulting in the need for additional inspections.

5.10. USE OF SITE:

A. The CMR shall confine the Work to areas of the Project Site permitted by the Contract Documents and shall comply with all applicable laws, ordinances, permits related to the Project Site.

B. The CMR shall establish and maintain security procedures controlling access to the Project Site. These procedures shall include the maintenance of a centrally located sign-in/sign-out log and the issuance of temporary security badges to short term visitors to the site. The Owner’s Representative (Project Manager) will provide project specific hardhat stickers to all CMR and Subcontractor employees assigned to work on the Project. Request for such stickers will not be valid unless accompanied with a completed "Construction Manager at Risk Certification Regarding Criminal Convictions" form.

C. CMR workers shall not be present in any building and/or property owned or controlled by Owner without an Owner employee present nor without a CMR issued APS hard hat sticker. In the event the CMR desires to perform Work on weekends, outside normal working hours or a Holiday in any building and/or property owned or controlled by Owner, CMR shall notify the Owner in writing at least two working days prior to the intended Work. Upon approval from the Owner, which Owner may in its sole discretion decline to grant, the Work can be scheduled and the Owner will provide an employee to deactivate the building security system and remain present while CMR workers are present. The cost for Owner employee support for overtime and weekend Work shall be paid by the CMR to the Owner at a rate of $40 per hour per person. The cost of custodial support for Sunday or holiday work shall be paid by the CMR to the Owner at a rate of $70 per hour per person. The Owner shall submit employee time sheets to the CMR for review and verification. The cost for the Owners Representatives and/or consultants for Weekend or Holiday work shall be paid by the CMR at a rate of $150 per hour.

D. The CMR shall maintain the building interior and exterior grounds of the Project Site in a clean and orderly state. The CMR shall conduct periodic cleaning of the building interior, grounds, parking lots, driveways and sidewalks to assure that construction debris and
unnecessary material and equipment do not accumulate. The CMR shall also conduct periodic landscape maintenance of vegetated areas of the site.

E. If in the Owner’s sole discretion, the Project Site requires cleaning, landscape maintenance, or excess material removal, in total or in part, the Owner shall request the CMR conduct the necessary cleaning and removal. Should the CMR fail to accomplish the requested cleaning within three (3) business days, the Owner reserves to right to use outside sources to conduct the cleaning or maintenance and to charge the CMR for all costs incurred by the use of the outside sources, plus a markup of ten percent (10%) to cover administrative costs.

F. The CMR shall be responsible for the protection and security of the Project Site and shall have in place procedures to maintain positive control over vehicular and pedestrian traffic entering the site and maintain a security perimeter around the construction site by employing the following measures:

1. Completely enclose the Project Site at the outer limits of the construction area with a chain link fence with a minimum of six feet height. The fence shall be firmly anchored in the ground or into concrete bases to prevent movement, lifting, or passage beneath the fence. The fence shall be continuous and securely fastened at seams to prevent gaps greater the 3 inches in width at any point.

2. The perimeter fence may be penetrated to provide vehicular and pedestrian access. These entrance penetrations must be capable of being closed and locked and shall be constructed of chain link to a minimum of height of six feet when closed.

5.11. INDEMNIFICATION: The CMR covenants to save, defend, hold harmless, and indemnify the Owner, Arlington School Board, and all of its elected and appointed officials, officers, employees, agents, departments, agencies, boards, and commissions from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorney's fees), charges, liability, or exposure, however caused, resulting from, arising out of, or in any way connected with the CMR's intentional, negligent, or grossly negligent acts or omissions in performance or nonperformance of its Work called for by the Contract Documents or otherwise occurring on the Project Site. This indemnification obligation shall survive the termination of this Contract.

5.12. CONFLICT OF INTEREST:

A. § 2.2-4367. Purpose - The provisions of this article supplement, but shall not supersede, other provisions of law including, but not limited to, the State and Local Government Conflict of Interests Act (§ 2.2-3100, et seq.), the Virginia Governmental Frauds Act (§ 18.2-498.1 et seq.), and Articles 2 (§ 18.2-438, et seq.), and 3 (§ 18.2-446, et seq.) of Chapter 10 of Title 18.2.

B. The provisions of this article shall apply notwithstanding the fact that the conduct described may not constitute a violation of the State and Local Government Conflict of Interests Act. (1982, c. 647, § 11-72; 1987, Sp. Sess., c. 1;2001, c. 844.)

5.13. EMPLOYMENT DISCRIMINATION BY CMR PROHIBITED: During the performance of this Contract the CMR agrees as follows:

A. The CMR will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by state
law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the CMR. The CMR agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

B. The CMR, in all solicitations or advertisements for employees placed by or on behalf of the CMR, will state that the CMR is an Equal Opportunity Employer.

C. Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

D. The CMR will include the provisions of the foregoing paragraphs A, B, and C in every subcontract or purchase order of over $10,000.00, so that the provisions will be binding upon each Subcontractor or vendor.

E. Arlington Public Schools does not discriminate against faith-based organizations.

5.14. **ASBESTOS ABATEMENT:** If the Work involves any aspect of asbestos abatement, the CMR, if not licensed as an asbestos abatement contractor in accordance with Va. Code Ann. §54.1-514, shall have all asbestos-related Work performed by Subcontractors who are duly licensed as asbestos contractors for the Work required.

5.15. **LEAD BASED PAINT ACTIVITIES:** If the Work involves lead based paint present on existing materials, components, or surfaces, the CMR shall comply with all applicable federal and Commonwealth statutes and regulations in dealing with lead based paint.

5.16. **LAND DISTURBING ACTIVITIES:** If the Work includes any land disturbing activities, the CMR shall have on-site an individual certified by the Virginia Department of Environmental Quality as a Responsible Land Disturber in accordance with Va. Code Ann. §10.1-563. The Responsible Land Disturber shall, on behalf of the CMR, be the person responsible for the installation, inspection and maintenance of erosion control and stormwater management measures and devices. It also shall be the responsibility of the CMR to prevent soil erosion from the Site, the runoff of silt, and the washing or blowing of debris from the Site.

PART 6   SUBCONTRACTORS

6.1. **ABSENCE OF CONTRACTUAL RELATIONSHIP:** Nothing contained in the Contract Documents shall operate to, or otherwise have the effect of, creating a contractual relationship between the Owner or the Owner’s Representative and any Subcontractor.

6.2. **AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK:**

A. The CMR may only self-perform 10% of the work, and, for the remaining 90% of the work, the CMR must procure it by publically advertised, competitive sealed bidding to the
maximum extent practicable. No award shall be made to a Subcontractor if that entity would be deemed not responsible in a solicitation by Owner or any other public body.

B. Upon request, the CMR promptly shall file with the Owner a copy of any one or more of its subcontracts. The CMR shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind Subcontractors to the CMR in accordance with the terms of these Contract Documents insofar as applicable to the Work of Subcontractors, and to give the CMR the same power to terminate any subcontract that the Owner may exercise to terminate the CMR under the provisions of these Contract Documents. The CMR shall bear all additional expenses due to its exercising of its rights under this paragraph.

C. The Owner's review or acceptance of Subcontractors as described herein shall not relieve the CMR of any of its responsibilities, duties and liabilities under the Contract Documents. The CMR shall be responsible to the Owner for the acts, defaults, or omissions of the CMR’s Subcontractors and of its Subcontractors' officers, authorized representatives and employees.

6.3. **SUBCONTRACTOR AND SUB-SUBCONTRACTOR AGREEMENTS:** Work performed by a Subcontractor or a Sub-subcontractor shall be defined by a signed agreement between a Subcontractor and the CMR, or between a Sub-subcontractor and a Subcontractor, as applicable. Each such agreement shall be submitted by the CMR to the Owner’s Representative within ten (10) days of the Subcontractor award and shall:

A. Not contain a provision which purports to negate, conflict with or otherwise compromise the requirements of the Contract Documents;

B. Not contain a provision which purports to adversely affect the rights of the Owner and the Owner’s Representative as such rights are defined in the Contract Documents;

C. Require timely processing of applications for payment and of claims for additional costs, damages, or time in order that the CMR may in turn promptly process such applications or claims in conformance with the Contract Documents;

D. Waive the rights of either party against the other in regard to claims for fire or other peril covered by the property insurance described in General Condition 13. Such waiver shall not exclude either party from rightful access to the proceeds of such insurance;

E. Make specific reference to the conditions of this General Conditions Paragraph 6.3 as a mutually binding provision; and

F. Contain evidence indicating the Subcontractor’s acceptance of the time allotted to perform its portion of the Work.

6.4. **PAYMENTS OF SUBCONTRACTORS:**

A. Within seven (7) days after receipt of payment from the Owner, the CMR shall:

1. Pay each Subcontractor an amount equal to the percentage of the work attributable to such Subcontractor, less an amount equal to the percentage of payments to be retained by the Owner from the CMR as retainage; or
2. Notify the Owner and the Subcontractor in writing of the intention to withhold all or part of the amount due a Subcontractor and state the reason for such withholding.

B. In the event the CMR fails to submit a timely Application for Payment, and that failure is due exclusively to the actions of the CMR, the Subcontractor shall have the right to be paid by the CMR upon demand of the amounts due.

C. The CMR shall pay interest on amounts owed to the Subcontractor which remain unpaid seven (7) days after the CMR’s receipt of payment from the Owner. Interest on such amounts shall accrue at the rate of one percent (1.0%) per month. Amounts owed the Subcontractor which have been withheld pursuant to Paragraph 6.4.A.2 shall not accrue interest.

D. Insurance proceeds received by the CMR under the insurance policies described in Paragraph 13.1 shall be equitably distributed to the Subcontractors affected by the insured loss.

E. Information concerning percentages of completion of work performed by a Subcontractor as shown in Application for Payment may be made available to that Subcontractor upon determination of the Owner.

F. The CMR shall include in each subcontract a requirement that each Subcontractor shall be bound by and subject to the provisions of this Paragraph 6.4 in regard to payments made to its Sub-Subcontractors.

G. The CMR’s obligations with respect to payments to its Subcontractors as outlined in this Paragraph 6.4 above shall not operate to create any obligation or contractual relationship between the Owner or the Owner’s Representative and any Subcontractor or Sub-subcontractor.

H. The CMR’s obligation to pay an interest charge to a Subcontractor is not an obligation of the Owner. A Contract Modification shall not be made for the purpose of providing reimbursement for the interest charge. A cost reimbursement claim shall not include any amount for reimbursement for the interest charge.

I. The CMR shall include in each subcontract the same requirements as appear in this General Conditions Paragraph 6.4 and shall require the completion of the Construction Manager at Risk Certification Regarding Criminal Convictions set forth in General Conditions Paragraph 5.2.

PART 7 SEPARATE CONTRACTS

7.1 OWNER’S RIGHT TO AWARD SEPARATE CONTRACTS:

A. The Owner reserves the right to award separate contracts in connection with other portions of the Project or other construction or operations on the Project Site.

B. When separate contracts are awarded for different portions of the Project or other construction or operations on the Project Site, the term "Contractor" in the Contract
Documents in each case shall mean the Contractor who executes each separate contract for construction.

C. At no additional cost to the Owner, the CMR shall coordinate the Work with the activities of each separate Contractor. When directed to do so by the Owner, the CMR shall participate with separate Contractors and the Owner in reviewing their separate construction schedules and shall make any revisions to incorporate that activity into the Critical Path Method (CPM) Construction Schedule necessitated thereby.

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

E. If part of the CMR’s Work depends for proper execution or results upon construction or operations by a separate Contractor, the CMR shall, prior to proceeding with that portion of the Work, promptly report to the Owner in writing any apparent discrepancies or defects in such construction or operations performed by a separate Contractor that would render it unsuitable for such proper execution and results. Failure of the CMR to report such apparent discrepancies and/or defects shall constitute an acknowledgment that the separate Contractors’ completed or partially completed construction is fit and proper to receive the CMR's Work, except as to defects not then reasonably discoverable.

PART 8 MISCELLANEOUS PROVISIONS

8.1. GOVERNING LAW: The Contract Documents shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without reference to conflict of laws principles. This Contract and the Work performed hereunder shall be governed in all respects by the laws of the Commonwealth of Virginia and the jurisdiction, forum, and venue for any litigation with respect thereto shall be in the Circuit Court for Arlington County, Virginia, and in no other court. In performing the Work under this Contract, the CMR shall comply with applicable federal, state, and local laws, ordinances and regulations.

8.2. SUCCESSORS, ASSIGNS AND LEGAL REPRESENTATIVES: This Agreement shall not be assigned, sublet or transferred, in whole or in part, by operation of law or otherwise, by either of the parties hereto except with the prior written consent of the other. Owner shall be under no obligation to agree to any requested assignment, sublet or transfer. Owner will not consent to any requested assignment, sublet or transfer to any entity who was an unsuccessful Offeror, who was deemed not to be qualified, or who was or is deemed not to be responsible. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall operate to release or discharge the assignor from any duty or responsibility under this Agreement.

8.3. ENTIRE AGREEMENT: The Contract Documents constitute the entire agreement among the parties pertaining to the Work and supersed all prior and contemporaneous agreements, statements and understandings of the parties in connection therewith.

8.4. ROYALTIES AND PATENTS: The Contract Sum includes all royalties and costs arising from patents, trademarks, and copyrights in any way involved in the Work. Whenever the CMR is required or desires to use any design, device, material or process covered by letters of patent or copyright, the CMR shall indemnify and save harmless the Owner and Owner’s Representative, their officers,
agents and employees from any and all claims for infringement by reason of the use of any such patented design, device, tool, material, equipment, or process to be performed under the Contract, and shall indemnify the Owner and the Owner’s Representative, their officers, agents, authorized representatives, and employees for any costs, expenses and damages which may be incurred by reason of any such infringement at any time during the prosecution and after the completion of the Work.

8.5. **CLAIMS FOR DAMAGES:** If the CMR wishes to make a claim, whether for extra compensation, damages or other relief, by reason of any act or omission of the Owner or its agents or representative or other causes beyond the reasonable control of the CMR, the CMR shall comply with the requirements set forth below. Strict compliance with all claims submission requirements set forth below or in any other provision of the Contract Documents shall be a condition precedent to the CMR’s right to pursue any claim or to recover or prevail thereon. All time requirements set forth as claims submission requirements shall be deemed to be of the essence. Compliance with all claims submission requirements shall not, however, create any presumption of validity of any claim.

A. The CMR must at the time of the discovery of the occurrence of the event giving rise to the claim and before beginning any work on which the claim is based deliver to the Owner’s Representative, to the Purchasing Agent, and to the Owner’s Project Manager a written statement identifying itself as a Notice of claim, stating the circumstances of the occurrence, specifying the additional work contemplated as being required, state why such work is not already included within the scope of the Contract Documents, and to the extent reasonably foreseeable estimate the anticipated amount of the claim.

