



# REQUEST FOR PROPOSALS

Integrated Project Delivery utilizing  
Design/Build Guaranteed Maximum Price  
State of Colorado  
Fort Lewis College

Notice Number: 26105

Project Number: FL2510

Project Title: FL2510 - Dennison Track and Field Improvements

Estimated Project Cost: \$2,150,00.00

## Table of Contents

|                                                          |    |
|----------------------------------------------------------|----|
| I. NOTICES.....                                          | 1  |
| II. PROJECT OVERVIEW .....                               | 2  |
| Scope of Services .....                                  | 3  |
| III. MINIMUM REQUIREMENTS .....                          | 4  |
| IV. MANDATORY PRE-PROPOSAL CONFERENCE AND SITE TOUR..... | 5  |
| V. SCHEDULE.....                                         | 5  |
| VI. QUESTIONS, CLARIFICATIONS AND ADDENDA.....           | 5  |
| VII. POINT OF CONTACT/CLARIFICATION .....                | 6  |
| VIII. SUBMITTALS OF QUALIFICATIONS .....                 | 6  |
| IX. METHOD OF SELECTION AND AWARD .....                  | 7  |
| A. Short List .....                                      | 7  |
| B. Oral Interview .....                                  | 7  |
| X. EVALUATION OF QUALIFICATIONS .....                    | 8  |
| A. PREQUALIFICATION SUBMITTAL CRITERIA.....              | 8  |
| 1. QUALIFICATIONS OF THE FIRM(s).....                    | 8  |
| 2. QUALIFICATIONS OF THE MANAGEMENT TEAM MEMBERS.....    | 9  |
| 3. PROJECT MANAGEMENT APPROACH.....                      | 9  |
| 4. PRIOR PROJECT EXPERIENCE/SUCCESS .....                | 9  |
| 5. EQUITY DIVERSITY AND INCLUSION.....                   | 10 |
| 6. MISCELLANEOUS CONSIDERATIONS .....                    | 10 |
| XI. ORAL INTERVIEWS EVALUATION CRITERIA .....            | 11 |
| 1. QUALIFICATIONS OF THE FIRM.....                       | 11 |
| 2. QUALIFICATIONS OF THE MANAGEMENT TEAM MEMBERS.....    | 11 |

|                                                                                                                                                                       |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 3. PROJECT MANAGEMENT APPROACH.....                                                                                                                                   | 11 |
| 4. PRIOR PROJECT EXPERIENCE/SUCCESS .....                                                                                                                             | 12 |
| 5. MISCELLANEOUS CONSIDERATIONS .....                                                                                                                                 | 12 |
| XII. FEE PROPOSALS.....                                                                                                                                               | 12 |
| XIII. ACKNOWLEDGEMENT AND ATTESTATION FORM .....                                                                                                                      | 1  |
| Appendix A: Evaluation Forms .....                                                                                                                                    | 1  |
| Appendix B: DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT and THE<br>GENERAL CONDITIONS OF THE DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP)<br>AGREEMENT ..... | 1  |
| Appendix C: Project Concept, Program Plan and Specifications.....                                                                                                     | 1  |
| Appendix D: Aesthetic Guidelines And Construction Standards.....                                                                                                      | 1  |
| Appendix E: Project Budget and Direct Labor Burden Calculation (SBP-6.18).....                                                                                        | 1  |
| Appendix F: Applicable Prevailing Wage Rates & Apprenticeship Contribution Rates.....                                                                                 | 1  |
| Appendix G: Apprenticeship Utilization Certifications .....                                                                                                           | 1  |

## I. NOTICES

1. For all projects with a total dollar value above \$150,000 Notice of Final Settlement is required by C.R.S. §38-26-107(1). Final Settlement, if required, will be advertised in the same location as the original solicitation.
2. For State Public Works C.R.S. §8-17-101 - Colorado labor shall be employed to perform at least 80% of the work. Colorado labor means any person who is a resident of the state of Colorado at the time of the Public Works project.
3. All respondents accept the conditions of this AFB, including but not limited to, the following:
  - a. All submittals shall become the property of the State of Colorado and will not be returned.
  - b. Late submittals shall not be evaluated.
  - c. The State reserves the right to reject any or all proposals on the basis of being unresponsive to this AFB or for failure to disclose requested information.
  - d. The State shall not be liable for any costs incurred by respondents in the preparation of submittals and proposals nor in costs related to any element of the selection and contract negotiation process.
  - e. Any restriction as to the use of submitted materials must be clearly indicated as proprietary. The requested limitation or prohibition of use or release shall be identified in writing on a cover sheet. Blanket claims of proprietary submittals will not be honored. Fee proposals will be considered proprietary.
4. The respondent has reviewed Appendix B: Sample Design/Build Guaranteed Maximum Price (GMP) Agreement (Form SC-9.0) and General Conditions (SC-9.1) and by responding has agreed that the terms and conditions of the sample are expressly workable without reservation. Any exceptions to the contract must be communicated formally in writing before the bid closes.
5. Per C.R.S. §24-92-115 unless prohibited by applicable federal law, contract for any public project in the amount of one million dollars or more, that does not receive federal money, in the amount of one million dollars or more shall require the general contractor to which the contract is awarded to submit, at the time the mechanical, electrical, or plumbing subcontractor is put under contract, documentation that identifies the contractors or subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certifies that all firms identified participate in apprenticeship programs registered with the United States department of labor's employment and training administration or state apprenticeship councils recognized by the United States department of labor and have a proven record of graduating a minimum of 15% of its apprentices for at least three of the past five years.
6. Per C.R.S. §24-92-117, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the Buy Clean Colorado (BCCO) Act program requirements. The BCCO Act requires the Office of the State Architect to establish a

maximum acceptable global warming potential (GWP) limit for each category of eligible materials, which include asphalt and asphalt mixtures, cement and concrete mixtures, glass, post-tension steel, reinforcing steel, structural steel, and wood structural elements. For any solicitation for a contract for the design of an eligible project, a State Agency or institution shall require the designer who is awarded the contract to include in project specifications when final construction documents are released, a current Environmental Product Declaration (EPD) that meets the maximum acceptable GWP limits for each eligible material specified for the project. A contractor that is awarded a contract for an eligible project shall not install any eligible materials on the project until the contractor submits an EPD for each eligible material procured for the project.

7. Per C.R.S. §24-92-Part 2, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the State prevailing wage rate, of the regular, holiday, and overtime wages paid and the general prevailing payments on behalf of employees to lawful welfare, pension, vacation, apprentice training, and educational funds in the State, for each employee needed to execute the contract. Payments to the funds must constitute an ordinary business expense deduction for federal income tax purposes by contractors and subcontractors. Contractors are required to pay their employees at weekly intervals and shall comply with the enforcement provisions of C.R.S. §24-92-209. Contractors awarded a project of this size will be required to utilize the LCPTracker cloud-based labor compliance and certified payroll application.
8. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.

## **II. PROJECT OVERVIEW**

### **Introduction**

The State of Colorado, Fort Lewis College is soliciting proposals from qualified Design-Build teams for the FL2510 - Dennison Track and Field Improvements project.

The Dennison Track and Field Improvements project will include the full conversion and modernization of the existing football field and surrounding track facilities. The selected team will be responsible for delivering a fully integrated design and construction solution within a Fixed Limit of Design and Construction Cost, ensuring cost certainty, schedule reliability, and high-quality performance outcomes.

This project will transform the current natural grass football field into a durable, low-maintenance synthetic turf system designed to support multiple intercollegiate sports, club sports, intramural programs, and major campus events such as Commencement. The project will also include the design and construction of a new all-weather Track & Field complex featuring a six-lane, 400-meter track, steeplechase pit, and dedicated event areas for high jump, pole vault, and horizontal jumps.