B. If the Owner within five (5) business days following receipt of such Notice of claim does not direct the CMR otherwise, the CMR shall proceed with the work which is the subject of the claim and within ten (10) calendar days after completion of the work for which additional compensation is claimed shall submit in writing to the Owner’s Representative, to the Owner’s Project Manager, and to the Purchasing Agent a written itemization of the actual additional compensation claimed, with all supporting documentation.

C. The Purchasing Agent or his designee shall make a determination within ninety (90) days after receipt of the submission described in Subparagraph B above, which decision shall be the final determination of the Owner. Failure by the Purchasing Agent to issue a final decision shall be deemed a final decision to deny the claim as of the ninetieth (90th) day. A final decision by the Owner shall be a condition precedent to institution by the CMR of any judicial claim for relief on the claim. The CMR’s right to seek judicial appeal of denial of a claim is barred if no suit is filed within six (6) months following the Owner’s final decision. No consideration by the Owner of any additional submissions by the CMR in support of any claim shall extend this six month limitation.

D. The CMR shall comply with all directions and decisions of the Owner’s Representative, the Owner’s Project Manager, or the Purchasing Agent and shall proceed diligently with the performance of the Contract and with any disputed work pending final resolution of any claim or dispute. “Final resolution” shall include the exhaustion of all judicial proceedings.

E. No claim whatsoever shall be made by the CMR against any officer, authorized representative or employee of the Owner or Owner’s Representative for, or on account of, anything done or omitted to be done in connection with this Contract.
F. Failure of the Owner at any time to require compliance with any term or condition of the Contract Documents or of any claims submissions requirements shall not be deemed a waiver of such term, condition, or requirement, or a waiver of the subsequent enforcement thereof.

G. In the event the CMR makes a claim for additional compensation other than for damages related to delay which results in litigation, if the Owner substantially prevails in such litigation the CMR shall indemnify and hold the Owner harmless from any and all reasonable attorneys’ fees, litigation costs of all types, and expert witness fees and costs, arising from or related to such claim and litigation. Any claim for delay damages shall be subject to the provisions of Va. Code. Ann. § 2.2-4335.

H. If additional compensation is granted as to any claim, either by consent of the Owner or by judicial decision, the CMR shall not be entitled to recover any interest on any amounts claimed to be due from the Owner which are the subject of a good faith dispute by the Owner which are paid within thirty (30) days following final resolution of such dispute. Interest shall accrue on any claim not paid within such thirty (30) days at the legal rate of six percent (6%) per annum simple interest commencing on the date of such final resolution.

I. No claims provision in this Agreement waives the Owner’s sovereign immunity or waives the ability of the Owner to invoke sovereign immunity where sovereign immunity may be applicable.


8.7. ASSURANCES OF COMPLIANCE: The CMR shall comply with Section 504 of the Rehabilitation Act of 1973, as amended and Title VI of the Civil Rights Act.

8.8. CONFLICT WITH PROVISIONS OF THE CODE OF VIRGINIA: In the event that there is a conflict between the language of this Agreement and any mandatory provisions or requirements of the Code of Virginia, and specifically Chapter 43, Title 2.2, ("Virginia Public Procurement Act"), the Code of Virginia shall control.

8.9. VIRGINIA FAIR EMPLOYMENT CONTRACTING ACT:

A. During the performance of this Contract the CMR agrees as follows:

1. The CMR will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, any disability or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the CMR. The CMR agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

2. The CMR, in all solicitations or advertisements for employees placed by or on behalf of the CMR, will state that such CMR is an equal opportunity employer.
3. Notices, advertisements, and solicitations placed in accordance with federal laws, rules, or regulations shall be deemed sufficient for the purpose of meeting the requirements of this action.

4. The CMR will include the provisions of the foregoing paragraphs 1, 2 and 3 in every subcontract or purchase order over $10,000.00, in order that the provisions above will be binding upon each Subcontractor.

B. Nothing contained in this provision shall be deemed to require CMR to grant preferential treatment to, or discriminate against, any individual or any group because of race, color, religion, sex or national origin on account of an imbalance which may exist with respect to the total number or percentage of persons of any race, color, religion, sex or national origin employed by CMR in comparison with the total number or percentage of persons of such race, color, religion, sex or national origin in any community or in the state.

C. Arlington Public Schools does not discriminate against faith-based organizations.

8.10. SMALL, MINORITY, WOMEN OWNED AND SERVICE DISABLED VETERANS BUSINESS ENTERPRISES:

The Arlington County Human Rights Ordinance, the Virginia Public Procurement Act, and relevant Federal and State Laws, orders and regulations, require Arlington Public Schools to ensure that its procurement practices are non-discriminatory and promote equality of opportunity for Small and Minority Business Enterprises.

A. In seeking subcontractors, suppliers and vendors necessary to perform the Work, the CMR shall encourage the participation of small businesses, women-owned businesses, minority-owned businesses and service disabled veteran-owned businesses. At a minimum, for any portion of the Work the CMR is not going to perform with its own forces, the CMR shall contact the Commonwealth of Virginia Department of Minority Business Enterprise to obtain a list of certified businesses in these categories available to perform such work or provide such materials or equipment. The CMR shall directly solicit bids from at least one certified business in each category to perform such work or provide such materials or equipment, but shall not be obligated to give any preference to any such business in the award of subcontracts or materials/equipment supply subcontracts. Identification and direct solicitation of other such businesses by other means is strongly encouraged.

B. As used in this section:

1. “Minority individual” means an individual who is a citizen of the United States or a legal resident alien and who satisfies one or more of the following definitions:
   a. “African American” means a person having origins in any of the original peoples of Africa and who is regarded as such by the community of which this person claims to be a part.
   b. “Asian American” means a person having origins in any of the original peoples of the far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands, including but not limited to Japan, China, Vietnam, Samoa, Laos, Cambodia, Taiwan, Northern Mariana Islands, the Philippines, a U.S.
territory of the Pacific, India, Pakistan, Bangladesh or Sri Lanka and who is regarded as such by the community of which this person claims to be a part.

c. “Hispanic American” means a person having origins in any of the Spanish-speaking peoples of Mexico, South or Central America, or the Caribbean Islands or other Spanish or Portuguese cultures and who is regarded as such by the community of which this person claims to be a part.

d. “Native American” means a person having origins in any of the original peoples of North America and who is regarded as such by the community of which this person claims to be a part or who is recognized by a tribal organization.

2. “Minority-owned business” means a business that is at least 51 percent owned by one or more minority individuals who are United States citizens or legal resident aliens, or in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more minority individuals who are United States citizens or legal resident aliens, and both the management and daily business operations are controlled by one or more minority individuals.

3. “Service disabled veteran” means a veteran who (i) served on active duty in the United States military ground, naval or air service, (ii) was discharged or released under conditions other than dishonorable, and (iii) has a service-connected disability rating fixed by the United States Department of Veterans Affairs.

4. “Service disabled veteran-owned business” means a business that is at least 51 percent owned by one or more service disabled veterans or, in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more individuals who are service disabled veterans and both the management and daily business operations are controlled by one or more individuals who are service disabled veterans.

5. “Small business” means a business, independently owned and controlled by one or more individuals who are United States citizens or legal resident aliens, and together with affiliates has 250 or fewer employees, or annual gross receipts of $10,000,000 or less averaged over the previous three years. One or more of the individual owners shall control both the management and daily business operations of the small business.

6. “Women-owned business” means a business that is at least 51 percent owned by one or more women who are United States citizens or legal resident aliens, or in the case of a corporation, partnership, or limited liability company or other entity, at least 51 percent of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more women who are United States citizens or legal resident aliens, and both the management and daily business operations are controlled by one or more women.
8.11. LABOR UNIONS AND RIGHT TO WORK:

A. The CMR is neither required nor prohibited from entering into or adhering to agreements with one or more labor organizations, or otherwise discriminating against Subcontractors for becoming or refusing to become, or remaining signatories to or otherwise adhering to, agreements with one or more labor organizations.

B. Notwithstanding the foregoing, this Contract and all other contracts and Subcontracts are subject to the provisions of Articles 1, 3 and 5, Chapter 4, Title 40.1, Code of Virginia, relating to labor unions and the right to work. The CMR and its Subcontractors, whether residents or nonresidents of the Commonwealth, who perform any Work related to the Project shall comply with all of the said provisions.

PART 9 CHANGES IN THE WORK

9.1. MINOR CHANGES:

A. The Owner reserves the right to make such additions, deletions, or changes to the Work as may be necessary in its sole and absolute discretion to complete the Work; provided, however, that no such additions, deletions or changes shall substantially affect the substance of the Work or the cost or time for performance thereof. This Contract shall in no way be invalidated by any such additions, deletions or changes. If the CMR deems any such change to entitle it to additional compensation or any extension to the Contract Period, such claim shall be subject to the claims submittal procedures set forth in the Contract Documents and the Owner’s written direction for such addition, deletion or change shall be deemed to be the occurrence.

B. Construction conditions may require minor changes in the location and installation of the Work and equipment to be furnished and other Work to be performed hereunder. The CMR, when ordered by the Owner’s Representative, shall make such adjustments and changes in the locations and Work as may be necessary without additional cost to the Owner, provided such adjustments and changes do not substantially alter the character and quantity of the Work as a whole, and provided further that Drawings and Specifications showing such adjustments and changes are given to the CMR by the Owner within fourteen (14) days. The Owner’s Representative shall act as an advisor to the Owner in what constitutes a minor change for which no additional compensation shall be allowed. If the CMR deems any such change to entitle it to additional compensation or any extension to the Contract Period, such claim shall be subject to the claims submittal procedures set forth in the Contract Documents and the Owner’s Representative’s written direction for such minor change shall be deemed to be the occurrence.

C. The CMR may be entitled to an extension of time for such minor changes only for the number of days which the Owner’s Representative may determine to be necessary to complete such changes and only to the extent that such changes actually affect the critical path and delay the completion of the Project, and then only if the CMR shall have strictly complied with all the claims submittal requirements of the Contract Documents.
9.2. **EXTRA WORK:**

A. The Owner may, in its sole and absolute discretion, at any time by a Work Order or Change Order, and without notice to the Sureties, require the performance of such Extra work as it deems necessary or desirable. Procedures and authorization for extra work shall be subject to the provisions set forth in Section 01 2600 of the Specifications.

B. The CMR shall not be entitled to any additional compensation or to any increase in the Contract Period, as defined in General Conditions 10.3, for any extra work performed by the CMR without a valid Work Order or Change Order, and the Owner may order the removal or alteration at the CMR's expense of any extra work performed without a validly issued Work Order or Change Order.

C. A Change Order covering extra work shall be valid only if issued by Notice by the Owner and/or the Owner's Representative prior to initiation of such work. When signed by the CMR, CMR acknowledges and accepts the terms and conditions of the Change Order as full and final agreement as to all claims for compensation or time for the Work described therein.

D. A Work Order shall be valid only if issued by Notice by the Owner and/or the Owner’s Representative prior to the initiation of the work described therein. A Work Order directs changes in the Work and will state the basis for adjustment, if any, in the Contract Sum, or Contract Time, or both. A Work Order shall be used in the absence of total agreement on the terms of a Change Order or when, in the Opinion of the Owner, the time needed to process a Change Order would adversely affect progress on the job. Upon receipt of a Work Order the CMR shall promptly proceed with the change in the Work involved and advise the Owner’s Representative of the CMR’s agreement or disagreement with the method, if any, provided in the Work Order for determining the proposed adjustment in the Contract Sum or Contract Time. Even if the CMR disagrees with the terms of the Work Order, the CMR must proceed with the changes as directed.

E. The amount of compensation to be paid to the CMR for any extra work so ordered shall be determined in accordance with Section 01 2600 of the Specifications.

F. Regardless of the manner in which the adjustment to the Contract Sum on account of extra work is determined, such adjustment shall be deemed to include all known amounts, as outlined in Section 01 2600 of the Specifications. The adjustment in the Contract Sum, if any, shall constitute full and mutual accord and satisfaction for all costs related to such change.

G. Records of extra work performed hereunder, if any, shall be submitted to the Owner’s Representative, within 24 hours of the work being complete. Advanced notification must be provided to the Owner and/or Owner’s Representative prior to the initiation of the work described therein. Strict compliance with these requirements shall be a condition precedent to compensation for such work but compliance of itself shall not establish entitlement. Duplicate copies of accepted records shall be made and signed by both CMR or its representative and the Owner’s Representative, and one copy retained by each.

H. Any right of the CMR to an extension of time for extra work duly authorized by the Owner or Owner’s Representative shall be determined under the provisions of General Conditions Part 10.3 below and Specifications Section 01 2600.
9.3. **OMITTED OR DELETED WORK:**

A. The Owner may at any time by a written order and without notice to any Surety require the omission or deletion of such Work as the Owner may find necessary or desirable in its sole and absolute discretion.

B. An order for omission or deletion of Work shall be valid only if issued by Notice by the Owner and/or the Owner’s Representative, upon the issuance of which the Work so ordered must be omitted by the CMR. The amount by which the Contract Sum shall be reduced shall be determined in accordance with Section 01 2600 of the Specifications.

C. CMR shall not be entitled to any extension of the Contract Period as a direct or indirect result of any omission or deletion of Work by Owner.

9.4. **AUDIT:**

A. The Owner and its authorized representatives shall have access to all records necessary to perform a complete audit of the CMR for the purposes of verifying that the certified cost or pricing data submitted were accurate, complete and current. The Owner shall, until the expiration of three years from the date of final payment under this Contract, have the right to examine and copy those books, records, documents, papers and other supporting data which involve transactions related to this Contract or which permit adequate evaluation of the cost or pricing data submitted, along with the computations and projections used therein (the "Records"), and the CMR hereby covenants to maintain the Records in good order for such time and to deliver promptly the Records to the Owner upon request.

B. The CMR agrees to include in all subcontracts under this Contract a provision to the effect that the Owner and its authorized representatives will, until three years from the date of final payment under the subcontract, have access to and the right to examine and copy those books, records, documents, papers and other supporting data which involve transactions related to the subcontract.

9.5. **DISPUTED WORK:**

A. If the CMR is of the opinion that any work required, necessitated, or ordered by the Owner’s Representative or the Owner, or any action required or ordered by the Owner’s Representative or the Owner to be taken or not taken is not Work included within the Contract Sum, any claim for additional compensation or an extension of the Contract Period arising therefrom shall be subject to the claims procedures and submission requirements set forth in the Contract Documents.

B. No payment shall be made to CMR for any disputed work for which Owner’s final determination is that CMR is not entitled to receive any increase in the Contract Sum for such Work. Payment for Work not in dispute shall continue to be made to the CMR in accordance with the Contract Documents.
PART 10  TIME

10.1.  TIME OF START AND COMPLETION:

A.  The CMR shall commence Work within ten (10) days after receipt of the Notice to Proceed. Time being of the essence with respect to this Contract, the CMR shall prosecute the Work diligently, using such means and methods of construction as will secure its full completion in accordance with the requirements of the Contract Documents, and will complete the work within the Contract Period. The CMR shall provide a Critical Path Method (CPM) Construction Schedule as prescribed in Section 01 3200 of the Specifications. By submitting a Proposal, the CMR confirms that the Contract Period is a reasonable period for performing the Work. The CMR shall proceed expeditiously with adequate forces, scheduling and resources to complete the Work within the Contract Period.

B.  The Owner and the CMR hereby acknowledge and agree that time is of the essence with respect to this Contract and that in the event the CMR fails to complete the Work within the Contract Period, the Owner and the CMR agree to liquidated damages for late completion as set forth in the Contract. The CMR and its Surety hereby agree that the stated sum per day for each such day of delay shall be deducted and retained out of the moneys which may become due hereunder and if not so deductible, the CMR and its Surety shall promptly make payment to Owner of the amount due upon receipt of demand therefore.

10.2.  CONSTRUCTION MOBILIZATION:  The CMR’s mobilization to perform the Contract Work shall commence at the issuance of a written Notice to Proceed and shall be completed within thirty (30) days of the date of the Notice to Proceed. At a minimum, the construction mobilization phase shall include the following:

A.  Submission of an acceptable detailed Schedule of Values immediately after Notice to Proceed and prior to the submission of the first request for payment, as required by Part 11.2 of these General Conditions;

B.  Submission of an acceptable Startup Construction Schedule within seven (7) days of Notice to Proceed as required by Section 01 3200 of the Specifications.

C.  Submission of a proposed List of Sub-contractors within ten (10) days of Notice to Proceed as required by Part 6 of these General Conditions;

D.  Submission of an acceptable CMR Quality Control Plan within ten (10) days of Notice to Proceed as required by Section 01 4000 of the Specifications;

E.  Submission of an acceptable Critical Path Method schedule as required by Section 01 3200 of the Specifications;

F.  Submission of an acceptable Submittal Schedule as required by Submittals, Section 01 3300 of the Specifications;

G.  Submission of an acceptable Erosion and Sedimentation Control Plan as required by Section 01 5000 of the Specifications;
H. Completed installation of required Phase 1 Erosion & Sediment Controls, perimeter construction fence and CMR and Owner’s Representative’s onsite construction trailers, as required by the Contract Documents;

I. Submission of an acceptable Waste Management Plan as required by Section 01 7419 of the Specifications.

10.3. EXTENSION OF TIME:

A. The parties agree that no extension beyond any required date of completion, whether Substantial Completion or Final Completion, fixed by the terms of the Contract shall be effective unless granted in writing, and signed by the Owner’s Purchasing Agent or his designee. All time requirements set forth herein shall be of the essence. It shall be a condition precedent to any claim for extension of time that the CMR comply strictly with the following requirements:

1. Give notice of delay in writing to the Owner’s Representative, to the Owner’s Project Manager, and to the Purchasing Agent within two (2) days of the occurrence which gives rise to the alleged delay, or within seven (7) days of the beginning of the delay if the resulting delay was not reasonably foreseeable at its commencement. Delays based on weather occurrences shall be submitted in accordance with the requirements of the Contract Documents. The notice of claim for delay shall identify itself as a notice of claim, shall state the circumstances of the occurrence, shall state the justification for the delay and for the extension of time, and shall state the estimated duration of the delay and of the extension requested. In case of a continuing cause of delay, only one notice shall be required so long as the delay asserted is continuous, but an additional notice shall be given at least every fourteen (14) days providing a statement of what the CMR has done to mitigate or overcome the cause of the delay, how long the delay is anticipated to continue, and the justification for such projection.

2. The CMR shall submit to the Owner’s Representative, to the Project Manager, and to the Purchasing Agent a statement of the actual time extension requested as a result of the claimed delay, which shall include all documentation and supporting information for such claimed delay required by this article and by any applicable Contract Specifications, within twenty-one (21) days after the delay has ceased.

3. The CMR shall comply with all directions and decisions of the Owner’s Representative, the Owner’s Project Manager, or the Purchasing Agent and shall proceed diligently with the performance of the Contract and with any disputed work pending final resolution of any claim or dispute. “Final resolution” shall include the exhaustion of all judicial proceedings.

4. The CMR shall make no claim against any officer, agent or employee of Arlington Public Schools for, or on account of, any act or omission to act in connection with the Contract, and to the extent permitted by applicable law acknowledges and agrees that any and all rights to make any such claim are waived without condition or limitation.

5. Strict compliance with all applicable submittal requirements shall be a condition precedent to entitlement to any extension of time, but such compliance shall not of
itself establish entitlement. Failure to comply with the foregoing submittal requirements shall be deemed a conclusive waiver, without limitation, of any claim for extension of time arising from or related to the alleged occurrence.

B. The CMR shall not be entitled to any extension of time for delay in completion of the Work unless such delay is caused solely by any act or delay caused by the Owner, or by riot, insurrection, war, pestilence, acts of public authorities, fire, earthquakes, or by strikes, or other causes, which in the opinion of the Owner, are entirely beyond the expectation and control of the CMR. The CMR shall be entitled to an extension of time for such causes only for the number of days of delay which the Owner’s Representative may determine to be due solely to such causes and only to the extent that such occurrences actually delay achieving the applicable completion date, and then only if the CMR shall have strictly complied with all applicable claims submission requirements of this Contract, including, without limitation, Paragraph 10.1. To the extent any delay for which the CMR seeks an extension of time is due concurrently to causes for which CMR may be entitled to a delay and to causes within the reasonable control or foreseeability of the CMR, the CMR shall not be entitled to any extension of time.

C. The CMR is to assume a maximum of twenty (20) Days delay from the date of Notice to Proceed to the date of Project Substantial Completion. These twenty (20) Days shall include a combined total of allowed Owner delays and inclement weather delays allowed as defined in paragraph 10.7 below. These twenty (20) delay Days are the responsibility of the CMR and shall be included in the Contract Period, the Contract Sum, and incorporated in the CPM construction schedule. The CMR will not be compensated, neither monetarily nor have any right to a time extension, for a cumulative delay of twenty (20) or less Days.

D. The Owner’s Purchasing Agent or his designee shall issue the Owner’s final decision on any claim for delay within ninety (90) Days following receipt of the CMR’s final submission in support of the claim, if submitted timely. Failure of the Purchasing Agent to issue a written decision shall be deemed a final decision to deny the claim as of the ninetieth (90) Day. A final decision by the Owner shall be a condition precedent to institution by the CMR of any judicial proceeding for relief on the claim. The CMR’s right to seek a judicial appeal of denial of a claim for extension of time is barred if no suit is filed within six (6) months following the Owner’s final decision on the claim. No consideration by the Owner of any additional submissions by the CMR in support of any claim shall extend this six month period.

E. Delays caused by the failure of the CMR's Subcontractors, suppliers and dealers to furnish approved working drawings, shop drawings, submittals, materials, fixtures, equipment, appliances, or other fittings on time or the failure of Subcontractors or Sub-Subcontractors to perform their work in conformity with the Construction Schedule or other requirements of the Contract Documents shall not constitute a basis for extension of time.

F. If the CMR makes a claim against the Owner for costs or damages due to unreasonable delays caused by the Owner, and its agents or employees, it shall be liable to the Owner for a percentage of all the costs the Owner incurs in investigating, analyzing, negotiating, and litigating the claim, which percentage shall be equal to the percentage of the CMR's total delay claim which is determined through litigation to be incorrect or to have no basis in law.

G. No claims provision in this Agreement waives the Owner’s sovereign immunity or waives the ability of the Owner to invoke sovereign immunity where sovereign immunity may be applicable.
10.4. **RECOVERY SCHEDULE:**

A. Should the approved Construction Schedule show at any time during CMR's performance, in the sole opinion of the Owner, that the CMR is 14 days or more behind schedule for any specific critical path milestone date, or should the CMR be required to undertake actions under Paragraph 10.7 of this section, the CMR shall submit a Recovery Schedule to the Owner within five (5) days after receiving a written request from the Owner to do so. The Recovery Schedule shall explain and display how the CMR intends to reschedule its Work at no additional cost to the Owner, in order to regain compliance with the Construction Schedule during the immediate subsequent pay period.

B. If the CMR believes that all of the time can be recovered during the subsequent pay period, the CMR will be permitted to prepare a Recovery Schedule as set forth below. However, if the CMR believes it will take more than thirty (30) days to recover all of the lost time, it shall prepare and submit a request for revision of the Construction Schedule and comply with all of the requirements for a Schedule Revision.

1. The CMR shall prepare and submit to the Owner a one-month maximum duration Recovery Schedule, incorporating best available information from Subcontractors and others which will permit return to the approved Construction Schedule at the earliest possible time. The CMR shall prepare a Recovery Schedule to the same level of detail as the Construction Schedule for a maximum duration of one month. This Recovery Schedule shall be prepared in coordination with other separate Contractors on the Project.

2. Within two (2) days after submission of Recovery Schedule to the Owner, the CMR shall participate in a conference with the Owner to review and evaluate the Recovery Schedule. Within two (2) days of the conference, the CMR shall submit the revisions necessitated by the review for the Owner’s review and approval. The CMR shall use the approved Recovery Schedule as its plan for returning to the Construction Schedule.

3. CMR shall confer continuously with the Owner to assess the effectiveness of the Recovery Schedule. As a result of these conferences, the Owner will direct the CMR as follows: (i) If the Owner determines the CMR is still behind schedule, the Owner will direct the CMR to prepare a revised Recovery Schedule and comply with all of the requirements of a Schedule Revision as stated herein and the other requirements of the Contract Documents; provided, however, that nothing herein shall limit in any way the rights and remedies of the Owner as provided elsewhere in the Contract Documents. (ii) If the Owner determines the CMR has successfully complied with provisions of the Recovery Schedule, the Owner will direct the CMR to return to the use of the approved Construction Schedule.

10.5. **PHASING MILESTONES:** Substantial Completion and Final Completion Dates for each Phase must be accomplished in an orderly and timely manner in order to complete the Project on schedule and not delay or hinder the Owner's occupancy of the completed Project. The Substantial Completion and Final Completion Dates are set forth in the Contract. These dates shall be binding upon the CMR, subject to the provision of the Contract Documents allowing for agreed upon extensions of the Contract Period. The CMR shall include each of these dates on its CPM schedule in accordance with scheduling standards set forth in Specification Section 01 3200.
10.6. **CMR DELAYS:** The CMR agrees that wherever it becomes apparent from review of the current monthly CPM schedule update that delays to the critical path have resulted and, hence, that any Substantial Completion Date or Final Completion Date established by the Contract will not be met, or when so directed by the Owner, the CMR shall take some or all of the following actions at no additional cost to the Owner:

A. Increase construction manpower in such quantities and crafts as will substantially eliminate the backlog of Work;

B. Increase the number of working hours per shift; shifts per working day, or days per week; the amount of construction equipment; the forms for concrete work or other trade specific materials or equipment; or any combination of the foregoing to substantially eliminate the backlog of Work;

C. Reschedule activities to achieve maximum practical concurrency of accomplishment of activities, and comply with those revisions;

D. The CMR shall submit to the Owner’s Representative for review, a written statement of the steps the CMR intends to take to remove or arrest the delay to the schedule. If the CMR shall fail to submit a written statement of the steps it intends to take or should fail to take such steps as required by the Contract, the Owner or the Owner’s Representative may direct the level-of-effort in manpower (trades), equipment, and work schedule (overtime, weekend and Holiday work, etc.) to be employed by the CMR in order to remove or arrest the delay to the critical path in the accepted schedule, and the CMR shall promptly provide such level-of-effort at no additional cost to the Owner. In addition, should schedule delays persist, the CMR’s Surety will be asked to attend meetings to update the schedule.

E. Should it be deemed necessary, in the Owner’s sole discretion, that delays or incomplete work have warranted the use of outside sources to arrest a delay or to complete incomplete work, the Owner reserves the right to back-charge the CMR for all costs incurred by the Owner in the use of outside sources.

10.7. **WEATHER DELAYS:** The Contract Period shall be adjusted to account for unusually severe weather conditions which prevent or inhibit the CMR's performance of the Work and lengthen the critical path indicated on the Schedule. Such unusually severe weather conditions are referred to herein as “Inclement Weather”. The CMR shall notify the Owner’s Representative in writing of the occurrence of Inclement Weather within forty-eight hours after the onset of such Inclement Weather and shall describe in reasonable detail the type of Inclement Weather encountered by the CMR and the work thereby interfered with or interrupted, in accordance with the provisions of Paragraph 10.3 above. The Owner’s Representative shall determine the CMR's entitlement to an extension of the Contract Period for inclement weather by comparing weather conditions during the period beginning on a date 15 days prior to the onset of the Inclement Weather and ending on a date 15 days after the conclusion of the Inclement Weather (the "Comparison Period"). This comparison during the Comparison Period shall be based upon the accumulated record monthly or daily mean values (the choice of monthly or daily values being made by the Owner’s Representative in his sole and absolute discretion) from climatological data compiled by the U.S. Department of Commerce National Oceanic and Atmospheric Administration using the Reagan National Airport reporting data. The Comparison Period shall not include days outside the Contract Period. The CMR shall be entitled to an extension of the Contract Period only to the extent that the total number of days of Inclement Weather claimed during an inclement period exceeds the total number of days of Inclement Weather.
conditions during the Comparison Period. Throughout a construction Phase as defined in the Contract, the CMR shall be entitled to an extension of the Contract Period only to the extent that the total Inclement Weather days approved exceed the assured number of delay days stipulated in Paragraph 10.3.C.

PART 11 PAYMENTS AND COMPLETION

11.1. PRICES:

A. For the CMR's complete performance of the Work, the Owner agrees to pay, and the CMR agrees to accept, subject to the terms and conditions hereof, the Contract Sum, plus the amount required to be paid for Extra Work approved under Paragraph 9.2 hereof, less credit for any work omitted pursuant to Paragraph 9.3 hereof, and any other credits or offsets, including reimbursements or liquidated damages to which the Owner is entitled.