The Design-Build team will be expected to develop a comprehensive approach that addresses existing site constraints, improves subsurface conditions, and ensures full NCAA code and performance compliance. One of the most critical components of the project will be the drainage and subsurface stabilization system which will include stormwater detention. The team must evaluate and implement solutions for base preparation, stormwater management, and required

utility tie-ins to ensure long term field and track integrity. The final design and construction must prioritize athlete safety, operational sustainability, and minimized life-cycle maintenance.

The Fort Lewis College Dennison Track and Field Improvements Project is a strategic capital investment in the future of Skyhawk Athletics and the student experience. The College seeks a partner who can provide innovative, cost-effective, and performance-driven solutions that elevate training and competition, strengthen community engagement, and support long-term institutional goals. This project will serve as a cornerstone for future athletic development and reinforce the College's commitment to excellence, resilience, and opportunity.

Fort Lewis College anticipates using a Design/Build project delivery method, where the Design/Build Entity will design, manage, and construct the project as described within.

The process to be used in the selection of the Design/Build Entity is comprised of two steps. STEP I is the Submittal of Prequalification as described in Section X. STEP II is the Oral Interview/Fee Proposal as described in detail in Section XI. A Jury Panel of individuals who will be involved in the project and/or understand the required services associated with Construction Management/General Contracting will evaluate responses to this RFP for both steps. Upon completion of the evaluation of the Submittals of Prequalification, a limited number of firms will be invited to the oral interviews. Sealed fee proposals will be required only from those firms who are interviewed and are to be submitted as indicated in this RFP. Both qualifications and fee will be considered in the final ranking of firms with qualifications given 70% of the value of the weighted criteria and fees for the Fee Proposal given 30%.

**Selection and award of this project will be based on a combination of qualifications and costs that represent the best overall value to the State.**

### **Scope of Services**

The selected Design-Build team shall provide all professional services, labor, materials, equipment, and coordination necessary to deliver the FL2510 - Dennison Track and Field Improvements project as a fully integrated design and construction solution under a Guaranteed Maximum Price (GMP). Services shall include, but are not limited to, site investigation and analysis; evaluation of alternative design solutions; complete project design; permitting and regulatory coordination; and complete construction of a modernized athletic facility. The scope encompasses conversion of the existing natural grass football field to a multi-sport synthetic turf system; design and construction of a six-lane, 400-meter all-weather track with steeplechase pit and dedicated field event areas; and implementation of comprehensive subsurface preparation, drainage, stormwater detention, and utility improvements necessary to ensure long-term performance and durability. The Design-Build team shall address existing site constraints, achieve full NCAA code and performance compliance, and prioritize athlete safety, operational sustainability, constructability, and life-cycle cost efficiency. The team shall manage schedule, cost control, quality assurance, and stakeholder coordination to deliver a high-performing facility that supports intercollegiate athletics, campus programs, and major events while advancing Fort Lewis College's strategic and institutional objectives.

The scope of services includes assistance to the State during the process of assessment, design, construction, and warranty period. Specific tasks to be performed by the Design/Build Entity include those generally performed by the Design/Build construction community where the Construction Manager is also the Contractor. A sample copy of the State's Design/Build contract is

contained within the RFP. A Guaranteed Maximum Price (GMP) will be required at the completion of the Design Development phase.

Appendix C of this RFP includes the project concept, program and specifications that apply to this project and are incorporated by reference into the contract agreement as required initial design criteria. Deviation from the project concept, program and specifications must be justified in writing and approved by the designated Fort Lewis College Representative before incorporation into the project.

Appendix D of this RFP includes mandatory construction standards and aesthetic guidelines that are incorporated by reference into the contract agreement. Deviation from the Fort Lewis College standards must be justified in writing and approved the designated Fort Lewis College Representative before incorporation into the project. The building and site design is required to respond to the aesthetic guidelines. Formal presentation of the proposed design to a review committee for approval may be required.

### **III. MINIMUM REQUIREMENTS**

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. Interested bidders should be prepared to show evidence of the following to be considered as qualified, as a minimum:

1. Not previously terminated by the State for non-performance on a State Buildings contract or procurement.
2. The contractor must have been in the same business under the same name for the last two (2) years.
3. Demonstrated specific contracting experience in projects of similar scope and complexity for at least two (2) projects each in excess of \$ 2,150,000.00, utilizing the expertise present in their Colorado Office; and
4. Demonstrated bonding capability up to \$ 2,150,000.00 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
5. Respondents must acknowledge all issued addenda in their submittal and proposal.
6. Demonstrated specific design and construction experience in projects of similar scope and complexity, including:
  - **Experience designing/constructing athletic facilities:** Demonstrated experience designing and overseeing construction of turf field with track and field elements.
  - **Experience working with higher education institutions:** Prior experience designing facilities or outdoor spaces specifically for universities, colleges, or similar community-oriented educational institutions.
  - **Project delivery and management:** Demonstrated ability to manage projects of similar scope, size, and complexity, delivering completed projects on time and within budget, specifically including site-specific logistical constraints such as snow removal, storage needs, and environmental mitigation.

7. Professional Engineering License: The Engineer in charge of the design work shall possess an active professional engineering license issued by the Colorado Department of Regulatory Agencies.

Firms meeting the minimum requirements may obtain the solicitation documents on the following website accompanying this advertisement:

Bidnet/Rocky Mountain E-Purchasing System (RMEPS) [Rocky Mountain Bids - www.bidnet.com](http://www.bidnet.com)

and

[Fort Lewis College Website, Opportunities to Bid page - www.fortlewis.edu/purchasing/opportunitiestobid](http://www.fortlewis.edu/purchasing/opportunitiestobid)

#### **IV. PRE-PROPOSAL CONFERENCE AND SITE TOUR**

To ensure sufficient information is available to firms preparing submittals, an optional pre-submittal conference has been scheduled. The intent of this conference is provide an opportunity for prospective Design / Build Entities to discuss the project with knowledgeable Fort Lewis College staff and to tour the site. Links to the Pre-Proposal Conference for virtual attendance (without the site tour) will be provided to potential RFP responders upon request.

The optional Pre-Proposal Meeting will be held at:

Building Address: Physical Plant East, 385 Fort Lewis Drive, Durango CO 81301 Room: Conference Room 012

Date/Time February 11, 2026, 2:00 PM

#### **V. SCHEDULE**

The following is a tentative schedule of events for the Proposal Submittal process and an outline of the schedule for the balance of the project. All dates are subject to change and changes in the schedule will be issued via addendum.

|                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Solicitation Posted                          | <u>February 3, 2026</u>             |
| Pre-Submittal Conference and Tour (optional) | <u>February 11, 2026</u>            |
| Request for Clarifications Due               | <u>February 16, 2026</u>            |
| Final Addendum Issued (anticipated)          | <u>February 18, 2026</u>            |
| Submittals Due (Prequalification: Step I)    | <u>February 23, 2026</u>            |
| Interview Short List Announced               | <u>March 2, 2026</u>                |
| Sealed Proposal Due                          | <u>Week of March 16, 2026</u>       |
| Oral Interviews                              | <u>Week of March 16, 2026</u>       |
| Selection Announced                          | <u>March 23, 2026</u>               |
| Negotiation of Contract                      | <u>March 23 - April 9, 2026</u>     |
| Anticipated Design Start                     | <u>April 13, 2026</u>               |
| Anticipated Construction Start/Finish        | <u>May 5, 2027 / August 7, 2027</u> |

The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by email or posted on the Bidnet and the FLC websites listed above. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the scheduled date and time.