B. The amount awarded as a unit price for any unit price Contract item shall represent payment in full, including overhead and profit, for all material, equipment and labor necessary to complete, in conformity with the Contract Documents, each unit or item of work shown, specified, or required under the said unit price Contract item.

C. No payment other than the amount awarded will be made for any class of Work included in a lump sum Contract item or a unit price Contract item, unless specific provision is made therefore in the Contract Documents.

11.2. SUBMISSION OF SCHEDULE OF VALUES: CMR shall organize and provide detail on the Schedule of Values in a manner acceptable to the Owner and as set forth in Section 01 2900 of the Specifications. The Schedule of Values, once accepted by the Owner’s Representative, may be used for verifying the CMR's applications for partial payments hereunder but shall not be binding upon the Owner for any purpose whatsoever.

11.3. APPLICATION FOR PAYMENT:

A. The CMR must submit applications for payment using AIA Document G702 - Application and Certificate for Payment. Affidavits from each Subcontractor verifying receipt of payments of amounts billed in the previous payment request must accompany each application for payment. Failure to submit all affidavits will delay payment.

B. Upon the request of the Owner’s Representative, as a condition precedent to payment pursuant to the terms of this Contract, the CMR shall give the Owner a statement that no employee of the Owner has received or has been promised, directly or indirectly, any financial benefit, by way of a fee, commission, finder's fee or in any other manner, remuneration arising from or directly or indirectly related to this Contract. All parties agree that the Owner shall have the right, in its sole and absolute discretion, to withhold payment to the extent of any such fee or commission. The CMR shall not be entitled to interest and shall not have any claim on account of any payments being withheld under this paragraph.

11.4. PARTIAL PAYMENTS:

A. On or about the first of each month, the CMR shall make and certify an estimate of the amount and fair value of the Work performed and may apply for partial payment therefore.
The Owner’s Representative shall revise the estimate to show the value of Work completed in accordance with the Owner’s Representative's observation of the Work and knowledge, information and belief. The CMR agrees to be bound by the Owner’s Representative's revisions to the applications for partial payment.

B. Whenever the monthly estimate, after approval by the Owner’s Representative, shows that the value of the work completed during the previous month exceeds $1,000.00, the Owner’s Representative will certify the CMR’s Application and Certificate for Payment for such Work. Such Application and Certificate for Payment as approved by the Owner’s Representative will authorize payment by the Owner in an amount equal to the value of the Work completed less any sums retained or deducted by the Owner under the terms of the Contract Documents, and less retainage of five (5) percent of payments approved.

C. An Application and Certificate for Payment shall not be considered received by the Owner unless accompanied by the following:

1. An affidavit that payrolls, bills for materials and equipment, Subcontractors invoices, and all other indebtedness in connection with amounts paid by the Owner to the CMR under previous Application and Certificates for Payment have been paid and otherwise satisfied; and

2. All construction photos as required by Contract Specification 01 3233;

3. A revised CPM schedule as required by Contract Specification 01 3200.

D. Within forty-five (45) days after receipt of each approved Application and Certificate for Payment, the Owner shall pay the CMR in accordance with the applicable Certificate and the Contract Documents.

E. Unless otherwise provided herein, no payment will be made for any materials or equipment supplied hereunder before they are:

1. Incorporated in the work in a permanent manner required by the Contract Documents,

2. Properly stored at the site of the Project, or

3. Properly insured and stored in a bonded warehouse to the satisfaction of the Owner.

F. The cost of equipment and non-perishables delivered and stored only at the Project Site and tested for adequacy may be included in the CMR's Application and Certificate for Payment; provided, however, that the CMR shall furnish written evidence satisfactory to the Owner that the CMR has clear title to such materials or equipment at the time of payment therefore by the Owner and that such equipment is being stored and maintained in accordance with the Contract Documents and the Drawing's recommendations. The amount to be paid by the Owner for such equipment and non-perishables will be 100 percent (100%) of the invoice cost to the CMR as supported by receipted bills, less the specified retainage. Such payment shall not relieve the CMR of full responsibility for completion of the Work and for protection of materials and equipment until incorporated in the Work in a permanent manner as required by the Contract Documents.
G. Before any payment will be made under this Contract, the CMR and every Subcontractor, if required, shall deliver to the Owner's Representative a written, verified statement, in satisfactory form, showing in detail all amounts then due and unpaid by the CMR to all laborers, workers, and mechanics, employed under the Contract for the performance of the Work at the Project Site, for daily or weekly wages, or to other persons for materials, equipment, or for supplies delivered at the Project site during the period covered by the payment request.

11.5. DELAYED PAYMENTS:

A. Owner may withhold payment to such an extent as may be necessary in the opinion of the Owner in consultation with the Owner's Representatives to protect the Owner due to loss because of:

1. Defective work not remedied,

2. Third party claims filed or reasonable evidence indicating probable filing of such claims,

3. Failure of the CMR to make payments properly to Subcontractors or for labor, materials or equipment,

4. Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum,

5. Damage to the Owner or another Contractor,

6. Reasonable evidence that the Work will not be completed within the time required for completion,

7. Persistent failure to carry out the Work in accordance with the Contract Documents, or

8. Liability, damage, or loss due to injury to persons or damages to the Work or property of other Contractors, subcontractors of others, caused by the act or neglect of the CMR of any of its Subcontractors.

B. The Owner shall have the right, as an authorized representative for the CMR and without the Surety's consent, to apply any such amounts so withheld in such manner as the Owner may deem proper to satisfy such claims or to secure such protection. The application of these amounts shall be deemed payments for the account of the CMR and shall reduce the Owner's obligation to the CMR accordingly. The CMR may not stop Work as a result of any payment or portion thereof being properly withheld in accordance with this Contract. If CMR does order Work stopped, or if the Work is stopped in whole or in part as a result thereof, the CMR shall be wholly liable for any damages from delay, or otherwise, which may arise because of such stoppage.

11.6. SUBSTANTIAL COMPLETION

A. WRITTEN NOTIFICATION: When the CMR considers that the Work, or such portion or phase thereof which the Owner agrees in writing to accept separately, is Substantially
B. PUNCH LISTS:

1. Within fourteen (14) days following receipt of the CMR’s written notification of Substantial Completion (including a CMR’s Punch List, as set forth in Paragraph 11.6.A), the Owner’s Representative shall conduct an inspection of the Work and compile a comprehensive list of deficiencies and incomplete Work (i.e. Architect’s Punch List). The Owner’s Representative shall then issue a Consolidated Punch List incorporating the CMR’s and the Architect’s Punch Lists into a single list in a uniform format (“Consolidated Punch List”).

2. Following issuance of the Consolidated Punch List, the CMR shall have thirty (30) days to complete the Work contained thereon and to achieve Final Completion, unless otherwise specified in the Contract Documents. If the Work for which Final Completion is requested is not Finally Complete within the required period, it is understood and agreed by all parties that the CMR shall become liable to the Owner for Liquidated Damages as established by the Contract, which shall continue in effect until the applicable Final Completion has been achieved.

3. Except with the consent of the Owner, the Owner’s Representative shall perform no more than two Substantial Completion inspections for any designated portion of the Work or for the entirety of the Work. Should more than two Substantial Completion inspections be required, the CMR shall pay the Owner any amounts paid by the Owner to the Owner’s Representative and other third party consultants for any additional inspections.

4. Should the CMR fail to complete or correct any item on the Consolidated Punch List within the required period, the Owner may, at any time thereafter, complete one or more items on the list with its own forces or with such other Contractors as it deems advisable and recover from the CMR the cost for performing such work plus a markup of ten percent (10%) to cover administrative costs. This right of completion shall be in addition to, and not in lieu of, any remedy otherwise provided by the Contract Documents. All such completed Work shall be subject to the Warranty provisions of the Contract Documents.

C. SUBSTANTIAL COMPLETION CERTIFICATION: When the CMR considers that the Work, or such portion or Phase thereof which the Owner agrees in writing to accept separately, is Substantially Complete, the CMR shall submit to the Owner and the Owner’s Representative a written request for an inspection of the Work and a Certificate of Substantial Completion. Sufficient notice shall be given to allow the Owner and Owner’s Representative to schedule the inspection. Prior to requesting Owner’s and Owner’s Representative’s inspection for Certification of Substantial Completion, the following must be completed:

1. Submit a progress payment request coincident with or following the Substantial Completion date claimed, showing one hundred (100 %) percent completion for the portion of the Work claimed as Substantially Complete.
2. Submit all outstanding changes to the Contract Sum which are not barred by the claims submission procedures of the Contract Documents.

3. Advise Owner of pending insurance changeover requirements.

4. Submit specific warranties, workmanship/maintenance bonds, maintenance agreements, final certifications, and similar documents.

5. Obtain and submit final releases of liens, which may reserve rights for Work performed after the date of the release, (include with Certificate of Substantial Completion) from all Subcontractors, construction materials suppliers, and services and utilities, enabling the Owner's full and unrestricted use of the Work and access to services and utilities, and including (where required) occupancy permits, facility operating certificates, and similar releases from authorities having jurisdiction.

6. Submit two (2) electronic copies and three (3) paper copies (8-1/2” x 11” page format in 3-ring notebook binders, with a table of contents) of Project record documents, maintenance manuals, final Project photographs, damage or settlement survey, property survey, and similar final Project record information.

7. Submit certifications of compliance for each test and inspection required by all Sections of the Project Manual. The certifications shall be signed by the CMR and by the parties conducting the test.

8. Deliver tools, spare parts, extra stocks of materials, and similar physical items to Owner.

9. Make final change-over of locks and transmit keys to Owner, and advise Owner's personnel to change over the security provisions.

10. Complete start-up testing of systems, water and air balancing, adjust and calibrate temperature control system, fire alarm system, generator (as required, if included in the design). Clean all HVAC units, ducts if necessary. Remove temporary filters and install new filters in all air-handling units and in all unit ventilators.

11. Complete all commissioning and acceptance tests.

12. Complete instruction for Owner’s operating/maintenance personnel for all equipment and machinery installed under the Contract Work as specified by the Owner.

13. Discontinue (or change over) and remove from project Site temporary facilities and services, along with construction tools and facilities, mock-ups, and similar elements.

14. Complete Final Cleaning and Repair of the Work as specified in Specifications Division 1 Section, “Closeout Procedures”.

15. Touch up and otherwise repair and restore marred exposed finishes.
16. Warranties shall become effective once Owner and Owner’s Representative determine that the CMR has achieved Substantial Completion and execute the Certificate of Substantial Completion.

17. If the Owner partially occupies the Project Site, this shall not indicate acceptance of Substantial Completion or activation of warranties.

18. The CMR shall provide extended warranties beginning upon acceptance and fully executed Certificate of Substantial Completion.

D. Upon receipt of CMR's request, the Owner and Owner’s Representative will either proceed with inspection or advise the CMR of pre-requisites not fulfilled. Following inspection, the Owner and Owner’s Representative will either prepare the Certificate of Substantial Completion, or advise the CMR of Work, or additional Work, which must be performed prior to issuance of the Certificate of Substantial Completion. Should the Owner and/or Owner’s Representative determine that the Work is not Substantially Complete, notification in writing will be given to the CMR stating the reasons therefore. CMR shall remedy the deficiencies in the Work and shall send to the Owner and Owner’s Representative second written notice of Substantial Completion. The Owner and Owner’s Representative will then re-inspect the work. If the Certificate of Substantial Completion is not issued following the second inspection, the provisions of General Condition 11.6.B.3 shall be applicable until the Certificate of Substantial Completion is issued.

E. When the Owner and Owner’s Representative concur that the Work is Substantially Complete, the Owner’s Representative shall:

1. Prepare a Certificate of Substantial Completion on AIA Form G704 accompanied by CMR's list of items to be completed or corrected to achieve Final Completion, as verified and amended by the Owner’s Representative.

2. Submit the Certificate of Substantial Completion to the Owner and the CMR for their written acceptance of the responsibilities assigned to them in the Certificate.

3. Notify the CMR to submit Final As-Built Mylar drawings and one digital copy, which are to be labeled "FINAL AS-BUILTS" and submitted to the Owner’s Representative for approval. Approval and acceptance by Owner of Final As-Builts shall be a condition precedent to CMR requesting Final Completion approval.

11.7. FINAL COMPLETION

A. Upon written notification by the CMR that the Work is Finally Complete, and upon the CMR's submission of a final Application and Certificate for Payment, the Owner’s Representative will conduct a final inspection of the Work. If the Owner’s Representative determines that the Work is not Finally Complete, a Final Completion Punch List will be issued to CMR. CMR may request a second inspection when CMR deems the Final Completion Punch List to have been completed. If the Certificate of Final Completion is not issued following the second inspection, the provisions of General Condition 11.6.B.3 shall be applicable until the Certificate of Final Completion is issued. When the Owner’s Representative determines that the Work has been satisfactorily completed and the Contract Documents fully performed, the Owner’s Representative shall promptly prepare and issue a Final Certificate for Payment stating that to the best of the Owner’s Representative's
knowledge, information and belief, and on the basis of his observations and inspections, the Work has been completed in accordance with the Contract Documents is due and payable. Final Completion shall occur within thirty (30) calendar days after the Date of Substantial Completion, or as otherwise specified in the Contract Documents.

B. Except with the consent of the Owner, the Owner’s Representative shall perform only Final Completion inspection for any designated portion of the Work or for the entirety of the Work. Should more than one Final Completion inspection be required, the CMR shall pay the Owner amounts paid by the Owner to the Owner’s Representative for any additional inspections necessary to achieve Final Completion.

C. The Owner shall, within thirty (30) days after receipt of the approved Final Application and Certificate for Payment, pay the CMR the amount stated therein.

11.8. CORRECTION OF DEFECTIVE WORK BEFORE AND DURING WARRANTY PERIOD:

A. In the event the Work, or any portion thereof, is determined during the Warranty Period to be defective, incomplete or to have been improperly performed, the CMR shall, within three days after written notice from the Owner, commence removal of all defective and deteriorated Work and materials and replace it at the CMR's expense with Work and materials in accordance with the requirements of the Contract Documents and shall complete all incomplete Work in accordance with the Contract Documents within a reasonable time period.

B. In the event the CMR fails to commence the removal, replacement, completion or correction of such Work within three days (3) after the date of written notice from the Owner and to complete such Work within a reasonable time period thereafter, the Owner will cause such Work to be performed by other Contractors and the CMR and its Surety under the Performance Bond will be obligated to pay the Owner all costs incurred in the performance of such Work plus an administrative fee of ten percent (10%) within thirty (30) days following submission by Owner to CMR of such demand for payment.

C. The CMR’s Warranty obligations shall remain in full force and effect regardless of whether the Warranty Work was performed by the CMR or by the Owner.