#### **VI. QUESTIONS, CLARIFICATIONS AND ADDENDA**

Owner initiated changes to this RFP will be issued under numerically sequenced addenda.

Owner initiated changes to this RFP will be posted in the form of addenda on [Bidnet](#).

Questions and requests for clarifications regarding this project shall be submitted before the deadline listed in the above Schedule.

Communication regarding the project during the procurement, outside of this submission process or scheduled procurement milestones is not permitted.

## **VII. POINT OF CONTACT/CLARIFICATION**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Name:          | Attn: Hoyt Leonhardt, Project Manager                                  |
| Agency:        | Fort Lewis College, Physical Plant Services                            |
| Email Address: | <a href="mailto:hleonhardt@fortlewis.edu">hleonhardt@fortlewis.edu</a> |
| Phone:         | 716-440-2114                                                           |

## **VIII. SUBMITTALS OF QUALIFICATIONS**

1. This RFP document, it's appendices, and any written addenda issued prior to the closing of the solicitation, and written clarifications shall serve as the only basis for the proposal.
2. All submittals must comply with the following items, a through h. The State retains the right to waive any minor irregularity, or requirement should it be judged to be in the best interest of the State.
  - a. Qualifications shall be formatted and tabbed in the exact form and numeric sequence of the Evaluation Form (1 through 7) in Appendix A. A two-sided single-page cover letter addressed to Fort Lewis College, Attn: Hoyt Leonhardt - Project Manager, outlining the firm(s) qualifications is required at the front of the submittal. Not counting the cover letter and required Acknowledgement and Attestation form, the entire submittal is to be no more than 50 doubled sided 8 ½' x 11" sized pages in portrait format, at least 10 font and stapled, spiral or plastic bound. No loose-leaf notebooks or hard bound submittals.
  - b. Qualifications shall be evaluated in accordance with criteria as indicated in PREQUALIFICATION SUBMITTAL CRITERIA and ranked on the corresponding Evaluation Form in Appendix A.
  - c. Response to all items shall be complete.
  - d. All references shall be current and relevant.
  - e. Complete and execute the appropriate Acknowledgment and Attestation Form as provided in Section VI and submit at the back of the Prequalification Submittal.
  - f. An electronic copy of the qualification package is due February 23, 2026 and shall be received no later than 4:00 PM (MST), and shall be submitted/accepted as described in the Information for Bidders (SBP-6.12)  
Seven (7) hard copies of the qualifications package are due February 23, 2026, and shall be received no later than 4:00PM (MST), and shall be submitted/accepted as described in the Information for Bidders (SBP-6.12)
3. Late submittals will be rejected without consideration. The State of Colorado assumes no responsibility for costs related to the preparation of submittals.
4. Submit sealed fee proposal separately. Do not include fee proposal data in the qualification's submittal or with the oral interview presentation and handout. Also, do not enclose qualifications in sealed fee proposal.

## **IX. METHOD OF SELECTION AND AWARD**

### **A. Short List**

1. From the submittals received, a short list of qualified respondents shall be identified using the scoring indicated on the enclosed Evaluation Form, Appendix A.
2. Firms failing to meet the minimum required qualifications will not receive further consideration.

### **B. Oral Interview**

1. Mandatory oral interviews shall be conducted for the short-listed firm(s) only. Interview times and location will be arranged by Fort Lewis College, and all short-listed firms will be notified in advance. At the option of the State, a visit to the short-listed firm(s) managing home office and/or representative field office may be required.

### **C. Fee Proposals**

1. Only those firms shortlisted for interview are required to submit their sealed proposals. (Only one copy is required on the scheduled submission date.) Fee Proposals will remain sealed until after the qualitative scoring and will then be opened. The Fee Proposal will then be considered (equivalent to 30 percent of the weighted criteria) in conjunction with the qualitative score from the response and interview (equivalent to 70 percent of the weighted criteria).
2. Fee Proposals shall be submitted on the form provided in Section XII, without modification. A Fee Proposal shall be accompanied with sufficient detail to clearly identify the fee for service and include a detailed schedule of estimated (not-to-exceed) reimbursable and non-reimbursable costs. The percentage of the cost of work is not acceptable value. The Fee Proposal should be prepared independently in accordance with the following:
  - a. Fees are outlined in Exhibit A of the Sample Agreement attached to this solicitation as Appendix B.
  - b. Any specific services requested in the RFP and its appendices that are not included should be clearly identified. Exclusion of any required service may result in the proposal being found non-responsive.
  - c. Provide a Design/Build Entity staff schedule with staff by name, position and man-hours (assume 8-hour days) per month estimated on the project.
  - d. Provide a detailed estimate of reimbursable costs including breakdown of direct salaries and payroll fringes (DPE) for on-site Design/Build Entity personnel associated with the services. Not-to-exceed reimbursable expenses shall be provided at direct cost.
  - e. Provide a detailed estimate of non-reimbursable expenses (included in fee).

- f. The State reserves the right to reject any Fee Proposal not prepared in the above manner. Proposals that exceed the available funds may be rejected outright but the State reserves the right to negotiate a reasonable fee for service within the available funds. The DESIGN/BUILD ENTITY contract will be a bonded lump sum contract including not-to-exceed reimbursables with a Guaranteed Maximum Price to encompass all construction work; some not-to-exceed allowances may be included as directed by the State.
  3. This Fee Proposal is a binding offer to perform the services associated with the Scope of Services described in this RFP and the Designated Services and Method of Payment Matrix in Appendix B. The State reserves the right to negotiate a cost adjustment based on scope clarification after selection and prior to contract execution.
- D. Method of Selection and Award
1. The Jury Panel shall complete a combined evaluation of qualifications and fee in accordance with the criteria as indicated in SECTION X, EVALUATION OF QUALIFICATIONS and Section XI ORAL INTERVIEWS EVALUATION CRITERIA. Numerical ranking and selection of the most qualified firm (including fee) will then occur on the corresponding evaluation forms in Appendix A.
  2. The final fee amount and scope of services may be negotiated at the State's discretion. The award and contract will be contingent on the availability of key proposed Project Management Team staff.
- E. After selection and award all bids, qualifications and ranking documents will be made available to the interested parties upon their request.

## **X. EVALUATION OF QUALIFICATIONS**

### **A. PREQUALIFICATION SUBMITTAL CRITERIA**

1. QUALIFICATIONS OF THE FIRM(s)
  - Provide a description of the composition and management structure of your firm. Identify the firm's roles and responsibilities and relevant experience with projects of similar scope and complexity and similar fast track project delivery methods. Describe how the firm's experience will relate to the success of this project.
  - Provide a description and separate graphic organizational chart complete with working titles identifying the lines of authority, responsibility and coordination.
  - Provide a detailed description of the process of how your firm selects qualified sub-contractors and manages them effectively on complex multi-phased projects. How does your organization attempt to utilize disadvantaged and small businesses
  - Provide a detailed description of how your firm will maximize the Colorado construction workforce on this project.
  - Provide your firm's safety record over the last ten years and describe your firm's efforts to retain and support employees.

## 2. QUALIFICATIONS OF THE MANAGEMENT TEAM MEMBERS

- Describe the qualifications and relevant experience of the lead design architect/engineer including demonstrated experience working on projects of similar scope and complexity and time commitment for this project.
- Describe the qualifications and relevant experience of the construction manager/general contractor including demonstrated experience working on projects of similar scope and complexity and time commitment for this project.
- Describe the qualifications and relevant experience of other key in-house staff and time commitments for this project.
- Identify all current office locations of the assigned staff and any other resident expertise intended to be provided under this RFP.

## 3. PROJECT MANAGEMENT APPROACH

- Provide a strategic project approach summary: Include discussion of your firm's approach in providing successful Design-Build Contracting services based on prior experience in cost, schedule and quality effectiveness. Include specific examples (1-2-page excerpts) of actual products (estimates, progress reports, schedules, constructability reviews, value engineering studies, forms, general conditions budgets, organizational structures, etc.).
- Providing a description of construction work Project Management Team has capability to competitively bid and self-perform, including qualifications to do such. It is the perception of the Fort Lewis College subcontracting DESIGN/BUILD ENTITY construction work is in the State's best interest in terms of price competition. Fort Lewis College may, at its discretion, limit the types and amount of work Project Management Team bids and self-performs.

## 4. PRIOR PROJECT EXPERIENCE/SUCCESS

- a. Select your three (3) most relevant projects and provide, at a minimum, the following:
  - The project/contract name
  - Description of services provided
  - Overall construction cost of project, as applicable, including initial contract value and change orders including reasons for change orders
  - Organizational structure of service delivery under the contract (include the owner's organization as it interfaced with the respondent's contract)
  - Key assigned in-house staff (name and title)
  - Subcontracts (service) used in the performance of the contract
  - Schedule history
  - Reference(s) for Owner and Architect as described in Section VIII, SUBMITTALS OF QUALIFICATIONS
  - Continuing services, if any
- b. Timeliness

In general, Design/Build Contracting work is seen as successful if it is on time, on budget, and of high quality of workmanship. Timeliness is generally based on completion by the originally scheduled date and is indicated by a Certificate of Occupancy. Please demonstrate for each of the above projects how timely delivery occurred.

c. Budget Considerations

Similar to timeliness, being on budget historically means the work was completed within the originally identified available budget. Demonstrate for the above projects examples of how you accomplished the following cost control services. For the purposes of this RFP, the State is interested not only in being within budget but also in the respondents' ability to address these issues:

- Conceptual estimating
- Value analysis
- Alternate solutions
- Scope reduction that maintains project function
- Cost/benefit analysis

Demonstrate for the above projects examples of how you accomplished the above cost control services.

d. Quality

Construction quality has the obvious traditional connotations (workmanlike, in compliance with the specifications, normal standard of care, etc.). Demonstrate for the above project examples how a high quality of workmanship was achieved.

e. Services Disruption

Demonstrate how your services on the above project examples dealt with issues of disruption at existing facilities, etc. if applicable.

f. Project Acceptability

Please discuss how your Construction Management/General Contracting services helped achieve owner satisfaction regarding project quality and acceptability with your project examples.

g. Compliance

Provide information on how compliance with industry standards of care, building codes, etc. was achieved.

5. EQUITY DIVERSITY AND INCLUSION

- a. Describe how your team is incentivized to hire and promote diverse individuals
- b. Describe how your team attempts to contract with Service-Disabled Veteran Owned Small Businesses or historically disadvantaged businesses

6. MISCELLANEOUS CONSIDERATIONS

a. Claims/Litigation History of Firm

Provide information on any past, current or anticipated claims (i.e., knowledge of pending claims) on respondent contracts; explain the litigation, the issue, and its outcome or anticipated outcome.

b. Apprenticeship Training Program (Optional for Step I)

Where an Apprentice Training Program certified by the Office of Apprenticeship located in the Employment and Training Administration in the United States Department of Labor exists in the State, or a comparable program for the training of apprentices is available in the State:

1. Each submitter shall demonstrate access to the certified program or a comparable alternative (Note that it is the responsibility of the submitter to demonstrate the comparability of a non-certified program) and,
- c. Each submitter's subcontractor at any tier with a contract value of two hundred fifty thousand dollars or more shall demonstrate access to the certified program or a comparable alternative.
- d. Apprenticeship Training Program (Optional for Step I)
- e. Other

This category is included in other items provided by the submitter. Inclusions may include standard firm promotional literature, testimonials, awards, corporate memberships in professional organizations or sponsorships, additional project/contract histories, etc., intended to demonstrate why your firm is uniquely qualified for this project.

## **XI. ORAL INTERVIEWS EVALUATION CRITERIA**

(Note that the primary focus of the Oral Interview evaluation in addition to the Fee Proposal will be the proposed project management team members' capabilities).

### **1. QUALIFICATIONS OF THE FIRM**

- Explain the composition and structure of your project management team and how the firm will support their efforts in the field throughout this project.
- Are the lines of authority, responsibility and coordination clearly identified?

### **2. QUALIFICATIONS OF THE MANAGEMENT TEAM MEMBERS**

- Explain the prior experience with projects of similar scope and complexity and similar fast track project delivery methods of the superintendent and all other project management team members. Explain their roles and responsibilities and authority and why they are the right team members for this project.
- Explain anticipated project management team staff current and projected workload.
- Identify all current office locations and the resident expertise intended to be provided under this RFP. Identify the location of the staff for the performance of this contract, their expertise, and generic equipment that will be located in Colorado and act in support of the anticipated contract.

### **3. PROJECT MANAGEMENT APPROACH**

- Explain the strategic project approach for this project in summary: Include discussion of your team's approach in providing successful Design/Build Entity services based on the needs of this specific project utilizing the team's prior past experience including cost, schedule, and quality control.

- Explain the construction work, the project management team has the capability to competitively bid and self-perform including qualifications to do such work.
- Provide a detailed description of how your project management team will select qualified sub-contractors and manage them effectively on this project.

#### 4. PRIOR PROJECT EXPERIENCE/SUCCESS

- Explain the most relevant projects the superintendent and the team members have completed together and/or separately and what their role was. Fort Lewis College at its discretion contact references and/or conduct independent performance analysis on projects on which the team member has worked).
- Provide descriptions of other related experiences of superintendent and other project management team members.

#### 5. MISCELLANEOUS CONSIDERATIONS

- Craft Labor Capabilities: Describe the availability of resources that will be utilized to successfully complete the project.
- Apprenticeship Training Program (Mandatory for Step II): Describe access to federal or state-approved apprenticeship programs, as available.
- Other: This category is included for other items provided by the presenter. Inclusions may include testimonials, awards, corporate memberships in professional organizations or sponsorships, additional project/contract histories, etc., intended to demonstrate why this management team is uniquely qualified for this project.

## **XII. FEE PROPOSALS**

1. Only those teams short listed for interview are required to submit their sealed proposals. Shortlisted teams will receive correspondence noting their scheduled time for their interview as well as where to send their Fee Proposal. Fee Proposals are due on the scheduled submission date prior to the start of oral interviews. Only one sealed copy is required. Fee Proposals will remain sealed until after the qualitative scoring and will then be opened. The fee amount will then be considered (30 percent) in conjunction with the qualitative score from the response and interview (70 percent).
2. Carefully review the Design/Build Entity Contract sample (Appendix B) before initiating your response submittal. Any exceptions to the contract must be communicated formally in accordance with Section VI. QUESTION, CLARIFICATIONS AND ADDENDA.
3. Appendix F and G of this RFP includes mandatory State apprenticeship and prevailing wage requirements based on the construction value of the project.
4. Per C.R.S. §38-26-106, if a contract amounts to \$150,000 or more, the awarded contractor shall provide payment and performance bonds not less than 50% of the value of the contract. The costs associated with this bond are to be included in the contractor's proposal.
5. The State reserves the right to make non-material changes to the appended model agreement, including additions and /or modifications that may be necessary to more completely describe the services defined or implied herein.
6. Any approved reimbursable expenses made under the terms of the final agreement shall be a direct pass-on cost with no adjustment to the fee described therein.