D. Defects or nonconformities which are remedied as a result of Warranty obligations shall subject the remedied portion of the Work to an extended Warranty Period of one (1) year from the date upon which such defect or nonconformity was fully remedied or from the date of Final Completion of the Project as a whole, whichever is later, whether such Warranty Work was performed by the CMR or by the Owner. Any repetitive defect, failure or malfunction identified within the Warranty Period shall remain under Warranty until it has been fully corrected and has performed without defect, failure or malfunction for a period of one (1) year.

11.9. EVIDENCE OF PAYMENTS, SATISFACTION OF OBLIGATION, AND INSURANCE COVERAGE: Neither final payment nor any retainage shall become due until the CMR submits to the Owner’s Representative (i) an affidavit that payrolls, bills for materials and equipment, and all other indebtedness in connection with the Work for which any third party claim against the Owner might be asserted have been paid or otherwise satisfied; (ii) a certificate evidencing that insurance required by the Contract Documents to remain in force following final payment is currently in effect and will not be canceled or allowed to expire until at least forty-five (45) days’ prior written notice.
has been provided to the Owner; (iii) a written statement that the CMR knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents; (iv) consent of the Surety to final payment: and (v) all fully executed and effectual warranties and guaranties associated with the Work, (vi) if required by the Owner, other data establishing the payment or satisfaction of obligations (such receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract) and such guaranties and indemnities all in such form and detail as may be required by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the CMR may furnish a bond satisfactory to the Owner, in its sole and absolute discretion, sufficient to indemnify the Owner against any claim or lien. If any such claim or lien remains unsatisfied after payments are made, the CMR shall refund to the Owner all money that the Owner may be compelled to pay in discharging such claim or lien, including all costs associated therewith, including reasonable attorneys’ fees. Provided, however, that nothing herein shall be deemed a waiver by the Owner of its sovereign immunity from mechanic’s liens.

11.10. **CMR’S ACCEPTANCE OF FINAL PAYMENT:** The CMR’s acceptance of final payment constitutes a waiver of all claims against the Owner in connection with the Project, except for any claims for additional payment submitted in strict compliance with the claims submission requirements of the Contract Documents and not finally resolved. If at the time CMR requests Final Payment there are claims pending which were submitted in strict compliance with the claims submission requirements of the Contract Documents, the Owner may pay undisputed portions of the Final Application and Certificate for Payment as if it were an Application and Certificate for Partial Payment. No payment, final or otherwise, shall operate to release the CMR, or its Surety, from any obligations under the Contract.

11.11. **RELEASE AND REQUEST FOR FINAL PAYMENT:** Upon completion of the Work and before final payment, the CMR will submit to the Arlington Public Schools a signed copy of the Arlington Public School Release and Request for Final Payment in the form provided by the Owner (see RFP attachment).

**PART 12  CMR’S RESPONSIBILITY FOR SAFETY PROCEDURES:**

12.1. **SUPERVISION:** The CMR shall select one or more on-site personnel who shall be responsible for instituting, maintaining and supervising prudent safety procedures, as well as for complying with all safety laws, regulations, ordinances and other directives of school or jurisdictional authorities in order to prevent injury, damage or loss to:

A. All persons involved in performance of the Work.

B. All APS students, teachers, administrative personnel and employees, the public, and other persons in proximity to, or otherwise affected by the Work.

C. The Work, materials and equipment to be incorporated therein, whether in storage on or off the site.

D. Property at the Project Site or adjacent thereto and not designated for removal, relocation or replacement in the course of construction.

12.2. **SAFETY BARRIERS AND HAZARD WARNINGS:** The CMR shall be responsible for erecting and maintaining barricades, construction fences, cordons, or other physical safeguards necessary for protection of persons and property, as well as for posting danger signs and other warnings against
hazards and notifying owners and users of adjacent sites and utilities. The CMR shall also be responsible for promulgating, instituting and maintaining the safety standards outlined in the Specifications.

12.3. **USE OF EXPLOSIVES:** The CMR’s use of explosives on the Owner’s property shall be limited to that necessary for the performance of the Work, and will be permitted only after submission of a written request by the CMR to the Owner, and receipt of written approval from the Owner. The Owner may in its sole discretion deny such request if the use of explosives is not called for by the Specifications. The Owner may in its sole discretion as a condition of granting any approval for the use of explosives set specific times when the explosives may be used, including outside normal working hours and the CMR shall comply with such time restrictions without additional cost to the Owner. The use of all explosives by the CMR shall be carried out by qualified personnel in accordance with applicable safety laws and regulations.

12.4. **PROTECTION OF PROPERTY AND PROPERTY DAMAGE:** During performance of the Work and until Final Completion thereof, the CMR shall be under an absolute obligation to protect the finished and unfinished Work against any damage, loss, or injury. The CMR shall take proper precautions to protect the finished Work from loss or damage, pending completion and Final Completion of all Work included in the Contract. Such precautions shall not relieve the CMR from all liability and responsibility for loss or damage to the Work occurring before Final Completion by the Owner. Such loss or damage shall be at the risk of and borne by the CMR, whether arising from acts or omissions of the CMR or others and whether or not covered by the CMR's builder's risk insurance. In the event of any such loss or damage, the CMR shall forthwith repair, replace, and make good the Work without extension of time therefore, except as may be otherwise specified in the Contract Documents. The CMR shall take special precautions throughout all its operations to guard against fire and shall limit the amount of inflammable materials stored at the Project Site to the minimum amount necessary to perform the Work and consistent with the proper handling and storing of such materials.

12.5. **ACCIDENT PREVENTION SUPERVISOR:** The CMR shall select one or more on-site personnel whose duty shall be site safety and accident prevention. One such person shall be the CMR's Superintendent, or another key personnel member of its on-site project management team unless otherwise designated by the CMR in writing to the Owner and the Owner’s Representative.

12.6. **OVERLOADING OF STRUCTURES:** The CMR shall not load or permit any part of the Project Site, whether or not a part of the Work, to be loaded so as to endanger its safety or structural integrity.

**PART 13 INSURANCE**

13.1. **CMR'S INSURANCE:**

A. During the term of this Contract, the CMR shall procure and maintain, with solvent and responsible companies authorized to do business under the laws of the Commonwealth of Virginia and acceptable to Owner, in its sole discretion, the following types of insurance:

1. Commercial General Liability insurance shall be in the amount of $20 Million. Such insurance shall cover claims for bodily injury, property damage and personal injury arising out of operations under the Contract, whether such actions are performed by the CMR or by any Subcontractor or by anyone directly or indirectly employed by either of them. Such insurance shall include coverage for explosions, collapse and
underground utilities. The CMR shall provide a certificate of insurance that names Arlington Public Schools Arlington School Board, including elected and appointed officials, agents and employees as an additional insured. Coverage afforded under this policy shall primary to all other insurance with respect to Arlington Public Schools including its elected and appointed officials, agents and employees. If the insurance policy represented by certificate requires endorsement in order to add Arlington Public Schools, et al., as an additional insureds, then such endorsement must accompany the Certificate.

2. The CMR shall require each of its Subcontractors to procure and maintain during the life of its subcontract, subcontractor’s Commercial General Liability Insurance in amounts satisfactory to the CMR, naming the Owner as an additional named insured.

3. Worker's Compensation and Employer's Liability Insurance for the CMR's employees engaged in the Work under this Contract, in accordance with the laws of the Commonwealth of Virginia. The CMR shall require each of its Subcontractors to provide Worker's Compensation and Employer's Liability Insurance for all of the Subcontractor’s employees engaged on such subcontracts. If any class of employees engaged in work under the Contract is not protected under the Worker's Compensation laws in Virginia, the CMR shall provide similar protection for these employees in amounts not less than the legal requirements. The amount of Employer's Liability Insurance for the CMR and each of his subcontractors shall be not less than $1 million.

4. Automobile Liability Insurance, including coverage for non-owned and hired vehicles shall be not less than $5 million per occurrence.

5. All risk insurance covering damage, loss or injury to the Work, excluding earthquake damage. The policy shall be payable to the Owner, and the proceeds thereof, when paid, shall be retained by the Owner as security for the performance by the CMR of its obligations under this Contract and, upon such performance, shall be released to the CMR. Such policy shall be in an amount equal to the Contract Sum.

6. Proof, to the satisfaction of the Owner, of insurance for each type of coverage listed herein shall be provided within ten (10) days of the CMR's receipt of the Notice to Proceed, and no Work shall proceed unless all such insurance is in effect. The CMR shall not allow any Subcontractor to commence work on its subcontract until all such insurance of the Subcontractor has been so obtained and approved by the CMR and found to be in accordance with the requirements set forth herein. The CMR certifies by commencement of the Work that its insurance and that of all Subcontractors is in effect and meets the requirements set forth herein. Copies of Subcontractor insurances shall be kept on file and made available to the Owner upon request.

B. All of the aforesaid insurance policies must be endorsed to provide that the insurance company shall give forty-five (45) days written notice to the Owner if the policies are to be terminated or if any changes are made during the life of the Contract which will affect in any way the insurance requirements set forth herein. Before commencing the Work, the CMR shall provide the Owner with a copy of each policy which it and each of its Subcontractors shall carry in accordance herewith, together with receipted bills evidencing proof of premium payment.
13.2. **PROPERTY INSURANCE:**

A. The CMR shall purchase Builder’s Risk insurance upon the entire Work at the Project Site to the full insurance value of the new improvements thereof. This insurance shall include the interests of the Owner, Subcontractors and Sub-Subcontractors in the Work, and shall insure against all risks of loss, except as excluded. This insurance shall include coverage for the following:

1. Loss by explosion of boilers during testing (any exclusion applicable to such loss shall be waived).

2. Partial or complete occupancy by the Owner (any exclusion applicable to occupancy shall be removed).

3. Loss without coinsurance penalty (coinsurance or similar "insurance to value" requirements shall be eliminated).

4. Coverage of property in transit and unscheduled locations sufficient in limits to adequately cover maximum anticipated values at risk.

5. Coverage of CMR's labor, overhead and profit.

6. Coverage of materials stored or installed on the Project Site, until said materials are accepted by the Owner per Substantial Completion and Acceptance requirements. Payment by Owner for materials stored or installed on the Project Site does not eliminate CMR's responsibility or liability with regards to theft and vandalism or other damage.

B. At the Owner’s sole discretion, Builder’s Risk insurance may be purchased by the Owner as specified above. In this event, cost for such coverage shall be deducted from the Contract Sum.

**PART 14**  **CONTRACT SECURITY**

14.1. The CMR shall execute and deliver to the Owner Performance and Labor and Material Payment Bonds on the forms provided in the Contract Documents, each in an amount equal to the Contract Sum. The Performance and Labor and Material Payment Bonds shall be executed by a solvent and responsible surety company licensed to conduct business in the Commonwealth of Virginia, named in the current United States Treasury Department’s latest Circular 570 and acceptable to the Owner. These bonds shall be issued and countersigned by a local authorized representative of such surety company who maintains a resident place of business in the Commonwealth of Virginia, regularly commissioned and licensed in the Commonwealth and producing satisfactory evidence of the authority of the person or persons executing the bonds to execute them on behalf of the Surety. The Performance and Labor and Material Payment Bonds shall serve as security for the faithful performance of this Contract, and for the payment of all persons performing labor and furnishing materials and services in connection with this Contract consistent with the requirements of the Virginia Public Procurement Act. The premiums on the Performance and Labor and Material Payment Bonds shall be paid by the CMR and shall be included in the Contract Sum.
14.2. If at any time the Owner shall become dissatisfied with any Surety or Sureties providing the Performance or Labor and Material Payment Bonds, or both, or if for any other reason such bonds shall cease to be adequate security for the CMR, the CMR shall within ten (10) days after notification of such fact, substitute acceptable bonds in such form and sum and signed by such other Sureties as may be satisfactory to the Owner. The premiums on such Bonds shall be paid by the CMR and shall be included in the Contract Sum. No further partial payments shall be deemed due nor shall be made until the new Bonds are in effect and provided to and approved by Owner.

14.3. Alternative Forms of Security: Any payment bond or performance bond required under the Contract Documents may be provided in the form of a certified check, cashier’s check, or cash escrow in the face amount required for the bond and conditioned as required for a surety bond. Any bid bond, payment bond or performance bond required under the Contract Documents may be in the form of a personal bond, property bond, or bank or savings institution’s letter of credit on certain designated funds in the face amount required for the bond, but only if approved by the Arlington Public Schools Attorney. Approval shall be granted only upon a determination that the alternative form of security proffered affords protection to the Arlington Public Schools equivalent to a corporate surety’s bond.

PART 15 UNCOVERING AND CORRECTION OF WORK

15.1. UNCOVERING OF WORK:

A. If a portion of the Work is covered contrary to the Owner’s Representatives' request or to the requirements contained in the Contract Documents, the CMR shall, at its own expense and upon the written request of the Owner’s Representative, uncover and replace such Work without an adjustment to the Contract Period or Contract Sum.

B. If a portion of the Work has been covered which the Owner’s Representative and/or Arlington County Inspector has not specifically requested to observe prior to its being covered and is, under the Contract Documents, allowed to be covered without observation of the Owner’s Representative or Owner or applicable law or regulation, the Owner’s Representative and/or Arlington County Inspector may request to see such Work and it shall be uncovered by the CMR. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order process as outlined in Specification Section 01 2600, be charged to the Owner. If such Work is not in accordance with the Contract Documents, the CMR shall pay the costs of uncovering and replacing such Work.

15.2. CORRECTION OF WORK:

A. The CMR shall promptly correct any Work which fails to conform to the requirements of the Contract Documents (the "Rejected Work"), whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The CMR shall bear all costs associated with the correction of any Rejected Work, including additional testing and inspections and compensation for the Owner’s Representative's services and expenses made necessary thereby.

B. Nothing contained herein shall affect the Owner’s right to correct non-conforming Work pursuant to the provisions of the Contract Documents.
15.3. **ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK:** The Owner reserves the right to accept any defective or non-conforming Work; provided, however, that in such event the Contract Sum shall be reduced by an appropriate and equitable amount to account for such defect or nonconformity. Such adjustment shall be effected whether or not final payment has been made. Any such acceptance shall not constitute a waiver of approval of the performance requirements of the Contract Documents.

**PART 16  POWERS OF THE PURCHASING AGENT**

The Owner’s Purchasing Agent, in addition to those matters expressly made subject to his determination, direction or approval shall have the power:

A. To decide any and all questions, claims and disputes in relation to this Contract and its performance, except as herein otherwise specifically provided, and his decisions upon such questions, claims and disputes shall be final and conclusive upon the parties hereto.