7. Any and all products, systems, methods, and procedures developed, as a result of this agreement shall remain the exclusive property of the State.
8. Immediately following the Acknowledgement and Attestation Form is a Fee Proposal Form to be utilized to summarize the fee proposal for the services.
9. This RFP document, it's appendices, and any written addenda issued prior to the submitting proposals, and written clarifications prior to the interview shall serve as the only basis for proposals.
10. The respondent, by submitting this proposal, does hereby accept that minor changes by the State to the exhibited contract and its exhibits, which do not adversely affect the respondent, shall not be cause for withdrawal or modification of the amounts submitted herein. Exceptions to the RFP documents and/or modification of the proposal may render the proposal non-responsive.
11. Upon due consideration and review of this document along with its appendices, written addenda, and written clarifications prior to the interview, the respondent does hereby submit the following proposal for Construction Management/General Contracting fees, consistent with the schedules provided in the Scope of Services. Respondents are hereby advised that it is the State's desire to accelerate design and construction schedules where reasonably possible, without adverse cost impact.
12. Respondent should complete the Fee Proposal Form by filling in all blanks on the form that follows.
13. Respondents should include a separate detailed not-to-exceed reimbursable estimate.

**XII. FEE PROPOSAL FORM**  
**DESIGN/BUILD GUARANTEED MAXIMUM PRICE CONTRACTING (DB-GMP) SERVICES**

Project Number: FL2510

Project Title: FL2510 - Dennison Track and Field Improvements

Proposal Date: \_\_\_\_\_

**Design Build Entity's Architect/Engineer Basic Services Fee**

- |    |                                                             |                 |
|----|-------------------------------------------------------------|-----------------|
| .1 | D/B Pre-Design Phase (If Applicable)                        | \$ _____        |
| .2 | Schematic Design Phase                                      | \$ _____        |
| .3 | Design Development Phase                                    | \$ _____        |
| .4 | Construction Document Phase                                 | \$ _____        |
| .5 | Construction Administration Phase                           | \$ _____        |
| .6 | Post Construction Phase (If Applicable)                     | \$ _____        |
| .7 | Reimbursable Expenses (Not to Exceed)                       | \$ _____        |
| .8 | <b>Total Design Build Entity's Architect/Engineer's Fee</b> | <b>\$ _____</b> |

**Construction Management Fee**

- |     |                                             |                 |
|-----|---------------------------------------------|-----------------|
| .9  | Pre-Construction Phase Fee                  | \$ _____        |
| .10 | Construction Phase Fee                      | \$ _____        |
| .11 | General Conditions Direct Personal Expenses | \$ _____        |
| .12 | Other Reimbursable General Conditions       | \$ _____        |
| .13 | <b>Total Construction Management Fee</b>    | <b>\$ _____</b> |

**Total D/B Fee (.8 + .13)** **\$ \_\_\_\_\_**

Fees are to be calculated per Exhibit A (SC-9.0), D/B Designated Services and Method of Payment.

Please provide a detailed breakdown to adequately describe the D/B staff provided, term of their services, and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

Reimbursable general condition expenses are generally confined to the on-site D/B construction phase staff reimbursed at direct personnel expense, plus those on-site materials, equipment and facilities to support the work of the D/B staff and construction subcontractors.

Acknowledge receipt of Addendum Nos. \_\_\_\_\_

Anticipates Services outside the United States or Colorado<sup>1\*</sup> ☐ Yes ☐ No

If the respondent anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the respondent shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys)

<sup>1</sup> Does not apply to projects for Institutions of Higher Education that have opted out of the State Procurement Code.

Will comply with 80% Colorado Labor ☐ Yes ☐ No

For State Public Works Project per C.R.S 8-17-10, Colorado labor shall be employed to perform at least 80% of the work. "Colorado Labor" means any person who is a resident of the state of Colorado at the time of the Public Works project. Respondents indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the proposal submission. A governmental body that allows a waiver shall post notice and justification for the waiver on its web site. (Does not apply to any project that receives federal moneys)

Bidder is a Service-Disabled Veteran Owned Small Business<sup>2\*</sup> ☐ Yes ☐ No

A Service-Disabled Veteran Owned Small Business (SDVOSB) per C.R.S. 24-103-905, means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Center for Veteran Enterprise within the U.S. Department of Veteran Affairs. Attach proof of certification along with the proposal submission.

---

Applicant or Corporate Officer Signature

---

Title

---

<sup>2</sup> Does not apply to projects for Institutions of Higher Education that have opted out of the State Procurement Code.

### **XIII. ACKNOWLEDGEMENT AND ATTESTATION FORM**

1. Several versions of the Acknowledgment and Attestation Form follow this section. Proper completion of the appropriate form is a mandatory requirement for a respondent to be considered responsive to this RFP Prequalification Submittal.
2. Qualifications made by a respondent in executing this form may render a submittal non-responsive as determined by the State.

**XIII. ACKNOWLEDGEMENT AND ATTESTATION FORM  
(Partnership Format)**

Date: \_\_\_\_\_

Page 1 of 1

By responding to this RFP, the respondent(s) certify that he/she has reviewed the Design/Build sample contract, and its exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable without change or modification.

We certify and declare that the foregoing is true and correct.

Subscribed on \_\_\_\_\_ at \_\_\_\_\_  
Date City

\_\_\_\_\_, State of \_\_\_\_\_  
County State

1) \_\_\_\_\_  
Partner Signature<sup>3</sup>

Typed Name: \_\_\_\_\_

2) \_\_\_\_\_  
Partner Signature

Typed Name: \_\_\_\_\_

Notary: \_\_\_\_\_ Date \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Offeror Acknowledges Receipt of Addendum No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (Addenda MUST be acknowledged)

\_\_\_\_\_  
<sup>3</sup> Add additional signatures if there are more than two partners.

Date: \_\_\_\_\_

Page 1 of 1

We certify and declare that the foregoing is true and correct.

Subscribed on \_\_\_\_\_ at \_\_\_\_\_,  
Date City  
\_\_\_\_\_, State of \_\_\_\_\_.  
County State

1) \_\_\_\_\_  
Venture Partner

\_\_\_\_\_ Binding Signature \_\_\_\_\_ Date

\_\_\_\_\_ Type of Business

Typed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness \_\_\_\_\_ Date \_\_\_\_\_

Typed Name: \_\_\_\_\_

2) \_\_\_\_\_  
Venture Partner

\_\_\_\_\_ Binding Signature \_\_\_\_\_ Date

\_\_\_\_\_  
Type of Business

Typed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness \_\_\_\_\_ Date \_\_\_\_\_

Typed Name: \_\_\_\_\_

1. Add additional venture partners as necessary.
2. Witnesses of venture partners shall be corporate secretary for corporations, partners for partnerships, and notaries for sole proprietorships.
3. Attach venture agreement
4. Type of business shall identify the venture partner as a corporation, venture, partnership, sole proprietorship, or other legal entity.

### XIII. ACKNOWLEDGEMENT AND ATTESTATION FORM (Corporate Format)

Date: \_\_\_\_\_

Page 1 of 1

By responding to this RFP, the respondent(s) certify that he/she has reviewed the Design/Build sample contract, and its exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable without change or modification.

We certify and declare that the foregoing is true and correct.

Subscribed on \_\_\_\_\_ at \_\_\_\_\_,  
Date City

\_\_\_\_\_, State of \_\_\_\_\_.

County \_\_\_\_\_ State \_\_\_\_\_

Corporate Officer Signature

Date \_\_\_\_\_

Secretary

Date \_\_\_\_\_

Note: Use full corporate name and attach corporate seal here.

**Offeror Acknowledges Receipt of Addendum No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (Addenda MUST be acknowledged)**

(SEAL)

### XIII. ACKNOWLEDGEMENT AND ATTESTATION FORM (Sole Proprietorship Format)

Date: \_\_\_\_\_

Page 1 of 1

By responding to this RFP, the respondent(s) certify that he/she has reviewed the Design/Build sample contract, and its exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable without change or modification.

We certify and declare that the foregoing is true and correct.

Subscribed on \_\_\_\_\_ at \_\_\_\_\_,  
Date City  
\_\_\_\_\_, State of \_\_\_\_\_.  
County State

Respondent \_\_\_\_\_ Date \_\_\_\_\_

Typed Name: \_\_\_\_\_

Notary: \_\_\_\_\_ Date \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**Offeror Acknowledges Receipt of Addendum No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (Addenda MUST be acknowledged)**

## **Appendix A: Evaluation Forms**

Appendix A1: Prequalification Submittal/Evaluation Form

Appendix A2: Oral Interview /Evaluation Form

Appendix A3: Submittal and Interview Ranking Matrix

## APPENDIX A1: Prequalification Submittal/Evaluation Form EVALUATION OF PREQUALIFICATIONS FORM: INTEGRATED PROJECT DELIVERY- D/B GMP

Name of Firm: \_\_\_\_\_

Name of Project: FL2510 Dennison Track and Field Improvements

Evaluator No: \_\_\_\_\_

Date: \_\_\_\_\_

RFP REFERENCE MINIMUM REQUIREMENTS Y \_\_\_\_ N \_\_\_\_  
ACKNOWLEDGEMENT AND ATTESTATION INCLUDED: Y \_\_\_\_ N \_\_\_\_

If the minimum requirements have not been met, specify the reason(s):

---

---

---

### INSTRUCTIONS:

1. Weights are to be assigned prior to evaluation and are to be consistent on all evaluation forms.
2. Use only whole numbers.
3. Rating: 0 = not provided, 1 = Unacceptable, 2 = Poor, 3 = Fair, 4 = Good, 5 = Excellent
4. Total score includes the sum total of all criteria.
5. A passing score (as a percentage of the total points available) is to be established by the state prior to evaluation.

#### 1. QUALIFICATIONS OF THE FIRM(S)

|                                                                      | Weight | X | Rating | = | Score |
|----------------------------------------------------------------------|--------|---|--------|---|-------|
| <input type="checkbox"/> Overall qualifications                      | 5      | x | _____  | = | _____ |
| <input type="checkbox"/> Organizational structure/lines of authority | 1      | X | _____  | = | _____ |
| <input type="checkbox"/> Subcontractor selection and management      | 4      | X | _____  | = | _____ |
| <input type="checkbox"/> Colorado workforce                          | 3      | X | _____  | = | _____ |
| <input type="checkbox"/> Safety/employee support                     | 3      | X | _____  | = | _____ |

#### 2. QUALIFICATIONS OF MANAGEMENT TEAM MEMBERS

|                                                                                    | Weight | X | Rating | = | Score |
|------------------------------------------------------------------------------------|--------|---|--------|---|-------|
| <input type="checkbox"/> Qualifications and relevant experience of superintendent  | 4      | X | _____  | = | _____ |
| <input type="checkbox"/> Qualifications and relevant experience of Project Manager | 5      | X | _____  | = | _____ |
| <input type="checkbox"/> Qualifications and relevant experience of design team     | 5      | X | _____  | = | _____ |
| <input type="checkbox"/> Qualifications and relevant experience of in-house staff  | 3      | X | _____  | = | _____ |
| <input type="checkbox"/> Location/Access                                           | 3      | X | _____  | = | _____ |

### 3. PROJECT MANAGEMENT APPROACH

- ☐ Approach to successful D/B Services
  - Cost Effectiveness
  - Schedule effectiveness
  - Quality effectiveness
- ☐ Competitively Bid/Self Performed Work

| Weight   | X | Rating            | = | Score             |
|----------|---|-------------------|---|-------------------|
| <u>4</u> | X | <u>          </u> | = | <u>          </u> |
| <u>4</u> | X | <u>          </u> | = | <u>          </u> |
| <u>4</u> | X | <u>          </u> | = | <u>          </u> |
| <u>3</u> | X | <u>          </u> | = | <u>          </u> |

### 4. PRIOR PROJECT EXPERIENCE/SUCCESS

- ☐ Project #1
  - Timeliness
  - Disruption
  - Budget Considerations
  - Quality
  - Acceptability/Punchlist
  - Compliance
- ☐ Project #2
  - Timeliness
  - Disruption
  - Budget Considerations
  - Quality
  - Acceptability/Punchlist
  - Compliance
- ☐ Project #3
  - Timeliness
  - Disruption
  - Budget Considerations
  - Quality
  - Acceptability/Punchlist
  - Compliance

| Weight   | X | Rating            | = | Score             |
|----------|---|-------------------|---|-------------------|
| <u>5</u> | X | <u>          </u> | = | <u>          </u> |
| <u>5</u> | X | <u>          </u> | = | <u>          </u> |
| <u>5</u> | X | <u>          </u> | = | <u>          </u> |

### 5. EQUITY, DIVERSITY AND INCLUSION

- ☐ Hiring and Promotion Practices
- ☐ Subcontracting Practices

| Weight   | X | Rating            | = | Score             |
|----------|---|-------------------|---|-------------------|
| <u>2</u> | X | <u>          </u> | = | <u>          </u> |
| <u>2</u> | X | <u>          </u> | = | <u>          </u> |

### 6. MISCELLANEOUS

- ☐ Claims/litigation history
- ☐ Apprenticeship Training Program
- ☐ Other

| Weight   | X | Rating            | = | Score             |
|----------|---|-------------------|---|-------------------|
| <u>2</u> | X | <u>          </u> | = | <u>          </u> |
| <u>1</u> | X | <u>          </u> | = | <u>          </u> |
| <u>1</u> | X | <u>          </u> | = | <u>          </u> |

Total Score:



## APPENDIX A2: Oral Interview

### EVALUATION OF ORAL INTERVIEW FORM: INTEGRATED PROJECT DELIVERY- D/B GMP

Name of Firm: \_\_\_\_\_  
Name of Project: FL2510 Dennison Track and Field Improvements  
Evaluator No: \_\_\_\_\_  
Date: \_\_\_\_\_

#### INSTRUCTIONS:

1. Weights are to be assigned prior to evaluation and are to be consistent on all evaluation forms.
2. Use only whole numbers.
3. Rating: 0 = not provided, 1 = Unacceptable, 2 = Poor, 3 = Fair, 4 = Good, 5 = Excellent
4. Total score includes the sum total of all criteria.
5. A passing score (as a percentage of the total points available) is to be established by the state prior to evaluation.

| 1. <u>QUALIFICATIONS OF THE FIRM(S)</u>             | Weight    | Rating  | Score   |
|-----------------------------------------------------|-----------|---------|---------|
|                                                     | <u>10</u> | x _____ | = _____ |
| 2. <u>QUALIFICATIONS OF MANAGEMENT TEAM MEMBERS</u> | <u>10</u> | X _____ | = _____ |
| 3. <u>PROJECT MANAGEMENT APPROACH</u>               | <u>5</u>  | X _____ | = _____ |
| 4. <u>PRIOR PROJECT EXPERIENCE/SUCCESS</u>          | <u>10</u> | X _____ | = _____ |
| 5. <u>EQUITY, DIVERSITY AND INCLUSION</u>           | <u>5</u>  | X _____ | = _____ |
| 6. <u>MISCELLANEOUS</u>                             | <u>5</u>  | X _____ | = _____ |
| Total Score: _____                                  |           |         |         |



## APPENDIX A3: QUALIFICATIONS AND PROPOSAL RANKING MATRIX: INTEGRATED PROJECT DELIVERY

### INSTRUCTIONS/EXAMPLE:

1. QUALIFICATIONS Example uses a 30%-Fee / 70%-Qualifications split for the ranking matrix.
2. Insert total score from each evaluator's SUBMITTAL review.
3. Add all evaluators' total scores and divide by the number of evaluators to determine the average score for each firm's qualifications.
4. The maximum score for qualifications on the evaluation form is equivalent to 70 points and is equivalent to the maximum points available for qualifications. Therefore, each firm's score is determined as a percentage of the maximum points available. To score each average qualification score, use the example formula.
5. The highest score is 225.