B. To modify or change this Contract in accordance with Part 9 of these General Conditions so as to require the performance of Extra Work, or the omission of Contract Work or both, whenever he deems it in the interest of the Owner to do so.

C. To suspend the whole or any part of the Work whenever, in his judgment, such suspension is required: (1) in interest of the Owner generally, or (2) to expedite the completion of the Project, or (3) due to a delay caused by the Owner or its authorized representatives.

D. To take over, use, occupy, or operate any part of the completed or partly completed Work if, before Substantial Completion or Final Completion thereof, the Purchasing Agent or his designee, the Owner’s Project Manager, shall deem it necessary.

E. The Purchasing Agent may delegate his authority/power to his designee, the Owner’s Project Manager, for those matters set forth in this General Condition 16, but only to the extent the CMR has been given written notice by the Purchasing Agent of such delegation.

**PART 17  CMR’S DEFAULT AND TERMINATION**

17.1. **OWNER’S RIGHT AND NOTICE:**

A. The parties agree that:

1. If the CMR fails to begin the Work when required to do so; or

2. If, at any time during the progress of the Work, the Owner determines that the CMR is not prosecuting the Work with reasonable speed and diligence, or is delaying the Work unreasonably or unnecessarily; or

3. If the force of workmen or the quality or quantity of material furnished is not sufficient to ensure completion of the Work within the specified time and in accordance with the Contract Documents; or
If the CMR fails to make prompt payments to suppliers or to Subcontractors for Work performed in connection with the Contract; or

If the CMR fails in any manner of substance to observe the provisions of this Contract; or

If any of the Work, machinery, or equipment is defective and is not replaced as herein provided; then the Owner’s Representative shall certify such fact or condition to the Owner without prejudice to any other rights or remedies Owner may have hereunder, and the Owner shall have the right to declare the CMR in default in whole or in part. In the event the Owner elects to declare the CMR in default, the Owner shall notify the CMR and its Sureties by written notice describing the nature of the default and providing the CMR a right to cure such default within three (3) calendar days after the date of the notice, or within such longer period as the Owner, in its sole and absolute discretion, may prescribe. In the event the default is not cured within the time period specified by the Owner, the Owner shall have the right to take any actions necessary to correct or complete the Work, including but not limited to those as set forth in Paragraph 17.3 hereof.

B. The parties further agree that:

1. If legal proceedings have been instituted by others than the Owner in such manner as to interfere with the progress of the Work and to potentially subject the Owner to the peril of litigation or outside claims; or

2. If the CMR is adjudicated bankrupt or makes an assignment for the benefit of creditors; or

3. If in any proceeding instituted by or against the CMR, an order is made or entered granting an extension of the time of payment, composition, adjustment, modification, settlement or satisfaction of its debts or liabilities; or

4. If a receiver or trustee is appointed for the CMR or the CMR's property; or

5. If the Contract or any part hereof is sublet without the prior written consent of the Owner; or

6. If the Contract or any rights, moneys, or claims hereunder are assigned in whole or in part by the CMR, otherwise than as herein specified; or

7. If the Work to be done under this Contract is abandoned; then such fact or condition shall be certified by the Owner’s Representative to the Owner and thereupon, without prejudice to any other rights or remedies the Owner may have, the Owner shall have the right to terminate the Contract immediately upon written notice to the CMR or, in the Owner’s sole discretion, exercise any other rights available to it.

17.2. **CMR'S DUTY UPON DEFAULT:** Immediately, but no later than three (3) days after receipt of notice that it is in default hereunder, the CMR shall discontinue all further operations in connection with the Work, or such specified part thereof, and shall immediately vacate the Project Site, or such specified part thereof, leaving untouched all plant, materials, equipment, tools, supplies and job site records.
17.3. **COMPLETION OF WORK AFTER DEFAULT:**

A. If the CMR defaults or neglects to perform the Work in accordance with the Contract Documents and fails within a three (3) day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect, the Owner may, without prejudice to the other rights the Owner may have, correct such defaults or deficiencies by such means and in such manner, by contract with or without public letting, or otherwise as it may deem advisable, utilizing for such purpose without additional cost to the Owner such of the CMR’s plant, materials, equipment, tools and supplies remaining on the Project Site, and also such Subcontractors as it may deem advisable and may take any or all of the following actions:

1. Have the defaulted Work performed by others;
2. Supplement the CMR's work force;
3. Withhold payments due the CMR and use such payments to satisfy any claims for moneys owed by the CMR in connection with the Project, in accordance with any provisions of the Contract Documents;
4. Replace or repair any defective Work;
5. Notify the Surety of such default and make demand upon the Surety as may be applicable under the circumstances of the default, but Owner shall be under no obligation to notify the Surety;
6. Terminate the CMR’s performance of the Contract.

B. The CMR and its Sureties shall bear all costs associated with completing or correcting the Work, including without limitation, the cost of re-letting, the amount of any liquidated damages, and any and all costs incurred in connection with the Owner’s exercise of any right upon default. Any costs incurred in connection with completing or correcting the Work shall be deducted from the amounts then or thereafter due the CMR. In the event such amounts are not sufficient to cover the costs incurred in connection with completing or correcting the Work, the CMR and its Surety shall pay to the Owner the amount of any deficiency.

17.4. **PARTIAL DEFAULT:** In the event the Owner declares the CMR in default in accordance with the provisions of the Contract Documents with respect to a portion of the Work, the CMR shall discontinue such portion of the Work declared in default, shall continue performing the remainder of the Work in strict conformity with the terms of the Contract and shall not hinder or interfere with any other Contractor or persons whom the Owner may engage to complete the Work for which the CMR was declared in default. The expense of such completion shall be paid by the CMR and its Sureties as provided in the Contract Documents.

17.5. **DEATH OR INCOMPETENCE OF CMR:** In the event of the death, dissolution or legal incompetence of a CMR who shall be an individual or surviving member of a sole proprietor contracting firm, such death or adjudication of incompetence shall not terminate the Contract, but shall constitute a default hereunder to the effect provided in Paragraphs 17.1, 17.2 and 17.3 hereof, and the estate of the CMR and his sureties, if any, shall remain liable hereunder to the same extent as
though the CMR remained living and competent. Notice of default, as provided in Paragraph 17.1 hereof, shall not be required to be given in the event of such death or adjudication of incompetence.

17.6. **OWNER'S RIGHT TO TERMINATE:** Notwithstanding the rights of the Owner or defaults outlined above, the Owner shall have the right to terminate this Contract, in whole or in part, at its own convenience for any reason by giving seven (7) days prior written notice of termination to the CMR. In such event, the CMR shall be paid an amount equal to the lesser of: (1) the actual cost of any Work actually performed or in place and the actual cost of any labor, equipment or materials ordered in good faith which could not be canceled, less the salvage value thereof, plus 10%; or (2) the pro rata percentage of completion based upon the approved Schedule of Values, Section 01291 of the Specifications, plus the actual cost of any labor, equipment or materials ordered in good faith which could not be canceled, less the salvage value thereof. Each subcontract shall contain a similar termination provision for the benefit of the CMR and the Owner. The CMR shall not be entitled to receive anticipated profits on unperformed portions of the Work. The Owner shall have the right to employ an independent accounting firm to verify any amounts claimed by the CMR to be due under this Paragraph. The Owner shall have the right of audit (and CMR shall have the obligations) stated in Paragraph 9.4, insofar as they pertain to amounts claimed to be due hereunder. In the event a termination by the Owner for default, in whole or in part, subsequently is determined to have been without sufficient justification, such termination shall be deemed a termination for convenience and the CMR’s remedies shall be limited as provided in this Paragraph 17.6.

**PART 18 MISCELLANEOUS SPECIAL CONDITIONS**

18.1. **LAYING OUT WORK:** The CMR shall, upon entering the Project Site for the purpose of commencing the Work, locate all general reference points and take all such action as is necessary to prevent their destruction; lay out the Work, except where otherwise required by Contract Documents, and be responsible for all lines, elevations, measurements of buildings, grading, paving, utilities and other Work executed under the Contract. If benchmarks or other general reference points necessary for layout of the Work supplied by the Owner are impaired or destroyed by the CMR, the CMR shall be responsible at its cost to re-establish such benchmarks or general reference points. The CMR shall exercise proper and reasonable care in verifying figures shown on the Drawings before laying out the Work and will be held responsible for any error resulting from its failure to exercise such care. The CMR shall establish permanent benchmarks referenced to finish floor lines. CMR shall employ a licensed surveyor who shall, after masonry corners have been set, certify on a drawing over its seal to the Owner that the building is located properly in relation to property lines and in accordance with the Drawings.

18.2. **INSPECTION AND APPROVAL OF SITE IMPROVEMENTS:**

   A. On-site and off-site improvements shall conform to Arlington County Design and Construction Standards.

   B. The CMR shall notify the Owner's Representative three (3) days prior to the beginning of all street or storm sewer Work.

   C. All Work shall be staked out by a certified surveyor and cut sheets shall be submitted to the Arlington County Department of Environmental Services with a copy to the Owner's Representative before commencing such Work.
D. The CMR shall perform the Work in such a manner as to control surface flow of water to minimize its impact upon the Work or adjacent properties, in accordance with all State of Virginia and Arlington County regulations and to prevent the washing of any soil, silt or debris onto adjacent properties. The CMR shall be held responsible for any damage resulting from its failure to control surface flow or to prevent the washing of such materials upon adjacent properties for a period of one year after Final Completion of the completed Work.

18.3. **PARTIAL USE OR OCCUPANCY:**

A. The CMR shall permit the Owner to use and occupy any defined portion or unit of the Project prior to Substantial Completion of the portion of the Project of which it is a part.

B. The Owner's use and occupancy shall not constitute Substantial Completion or Final Completion of the Work and shall in no event relieve the CMR of its obligation to maintain the insurance coverage described in General Conditions Paragraph 13.1.

18.4. **RELEASE OF BONDS:** No bond required by the Contract Documents shall be deemed released without a written release from the Owner specifically granting such release.

18.5. **MATERIALS AND EQUIPMENT:** No materials or equipment containing asbestos or any other hazardous material recognized and identified by the State of Virginia Department of Environmental Quality shall be utilized in the construction of the Project. In the event a substitute product is needed and time does not allow for the mandated submittal process, the CMR shall confirm these materials do not contain asbestos or any other hazardous material as noted above in writing to the Owner or Owner’s Representative and will provide the MSDS sheets to the Owner and Owner’s Representative prior to being allowed to install the product on the Project.

**END OF SECTION**
Attachment E

APS DIVISION 01 GENERAL REQUIREMENTS (OCCUPIED CONSTRUCTION)

The following sections do not represent the entire final Division 01 General Requirements for the Project, but will be included in the final version of the project specification and shall be considered requirements of the Project.

SECTION 01 1000 SUMMARY

1.1. OCCUPIED PHASED CONSTRUCTION

A. The Work shall be conducted in multiple phases, with each phase having an independent substantial completion.

B. Before commencing Work of each phase, submit an updated copy of Contractor’s construction schedule showing the sequence, commencement and completion dates, and move-out and move-in dates of Owner’s personnel for all phases of Work.

1.2. WORK BY OWNER

A. General: Cooperate fully with Owner so Work may be carried out smoothly, without interfering with or delaying Work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

1.3. ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1.  Limits: Confine construction operations to areas permitted by the Use Permit and approved by the Owner.

2.  Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

   a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

   b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by
construction operations.

1.4. COORDINATION WITH OCCUPIANTS

A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, loading dock, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.

2. Provide not less than seventy-two (72) hours' notice to Owner of activities that will affect Owner's operations.

B. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.

1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.

2. Contractor shall obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.

3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.

4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.5. WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction. Conditions of the Use Permit must be met.

   a. Work within the public way may occur between 9:00 a.m. and 3:30 p.m. Monday through Friday and/or between 10:00 a.m. and 6:00 p.m. on weekends and holidays.

   b. Work within the public shall not occur between 6:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:30 p.m. Monday through Friday.
B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 6:30 p.m., Monday through Friday, unless otherwise indicated.

1. Weekend and Holiday Hours: 10:00 a.m. to 6:30 p.m.

2. Hours for Utility Shutdowns: As permitted by the Owner.

C. Maintenance of Street Surfaces During Construction: Clean, smooth and devoid of potholes at all times during construction.

D. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than two (2) days in advance of proposed utility interruptions.

2. Obtain Owner's written permission before proceeding with utility interruptions.

E. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.

1. Notify Owner not less than two (2) days in advance of proposed disruptive operations.

2. Obtain Owner's written permission before proceeding with disruptive operations.

F. Nonsmoking Campus: Smoking on the Owner’s property is not permitted.

G. Controlled Substances: Use of tobacco products and other controlled substances on campus is not permitted.

H. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use hard hat identification stickers at all times.

I. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's Representative.

END OF SECTION
PART 1  GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract Modifications.

B. Related Requirements:

1. Section 01 2100 "Allowances" for procedural requirements for handling and processing allowances.

2. Section 01 2200 "Unit Prices" for administrative requirements for using unit prices.

3. Section 01 2500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.2 MINOR CHANGES IN THE WORK

A. Owner’s Representative will issue supplemental instructions directing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Period, as a Proposed Modification document generated by the Owner’s software.

1.3 PROPOSAL REQUESTS

A. Proposed Modifications: Owner’s Representative will issue a detailed description of proposed changes in the Work prepared by the Architect that may require adjustment to the Contract Sum or the Contract Period. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Proposed Modification is not an instruction either to stop work in progress or to execute the proposed change.

2. Within time specified in Proposed Modifications or, if time not specified, in twenty (20) Days after receipt of the Proposed Modification, Contractor shall submit a Proposed Change Order (PCO) indicating adjustments to the Contract Sum and/or the Contract Period, if any, the Contractor deems necessary to execute or resulting from the proposed change.

a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities

b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.

c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor’s construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Period.

e. Quotation Form: Use cover sheet generated by the Owner’s software.

B. Contractor-Initiated modifications: If in the opinion of Contractor latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a PCO designated on the face thereof as a Notice of claim.

1. Include a statement outlining reasons for the proposed change and the effect of the proposed change on the Work. Provide a complete description of the proposed change. Indicate the effect of the PCO on the Contract Sum and/or the Contract Period, if any.

2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.

3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.

4. Include costs of labor and supervision directly attributable to the proposed change.

5. Include an updated Contractor's construction schedule that indicates the effect of the proposed change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Period.