#### SCORING OF QUALIFICATIONS

FIRM B:  $\frac{225}{225} \times 70 \text{ points} = 70 \text{ points}$

FIRM C:  $\frac{200}{225} \times 70 \text{ points} = 62.2 \text{ points}$

FIRM A:  $\frac{190}{225} \times 70 \text{ points} = 59.1 \text{ points}$

6. Determine score for each firm's sealed proposal with the lowest fee being equivalent to a maximum score of 30 points. To score each proposal, use the example formula.
7. Assume the lowest Proposal was \$100,000.

#### SCORING OF PROPOSALS

FIRM A:  $\frac{\$100,000}{\$100,000} \times 30 \text{ points} = 30 \text{ points}$

FIRM B:  $\frac{\$100,000}{\$125,000} \times 30 \text{ points} = 24 \text{ points}$

FIRM C:  $\frac{\$100,000}{\$150,000} \times 30 \text{ points} = 20 \text{ points}$

8. Add the average qualification score to the Proposal score to determine cumulative qualifications and fee score.
9. Numerically rank all firms with the highest scoring firm being the most qualified and advantageous to the state.

| FIRM | QUALIFICATIONS |            |            |            |            |            | AVE.<br>QUALS | QUALS<br>SCORE | PROPOSAL<br>SCORE | QUALS<br>&<br>PROPOSAL<br>SCORE | RANK |
|------|----------------|------------|------------|------------|------------|------------|---------------|----------------|-------------------|---------------------------------|------|
|      | EVAL<br>#1     | EVAL<br>#2 | EVAL<br>#3 | EVAL<br>#4 | EVAL<br>#5 | EVAL<br>#6 |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |
|      |                |            |            |            |            |            |               |                |                   |                                 |      |

**Appendix B: DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT and  
THE GENERAL CONDITIONS OF THE DESIGN/BUILD GUARANTEED MAXIMUM PRICE  
(GMP) AGREEMENT**

Forms (SC-9.0) and (SC-9.1) (Samples)

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

# CONTRACTOR'S AGREEMENT DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT

(STATE FORM SC-9.0)

**State Agency**

Fort Lewis College

**Department I.D.**

GSAA

**Contract I.D. Number**

FL2510 - XXX

**Project Number**

FL2510

**Project Name**

Dennison Track and Field Improvements

**Contractor Name**

XXX

**Principal Representatives**

For the State:

Staci Ewing, Budget Director

Finance

1000 Rim Drive

Durango, CO 81301

saewing@fortlewis.edu

For Contractor:

Name

Company Name

Address Line 1

Address Line 2

City, State ZIP

Email

ATTACHMENT 1: The General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC-9.1)

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

Table of Contents for the entire Agreement is located in THE GENERAL CONDITIONS  
OF THE DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT (SC-9.1)

| Table of Contents                                            | Page      |
|--------------------------------------------------------------|-----------|
| <b>SIGNATURE PAGE</b> .....                                  | <b>1</b>  |
| <b>RECITALS:</b> .....                                       | <b>2</b>  |
| <b>1 ARTICLE 1 PERFORMANCE OF THE WORK</b> .....             | <b>3</b>  |
| 1.1 THE WORK .....                                           | 3         |
| 1.2 CONTRACT DOCUMENTS.....                                  | 4         |
| <b>2 ARTICLE 2 EXHIBITS TO THE AGREEMENT.</b> .....          | <b>4</b>  |
| 2.1 EXHIBITS.....                                            | 4         |
| <b>3 ARTICLE 3 DESIGN/BUILD ENTITY’S SERVICES</b> .....      | <b>6</b>  |
| 3.1 AVAILABLE FUNDS .....                                    | 6         |
| 3.2 CONSULTATION AND VALUE ENGINEERING .....                 | 6         |
| 3.3 DESIGN AND CONSTRUCTION COSTS.....                       | 7         |
| 3.4 OTHER PRECONSTRUCTION SERVICES .....                     | 11        |
| 3.5 DESIGN SERVICES.....                                     | 13        |
| 3.6 CONTROL OF THE WORK .....                                | 19        |
| 3.7 SCHEDULE AND COORDINATION .....                          | 21        |
| 3.8 AMENDMENTS AND CHANGE ORDERS .....                       | 22        |
| 3.9 PRINCIPAL REPRESENTATIVE CONSULTANTS.....                | 22        |
| 3.10 START UP .....                                          | 22        |
| <b>4 ARTICLE 4 OWNERSHIP OF DOCUMENT</b> .....               | <b>23</b> |
| 4.1 INSTRUMENTS OF SERVICE .....                             | 23        |
| 4.2 AS-BUILT DRAWINGS/RECORD DRAWINGS .....                  | 23        |
| <b>5 ARTICLE 5 TIME OF COMMENCEMENT AND COMPLETION</b> ..... | <b>24</b> |
| 5.1 COMMENCEMENT .....                                       | 24        |
| 5.2 COMPLETION.....                                          | 25        |
| <b>6 ARTICLE 6 COMPENSATION</b> .....                        | <b>25</b> |
| 6.1 DESIGN BUILD ENTITY’S FEE.....                           | 25        |
| 6.2 ADJUSTMENTS IN FEE.....                                  | 27        |