6. Comply with requirements in Section 01 2500 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.

7. PCO Form: Use cover sheet generated by the Owner’s software.

1.4 ADMINISTRATIVE CHANGE ORDERS

A. Allowance Adjustment: See Section 01 2100 "Allowances" for administrative procedures for preparation of PCO for adjusting the Contract Sum to reflect actual costs of allowances.

B. Unit-Price Adjustment: See Section 01 2200 "Unit Prices" for administrative procedures for preparation of PCO for adjusting the Contract Sum to reflect measured scope of unit-price work.

1.5 CHANGE ORDER PROCEDURES

A. If Owner approves a PCO, Owner’s Representative will issue a Change Order, for signatures of Owner and Contractor on document generated by the Owner’s software.
B. Once Change Order is fully executed by the Owner and Contractor a Contract Amendment will be executed by the Owner’s Purchasing Agent acknowledging the Change Order modification, revised Contract Sum, if any, and current Contract Period.

C. The Contractor may not include costs for Change Order work on applications for payment until the Contractor is in receipt of a fully executed Change Order and Contract Amendment from the Owner’s Purchasing Agent.

1.6 WORK ORDER

A. Work Order: the Owner or Owner’s Representative may issue a Work Order generated by the Owner’s software. Work Order instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Work Order contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Period, if any.

2. A Work Order shall be used in the absence of total agreement on the terms of a Change Order or when, in the Opinion of the Owner, the time needed to process a Change Order would adversely affect progress on the job.

3. Upon receipt of a Work Order the Contractor shall promptly proceed with the change in the Work involved and within 10 days from receipt of the Work Order, unless stated otherwise in the Work Order, and advise the Owner’s Representative of the Contractor’s agreement or disagreement with the method, if any, provided in the Work Order for determining the proposed adjustment in the Contract Sum and/or Contract Period. Within 30 days after notifying the Owner’s Representative with the Contractor’s position regarding the proposed adjustment of the Contract Sum and/or Contract Period, the Contractor shall provide a PCO to the Owner’s Representative for Work required by the Work Order. The PCO shall be supported by all documentation and information required by subsection 1.3.B above.

4. Should the Contractor fail to submit the PCO within twenty-eight (28) days after the Work which is the subject thereof has been completed by the Contractor, any adjustment to the Contract Sum shall be established in one of the following methods in the sole discretion of the Owner:

   a. The additional compensation to the Contractor shall be the sum of the direct costs of the Contractor approved by the Owner. These direct costs may include all subcontractor costs but shall not include any Contractor Overhead and Profit.

   b. Costs of the Contractor established by using RS Means or a similar industry standard generated estimate

   c. Regardless of which of the foregoing alternatives is selected by Owner, Owner shall issue a Unilateral Change Order which shall be deemed full and final compensation to the Contractor for the changed Work.
d. Owner may reject the PCO in its entirety if for any reason it determines that the subject Work has no impact on Contract Sum or Contract Period.

5. If the Contractor disagrees with the terms of a Work Order, Unilateral Change Order, or other written directive of the Owner regarding the Contractor’s PCO, the Contractor shall continue with the disputed Work pursuant to the requirements of General Conditions, and such other provisions of the Contract Documents as may be applicable.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Work Order.

1. After completion of changed Work, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract, if any. Include the following information:

   a. Name of Owner’s authorized agent who ordered the Work, and date of the order. Include copies of written authorization, when applicable.

   b. Dates and times that Work was performed, and by whom, verified and signed by Owner’s Representative.

   c. Time record, summary of hours worked and hourly rates paid.

   d. Receipts and invoices for the following:

      1) Equipment used, listing dates and times of use.

      2) Products used, including listing of quantities.

      3) Subcontracts

1.7 OVERHEAD AND MARKUP FOR CONTRACT MODIFICATIONS

A. The combined overhead and profit shall not exceed the maximums indicated below. Not more than two percentages, not to exceed the maximum percentages shown below, will be allowed regardless of the number of tiers of subcontractors; that is, the markup on Work subcontracted by a subcontractor will be limited to one overhead and profit percentage in addition to the prime Contractor’s commission percentage.

   1. Commission: 10 percent to Contractor on Work performed by other than Contractor’s own forces. This 10 percent shall apply to subcontractor direct costs only, not to the allowed subcontractor markups.

   2. Overhead and Profit: 15 percent to Contractor and/or the Subcontractors for that portion of work performed by their own respective forces.

B. Overhead, as employed herein, is defined as and limited to the cost of the administration, field office, and home office costs, other required insurance, materials used in temporary structures (not including formwork), additional premiums on the performance bond of the Contractor, the use of small tools, scheduling costs, and all other costs incidental and non-
direct to the performance of the change or the cost of doing business. The costs of additional contractor supervision, layout, coordination, or other related tasks are considered part of the commission percentage and no compensation will be given for those tasks. Small tools are defined as any tool with a replacement value of less than One Thousand Dollars ($1,000.00).

1.8 ESCALATION

A. There will be NO Change Order requests permitted or approved for cost increases caused by escalation of materials and/or labor over the duration of the Project.

PART 2 PRODUCTS

1.1 Not Used

PART 3 EXECUTION

1.1 Not Used

END OF SECTION
SECTION 01 32 00   CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
   A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
      1. Startup construction schedule.
      2. Contractor's construction schedule.
      3. Construction schedule updating reports.
      4. Daily construction reports.
      5. Material location reports.
      6. Site condition reports.
      7. Special reports.

   B. Related Requirements:
      1. Section 01 33 00 "Submittal Procedures" for submitting schedules and reports.
      2. Section 01 40 00 "Quality Requirements" for submitting a schedule of tests and inspections.

1.3 DEFINITIONS
   A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.
      1. Critical Activity: An activity on the critical path that must start and finish on the planned early start and finish times.
      2. Predecessor Activity: An activity that precedes another activity in the network.
      3. Successor Activity: An activity that follows another activity in the network.

   B. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.

   C. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no float.

   D. Event: The starting or ending point of an activity.

   E. Float: The measure of leeway in starting and completing an activity.
      1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.

F. Resource Loading: The allocation of manpower and equipment necessary for the completion of an activity as scheduled.

1.4 INFORMATIONAL SUBMITTALS

A. Format for Submittals: Submit required submittals in the following format:
   1. PDF electronic file.

B. Startup construction schedule. Shall be submitted with seven (7) days of receipt of Notice to Proceed with Administrative and procurement.

C. Startup Network Diagram: Of size required to display entire network for entire construction period. Show logic ties for activities.

D. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period. Schedule shall be submitted within fourteen (14) days of receipt of Notice to Proceed with administrative and procurement.

E. CPM Reports: Concurrent with CPM schedule, submit each of the following reports. Format for each activity in reports shall contain activity number, activity description, cost and resource loading, original duration, remaining duration, early start date, early finish date, late start date, late finish date, and total float in calendar days.
   1. Activity Report: List of all activities sorted by activity number and then early start date, or actual start date if known.
   2. Logic Report: List of preceding and succeeding activities for all activities, sorted in ascending order by activity number and then early start date, or actual start date if known.
   3. Total Float Report: List of all activities sorted in ascending order of total float.
   4. Earnings Report: Compilation of Contractor's total earnings from the Notice to Proceed until most recent Application for Payment.
   5. Schedule shall be resource loaded. Provide report detailing all resources for the project. Specifically labor hours per activity.
   6. Report shall clearly show critical path.

F. Construction Schedule Updating Reports: Submit with Applications for Payment.

G. Daily Construction Reports: Submit at weekly intervals.

H. Material Location Reports: Submit at weekly intervals.

I. Site Condition Reports: Submit at time of discovery of differing conditions.

J. Special Reports: Submit at time of unusual event.

1.5 QUALITY ASSURANCE
A. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Section 01 31 00 "Project Management and Coordination." Review methods and procedures related to the preliminary construction schedule and Contractor's construction schedule, including, but not limited to, the following:
1. Review software limitations and content and format for reports.
2. Verify availability of qualified personnel needed to develop and update schedule.
3. Discuss constraints, including phasing, work stages, area separations, interim milestones and partial Owner occupancy.
4. Review delivery dates for Owner-furnished products.
5. Review schedule for work of Owner's separate contracts.
6. Review submittal requirements and procedures.
7. Review time required for review of submittals and resubmittals.
8. Review requirements for tests and inspections by independent testing and inspecting agencies.
9. Review time required for Project closeout and Owner startup procedures.
10. Review and finalize list of construction activities to be included in schedule.
11. Review procedures for updating schedule.

1.6 COORDINATION

A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.

B. Coordinate Contractor's construction schedule with the schedule of values, submittal schedule, progress reports, payment requests, and other required schedules and reports.
1. Secure time commitments for performing critical elements of the Work from entities involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of final completion.
1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
2. Schedule shall include Work Breakdown Structures by phase.

B. Activities: Treat each story or separate area as a separate numbered activity for each main element of the Work. Comply with the following:
1. Activity Duration: Define activities so no activity is longer than twenty (20) days, unless specifically allowed by Architect.
2. Procurement Activities: Include procurement process activities for the following long lead items and major items, requiring a cycle of more than thirty (30) days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.

4. Startup and Testing Time: Include no fewer than fifteen (15) days for startup and testing.

5. Substantial Completion and Final Completion: Indicate completion in advance of date established for Substantial and Final Completion, and allow time for Architect's and Owner's Representative's administrative procedures necessary for certification of Substantial Completion.

6. Punch List and Final Completion: Include not more than thirty (30) days for completion of punch list items and final completion.

C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.

1. Phasing: Arrange list of activities on schedule by phase. Use Work Breakdown Structure (WBS) format.

2. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Section 01 10 00 "Summary." Delivery dates indicated stipulate the earliest possible delivery date.

3. Work Restrictions: Show the effect of the following items on the schedule:
   a. Coordination with existing construction.
   b. Limitations of continued occupancies.
   c. Uninterruptible services.
   d. Partial occupancy before Substantial Completion.
   e. Use of premises restrictions.
   g. Seasonal variations.
   h. Environmental control.

4. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:
   a. Submittals.
   b. Purchases.
   c. Mockups.
   d. Fabrication.
   e. Sample testing.
   f. Deliveries.
   g. Installation.
   h. Tests and inspections.
   i. Adjusting.
   j. Curing.
   k. Startup and placement into final use and operation.
   l. Owner furnished materials and equipment
   m. Owner contractors
   n. All State, local, Federal inspections

D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, Weather Tight (roof complete, building enclosure weather tight, temporary or permanent windows installed), Installation of Ceiling Grid, Above ceiling Inspections, the Notice to Proceed, Substantial Completion, and final completion.
E. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:
   1. Unresolved issues.
   2. Unanswered Requests for Interpretation.
   3. Rejected or unreturned submittals.
   4. Notations on returned submittals.

F. Recovery Schedule: When periodic update indicates the Work is fourteen (14) more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.

G. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.

2.2 STARTUP CONSTRUCTION SCHEDULE

A. Bar-Chart Schedule: Using Primavera P6 v 6.2 or later, Submit startup, horizontal, bar-chart-type construction schedule within seven (7) days of date established for the Notice to Proceed.

B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first one hundred twenty (120) days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

A. General:
   1. Primavera P6 v. 6.2 or later software shall be used.
   2. Prepare network diagrams using AON (activity-on-node) format.

B. Start-up Network Diagram: Submit diagram within fourteen (14) days of date established for the Notice to Proceed. Outline significant construction activities for the first two hundred forty (240) days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

C. CPM Schedule: Prepare Contractor's construction schedule using a resource-loaded, time-scaled CPM network analysis diagram for the Work.
   1. Develop network diagram in sufficient time to submit CPM schedule so it can be accepted for use no later than thirty (30) days after date established for the Notice to Proceed.
      a. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates, regardless of Architect's approval of the schedule.
   2. Conduct educational workshops to train and inform key Project personnel, including subcontractors' personnel, in proper methods of providing data and using CPM schedule information.
3. Establish procedures for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
4. Use "one workday" as the unit of time for individual activities. Indicate nonworking days and holidays incorporated into the schedule in order to coordinate with the Contract Time.

D. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the startup network diagram, prepare a skeleton network to identify probable critical paths.
   1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
      a. Preparation and processing of submittals.
      b. Mobilization and demobilization.
      c. Purchase of materials.
      d. Delivery.
      e. Fabrication.
      f. Utility interruptions.
      g. Installation.
      h. Work by Owner that may affect or be affected by Contractor's activities.
      i. Testing.
      j. Punch list and final completion.
      k. Activities occurring following final completion.
   2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
   3. Processing: Process data to produce output data on a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
   4. Format: Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.
      a. Subnetworks on separate sheets are permissible for activities clearly off the critical path.

E. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.

F. Initial Issue of Schedule: Prepare initial network diagram from a sorted activity list indicating straight "early start-total float." Identify critical activities. Prepare tabulated reports showing the following:
   1. Contractor or subcontractor and the Work or activity.
   2. Description of activity
   3. Main events of activity.
   4. Immediate preceding and succeeding activities.
   5. Early and late start dates.
   6. Early and late finish dates.
   7. Activity duration in workdays.
   8. Total float or slack time.
G. Schedule Updating-monthly: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:
   1. Identification of activities that have changed.
   2. Changes in early and late start dates.
   3. Changes in early and late finish dates.
   5. Changes in the critical path.
   6. Changes in total float or slack time.

H. Value Summaries: Prepare two cumulative value lists, sorted by finish dates.
   1. In first list, tabulate activity number, early finish date, and cumulative dollar value.
   2. In second list, tabulate activity number, late finish date, and cumulative dollar value.
   3. In subsequent issues of both lists, substitute actual finish dates for activities completed as of list date.
   4. Prepare list for ease of comparison with payment requests; coordinate timing with progress meetings.

2.4 REPORTS

A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:
   1. List of subcontractors at Project site.
   2. List of separate contractors at Project site.
   3. Approximate count of personnel at Project site.
   4. Equipment at Project site.
   5. Material deliveries.
   6. High and low temperatures and general weather conditions, including presence of rain or snow.
   7. Accidents.
   8. Meetings and significant decisions.
   9. Unusual events.
   10. Stoppages, delays, shortages, and losses.
   11. Meter readings and similar recordings.
   13. Orders and requests of authorities having jurisdiction.
   14. Change Orders received and implemented.
   15. Work Orders received and implemented.
   16. Services connected and disconnected.
   17. Equipment or system tests and startups.
   18. Partial completions and occupancies.
   19. Substantial Completions authorized.

B. Material Location Reports: At weekly intervals, prepare and submit a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site. Indicate the following categories for stored materials:
1. Material stored prior to previous report and remaining in storage.
2. Material stored prior to previous report and since removed from storage and installed.
3. Material stored following previous report and remaining in storage.

C. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.5 SPECIAL REPORTS

A. General: Submit special reports directly to Owner within one (1) day of an occurrence. Distribute copies of report to parties affected by the occurrence.

B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

PART 3 - EXECUTION

3.1 CONTRACTOR’S CONSTRUCTION SCHEDULE

A. The Contract Documents shall form the basis of the Contractor’s Construction Schedule (CPM Schedule)

1. There will be no additional compensation for work that must be scheduled off school hours and weekends in order to maintain school operations and Contractor’s Construction Schedule.
2. During school hours no demolition will be allowed.
3. During renovation work access through the schools occupied corridors will be restricted to Owner personnel only. Material will have to be moved off hours and weekends.
4. Roofing and other odor producing work will have to be scheduled for off hours or weekends.
5. Access to the site will be restricted by bus traffic and foot traffic to the school. Contractor shall schedule work around school traffic.
6. New addition construction overlaps current entrances to the school. Contractor is to sequence and schedule their work to maintain egress required by fire marshal and school operations at no additional cost to the Owner. Remove, replace, and relocate temporary partitions and access tunnels as needed to accomplish advancing the work as acceptable to Owner and code authorities at no cost to the owner. Multiple mobilizations will be required at no additional cost to the Owner.
7. Contractor shall maintain corridor traffic through work areas. Adjust temporary partitions and tunnels as the need arises at no cost to the Owner.
8. It is the contractor’s sole responsibility to understand the Arlington County codes and inspection requirements and process. Any meetings, additional permit or inspection fees the County deems for successful completion of the work are not the cost of the Owner. If the Owner is charged for additional fees from the county as a result of the contractor’s failure to be informed of this process, re-inspection fees, overtime fees from the county

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etc., the Owner then has the right to issue a Change Order deducting the cost of the
special inspections and/or additional tests, from the balance due to the Contractor. If the
balance due to the Contractor is not sufficient to cover the costs, then the Contractor
shall pay to the Owner the difference in cost.

9. Any and all violations or fines assessed against the Owner or Contractor, due to
Contractor’s negligence, will be paid by the Contractor within three (3) days. Should the
contractor fail to pay these costs, the Owner then has the right to issue a Change Order
deducting the cost of the special inspections and/or additional tests, from the balance due
to the Contractor. If the balance due to the Contractor is not sufficient to cover the costs,
then the Contractor shall pay to the Owner the difference in cost.

10. In General, the school is occupied with staff, students, and the public from 7:00 AM to
6:00 PM Monday through Friday. The school is also occasionally occupied on evenings
and weekends. School Operations include but are not limited to: school operating
hours, drop off and pick up schedules for bus routines, community events where the
school is used, and extended care operations. Contractor to coordinate all activities with
the Owner, at a minimum of 48 hours in advance. Any conflicts and costs associated
with such coordination shall be at no cost to the Owner.

11. Contractor shall schedule work to avoid interference with instruction. The Project site is
an operating school first, and a construction site second. This may require work at other
than normal construction work hours, on weekends, and/or prolonged work days as
necessary to meet the schedule at no additional cost to the owner. The various trades will
require numerous mobilizations due to phasing and to interruptions caused by the needed
to maintain school operations at no additional cost to the owner. Temporary and interim
measures will be required to maintain operations and advance construction. Some, but not
all, conditions that must be accommodated by the Contractor at no cost to the Owner
include but are not limited to:
   a. Utility, Sprinkler and infrastructure shutdowns and tie-in must be performed
      off school hours-during weekends, evenings or holidays.
   b. Steel erection and setting rooftop equipment is prohibited over occupied
      spaces.
   c. Access to the work areas through occupied areas must be off school hours.
   d. Contractors means, methods and work hours shall be adjusted for noise and air
      quality considerations of the school.
   e. No work at site is permitted for the for 5 days in the Spring when testing takes
      place. Exact schedule is to be determined in the future by APS when schedule
      is made available to the school.

12. Substantial and Final completion dates are established in the schedule and liquidated
damages will apply for failure to complete by these dates as well as the completion date
for the entire project.

13. All HAZMAT remediation and removal identified in the Contract Documents including
but not limited to section 13 2810, 13 2820 and 13 2830 shall be executed and completed
prior to work being performed in areas identified. HAZMAT remediation and removal
shall occur at the commencement of each phase requiring abatement and not prior to
unless otherwise approved by the Owner or Owner’s Representative. Contractor shall
obtain all necessary permits and notifications for abatement procedures as not to impact
the Contractor’s Construction Schedule or project milestones.

B. Contractor’s Construction Schedule Updating: At monthly intervals, update schedule to reflect
actual construction progress and activities. Issue schedule one (1) week before each regularly
scheduled progress meeting.
1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
3. As the Work progresses, indicate final completion percentage for each activity.

C. Distribution: Distribute copies of approved schedule to the Owner, Owner’s Representative, Architect, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
   1. Post copies in Project meeting rooms and temporary field offices.
   2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

   END OF SECTION
PART 1 - GENERAL

1.1. RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2. SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

B. Related Requirements:
   1. Section 01 10 00 "Summary" for work restrictions and limitations on utility interruptions.
   2. Section 31 23 19 "Dewatering" for disposal of ground water at Project site.
   3. Section 32 12 16 "Asphalt Paving" for construction and maintenance of asphalt pavement for temporary roads and paved areas.
   4. Section 32 13 13 "Concrete Paving" for construction and maintenance of cement concrete pavement for temporary roads and paved areas.

1.3. USE CHARGES

A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.

B. Water Service from Existing System: Water from Owner's existing water system is available for use with metering and Contractor to pay use charges and all costs for material, permits, and inspections, for connections and disconnections. Provide connections and extensions of services as required for construction operations at no cost to the Owner. Meter readings must be confirmed with Contractor and Owner's Representative monthly and before disconnection to retrieve final readings.

C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use with metering and Contractor to pay use charges and all costs for material, permits and inspections for connections and disconnections. Provide connections and extensions of services as required for construction operations at no cost to the Owner. Meter readings must be confirmed with Contractor and Owner’s Representative monthly and before disconnection to retrieve final readings.
1.4. INFORMATIONAL SUBMITTALS

A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.

B. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.

C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.
   1. Describe delivery, handling, and storage provisions for materials subject to water absorption or water damage.
   2. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.
   3. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.

D. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate. Include the following:
   1. Locations of dust-control partitions at each phase of work.
   2. HVAC system isolation schematic drawing.
   3. Location of proposed air-filtration system discharge.
   5. Other dust-control measures.

1.5. QUALITY ASSURANCE

A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.


1.6. PROJECT CONDITIONS

A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use.
as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Portable Chain-Link Fencing: Minimum 2-inch, 0.148-inch-thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch-OD line posts and 2-7/8-inch-OD corner and pull posts, with 1-5/8-inch-OD top and bottom rails. Provide concrete bases for supporting posts.

B. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil minimum thickness, with flame-spread rating of 15 or less per ASTM E 84 and passing NFPA 701 Test Method 2.

C. Dust-Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches.

D. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.

2.2 TEMPORARY FACILITIES

E. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.

F. Field Offices, Storage and Fabrication Sheds locations shall be in accordance with the Use Permit. A plan shall be submitted demonstrating that the trailers are not located in a public right-of-way or within Tree Protection Fence areas. Proposed locations plan must be approved by the County Manager prior to placing any trailers on site.

G. Provide a Common Use Field Office to accommodate needs of Owner, Architect, Owner’s Representative(s), construction personnel office activities, and to accommodate Project meetings specified in other Division 01 Sections. Keep office clean and orderly. The filed office shall include one (1) workspace equipped with power and data access for the Owner’s exclusive use and one (1) workspace equipped with power and data access for the Architect’s exclusive use. Furnish and equip offices as follows:

1. Furniture required for Project-site documents including file cabinets, plan tables, plan racks, and bookcases.

2. Conference room of sufficient size to accommodate meetings of fifteen (15) individuals. Provide electrical power service and 120-V ac duplex receptacles, with no fewer than one receptacle on each wall. Furnish room with conference table, chairs, and 4-foot- (1.2-m-) square tack and marker boards.

3. Drinking water and private toilet.

5. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F (20 to 22 deg C).

6. Lighting fixtures capable of maintaining average illumination of 20 fc (215 lx) at desk height.

7. Furniture required for Project site documents including file cabinets, plan tables, plan racks, and bookcases

H. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
   1. Store combustible materials apart from building.

2.3 EQUIPMENT

I. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

J. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
   1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
   2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
   3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean ducts, blowers, and coils as required in Section 01 77 00 "Closeout Procedures".

K. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service or connect to existing service.
   1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections and disconnections for temporary services.
B. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

C. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

D. Heating: Provide temporary heating required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

E. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
   1. Prior to commencing work, isolate the HVAC system in area where work is to be performed according to coordination drawings.
      a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
      b. Maintain negative air pressure within work area using HEPA-equipped air-filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.
   2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.
   3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.

F. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.
   1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes.

G. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.

H. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
   1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.
I. Telephone Service: Provide temporary telephone service in common-use facilities for use by all construction personnel. Install one (1) telephone line(s) for each field office unless indicated otherwise.

1. At each telephone, post a list of important telephone numbers.
   a. Police and fire departments.
   b. Ambulance service.
   c. Contractor's home office.
   d. Contractor's emergency after-hours telephone number.
   e. Architect's office.
   f. Owner’s Representative’s office.
   g. Engineers' offices.
   h. Owner's office.
   i. Principal subcontractors' field and home offices.

2. Provide superintendent with cellular telephone or portable two-way radio for use when away from field office.

J. Electronic Communication Service: Provide a desktop computer in the primary field office adequate for use by Architect and Owner to access Project electronic documents and maintain electronic communications. Equip computer with not less than the following:

1. Processor: Intel Pentium D or Intel CoreDuo, 3.0 GHz processing speed.
2. Memory: 4 gigabyte.
4. Display: 22-inch LCD monitor with 256-Mb dedicated video RAM.
5. Full-size keyboard and mouse.
8. Productivity Software:
   a. Microsoft Office Professional, XP or higher, including Word, Excel, and Outlook.
   b. Adobe Reader 7.0 or higher.
   c. WinZip 7.0 or higher.
9. Printer: "All-in-one" unit equipped with printer server, combining color printing, photocopying, scanning, and faxing, or separate units for each of these three functions.
10. Internet Service: Broadband modem, router and ISP, equipped with hardware firewall, providing minimum 384 Kbps upload and 1 Mbps download speeds at each computer.
11. Internet Security: Integrated software, providing software firewall, virus, spyware, phishing, and spam protection in a combined application.

3.3 SUPPORT FACILITIES INSTALLATION

A. General: Comply with the following:
1. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.

2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.

B. Temporary Use of Permanent Roads and Paved Areas: Locate temporary roads and paved areas in same location as permanent roads and paved areas. Construct and maintain temporary roads and paved areas adequate for construction operations. Extend temporary roads and paved areas, within construction limits indicated, as necessary for construction operations.

1. Coordinate elevations of temporary roads and paved areas with permanent roads and paved areas.
2. Prepare subgrade and install subbase and base for temporary roads and paved areas according to Section 31 20 00 "Earth Moving."
3. Recondition base after temporary use, including removing contaminated material, regrading, proofrolling, compacting, and testing.
4. Delay installation of final course of permanent hot-mix asphalt pavement until immediately before Substantial Completion. Repair hot-mix asphalt base-course pavement before installation of final course according to Section 32 12 16 "Asphalt Paving."

C. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

D. Parking: Provide temporary parking areas for key construction and Owner personnel.

E. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.

1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties or endanger permanent Work or temporary facilities.
2. Remove snow and ice as required to minimize accumulations.

F. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.

1. Identification Signs: Provide Project identification signs as indicated on Drawings.
2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
   a. Provide temporary, directional signs for construction personnel and visitors.
3. Maintain and touchup signs so they are legible at all times.

G. Construction Waste Management: Comply with requirements specified in Section 01 74 19 "Construction Waste Management and Disposal."

H. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

I. Temporary Elevator Use: Refer to Division 14 Conveying Equipment.

J. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.

K. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion.

3.4 CONSTRUCTION AIDS

A. Provide, erect, and maintain construction aids necessary for expeditious and proper completion of the Work.

B. Modifications and alterations to the Project design to accommodate construction aids are not permitted unless authorized by Owner and Architect. Contractor shall reimburse Owner for any structural evaluation, redesign, and supplemental design of the Work by Architect and their consultants, to accommodate construction aids.

C. Repair and pay for damage, including attachment and support to structure, subgrades, or other portions of the Project, as a result of construction aids.

D. Do not use construction aids which could stress, strain, or damage any portion of the Project and existing structures.

E. Contrive to keep temporary work from obstructing Work and access. If, however, conflict with normal access occurs, provide temporary bypass routing until such temporary work is completed.

F. Remove all temporary work from premises after it is no longer needed and before completion of Contract and repair area to original condition.

3.5 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

1. Comply with work restrictions specified in Section 01 10 00 "Summary."

C. Temporary Erosion and Sedimentation Control: Comply with requirements of 2003 EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent and requirements specified in Section 31 10 00 "Site Clearing."
D. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.

E. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.

F. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using environmentally safe materials.

G. Site Enclosure Fence: Prior to commencing earthwork, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.

1. Extent of Fence: As indicated on Drawings.
2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner.

H. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.

I. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

J. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.

K. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.

L. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner from fumes and noise.

1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.
2. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
3. Insulate partitions to control noise transmission to occupied areas.
4. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
5. Protect air-handling equipment.
6. Provide walk-off mats at each entrance through temporary partition.
M. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.

1. Prohibit smoking in construction areas.
2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
3. Develop and supervise an overall fire-prevention and protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
4. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.

3.6 MOISTURE AND MOLD CONTROL


B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:

1. Protect porous materials from water damage.
2. Protect stored and installed material from flowing or standing water.
3. Keep porous and organic materials from coming into prolonged contact with concrete.
4. Remove standing water from decks.
5. Keep deck openings covered or dammed.

C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:

1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
2. Keep interior spaces reasonably clean and protected from water damage.
3. Periodically collect and remove waste containing cellulose or other organic matter.
4. Discard or replace water-damaged material.
5. Do not install material that is wet.
6. Discard, replace, or clean stored or installed material that begins to grow mold.
7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.

D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:

1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
2. Use permanent HVAC system to control humidity.
3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for forty-eight (48) hours are considered defective.

b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for forty-eight (48) hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.

c. Remove materials that cannot be completely restored to their manufactured moisture level within forty-eight (48) hours.

3.7 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.

2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.

3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 01 77 00 "Closeout Procedures."

END OF SECTION