|                  |                                                                                                                |           |
|------------------|----------------------------------------------------------------------------------------------------------------|-----------|
| 6.3              | PAYMENT OF FEE .....                                                                                           | 27        |
| 6.4              | GUARANTEED MAXIMUM PRICE .....                                                                                 | 28        |
| 6.5              | CONTRACT SUM .....                                                                                             | 30        |
| 6.6              | CONDITION PRECEDENT .....                                                                                      | 30        |
| <b>7</b>         | <b>ARTICLE 7 OPTIONAL PROVISIONS AND ELECTIONS .....</b>                                                       | <b>31</b> |
| 7.1              | MODIFICATION OF ARTICLE 2. EXECUTION, CORRELATION, INTENT OF<br>DOCUMENTS, COMMUNICATION AND COOPERATION ..... | 31        |
| 7.3              | MODIFICATION OF ARTICLE 45. GUARANTEE INSPECTIONS AFTER COMPLETION                                             | 31        |
| 7.4              | MODIFICATION 1 OF ARTICLE 27. LABOR AND WAGES .....                                                            | 31        |
| 7.5              | MODIFICATION 2 OF ARTICLE 27. LABOR AND WAGES .....                                                            | 31        |
| 7.6              | MODIFICATION OF ARTICLE 39. NON-BINDING DISPUTE RESOLUTION -<br>FACILITATED NEGOTIATIONS .....                 | 31        |
| 7.7              | MODIFICATION OF ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED DAMAGES<br>32                                    |           |
| <b>8</b>         | <b>ARTICLE 8 NOTICE IDENTIFICATION .....</b>                                                                   | <b>32</b> |
| <b>EXHIBIT A</b> | <b>DESIGN-BUILD ENTITY DESIGNATED SERVICES AND METHOD OF<br/>PAYMENT .....</b>                                 | <b>A</b>  |
| <b>EXHIBIT B</b> | <b>DESIGN BUILD ENTITY’S CERTIFICATION .....</b>                                                               | <b>B</b>  |
| <b>EXHIBIT C</b> | <b>DESIGN/BUILD ENTITY ’S REQUEST FOR PROPOSAL.....</b>                                                        | <b>C</b>  |
| <b>EXHIBIT D</b> | <b>DESIGN BUILD ENTITY’S FEE PROPOSAL.....</b>                                                                 | <b>D</b>  |
| <b>EXHIBIT E</b> | <b>STATE SALES AND USE TAX FORMS.....</b>                                                                      | <b>E</b>  |
| <b>EXHIBIT F</b> | <b>LIST OF PRE-QUALIFIED SUBCONTRACTORS .....</b>                                                              | <b>F</b>  |
| <b>EXHIBIT G</b> | <b>SCHEMATIC DESIGN ESTIMATE SUMMARY AND UPDATED SUMMARIES....</b>                                             | <b>G</b>  |
| <b>EXHIBIT J</b> | <b>NOTICE TO PROCEED.....</b>                                                                                  | <b>J</b>  |
| <b>EXHIBIT K</b> | <b>BUILDING CODE COMPLIANCE POLICY .....</b>                                                                   | <b>K</b>  |
|                  | <b>SUPPLEMENTARY GENERAL CONDITIONS: FEDERAL PROVISIONS. Error! Bookmark not<br/>defined.</b>                  |           |

**SIGNATURE PAGE**

**THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT**

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

In accordance with §24-30-202, C.R.S., this Contract is not valid until signed by the State Controller (or an authorized delegate) or the VP of Finance and Administration at Fort Lewis College per the Fiscal Rules of the individual Institution of Higher Education

Project Number/Name: FL2510 - Dennison Track and Field Improvements

Contract ID No.: FL2510 - XXX

**CONTRACTOR**

INSERT: Legal Name of Contractor

**STATE OF COLORADO**

Jared S. Polis, Governor  
Fort Lewis College  
Staci Ewing - Budget Director

---

By: Name & Title of Person Signing for  
Contractor

Date: \_\_\_\_\_

---

By: Staci Ewing - Budget Director

Date: \_\_\_\_\_

**OFFICE OF THE STATE ARCHITECT**

State Buildings Program

**LEGAL REVIEW**

Philip J. Weiser, Attorney General

---

By: Mark Gutt - Director of Planning, Design,  
and Construction

Date: \_\_\_\_\_

---

By: Assistant Attorney General

Date: \_\_\_\_\_

11. **STATE CONTROLLER**  
Robert Jaros, CPA, MBA, JD

---

By: Samantha Gallagher - VP of Finance and Administration of Fort Lewis College  
Effective Date: \_\_\_\_\_

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

Department ID: GSAA

Contract ID #: FL2510 - XXX

Project #: FL2510

**PARTIES.** THIS AGREEMENT is entered into by and between the STATE OF COLORADO, acting by and through the Board of Trustees for Fort Lewis College hereinafter referred to as the State or Principal Representative, and Insert Contractor's full Legal Name including "Inc.", "LLC" etc. having its offices at Code hereinafter referred to as the Design/Build Entity or Contractor.

**EFFECTIVE DATE AND NOTICE OF NONLIABILITY.** This Agreement shall not be effective or enforceable until it is approved and signed by the State Controller or its designee (hereinafter called the "Effective Date") but shall be effective and enforceable thereafter in accordance with its provisions. The State shall not be liable to pay or reimburse Design/Build Entity for any performance hereunder or be bound by any provision hereof prior to the Effective Date.

**RECITALS:**

**WHEREAS,** the Principal Representative intends to engage the services of the Design/Build Entity to design and construct the following: FL2510 - Dennison Track and Field Improvements hereinafter called the Project; and

**WHEREAS,** authority exists in the Law and Funds have been budgeted, appropriated, and otherwise made available, and a sufficient unencumbered balance thereof remains available for payment in Fund Number PJ00093, Account Number SC011; and

**WHEREAS,** the State of Colorado has appropriated and the Principal Representative has been authorized to expend the total sum of Two Million, Four Hundred and Fifty Thousand Dollars (\$2,450,000.00) for this Project including all professional services, construction management/general contractor services, construction/improvements, Project contingencies, reimbursables, furnishings, movable equipment, and miscellaneous expenses; and

~~(WHEREAS, funds are available for only a portion of the services defined herein, as more fully described in Article 6 Condition Precedent hereof; and)~~

**WHEREAS,** the Design/Build Entity Fee consists of the Design Build Entity's Architect/Engineer's Fee and the Design/Build Entity's Fee;

**WHEREAS,** the Principal Representative has established the **Fixed Limit of Design & Construction Cost** in the amount of Two Million, One Hundred and Fifty Thousand Dollars (\$2,150,000.00); and

**WHEREAS**, the Design/Build Entity shall establish a **Guaranteed Maximum Price (GMP)** that is within the Fixed Limit of Design & Construction Cost as established by the Principal Representative at the completion of the Design Development Phase; and

**WHEREAS**, in accordance with Article 6 Compensation the Design/Build Entity's total fee and The General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement ("General Conditions") for the Project is Insert dollar value written in words Dollars (\$\_\_\_\_); and

**WHEREAS**, the Design Build Entity's Architect/Engineer for the project is Insert Architect's full Legal Name including "Inc.", "LLC" etc.; and

**WHEREAS**, the Design/Build Entity acknowledges the statutory authority and responsibility of the Principal Representative within the State of Colorado;

**WHEREAS**, the Design/Build Entity was selected after a determination that its proposal was the most advantageous to the Principal Representative pursuant to a request for proposal issued and awarded on \_\_\_\_; and

**WHEREAS**, the Design/Build Entity and the Principal Representative have finalized the terms of this Agreement pursuant the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

**WITNESSETH**, that the Principal Representative and the Design/Build Entity agree as follows:

## **1 ARTICLE 1 PERFORMANCE OF THE WORK**

### **1.1 THE WORK**

1.1.1 The Design/Build Entity will design and construct the Project within the Fixed Limit of Design & Construction Cost specified, and the Design/Build Entity will furnish all the services, labor and materials to perform all the Work, including design, for the complete and prompt execution of the Project in accordance with the Contract Documents as identified in Section 1.2.

1.1.2 In the performance of the Work under this Agreement, the Design/Build Entity acknowledges that time is critical for Project delivery and that portions of the Work could have their design completed as separate Construction Phase(s) and may be under construction before other portions of the Work are fully designed. It is further recognized that this accelerated approach to construction is defined as "Fast Track Construction" and is a concept that requires maximum cooperation between all parties.

1.1.3 The Principal Representative acknowledges that the Design/Build Entity shall provide One (1) Construction Phase(s) to accomplish the Work as may be mutually agreed upon. In the event the Principal Representative for any reason within the Principal Representative's control, requests more than One (1) Construction Phase(s) to be furnished by the Design/Build Entity, the Principal

Representative shall make arrangement with Design/Build Entity for the additional Construction Phase(s) desired and shall directly compensate the Design/Build Entity for all justifiable fees and cost associated therewith.

- 1.1.4 The Design/Build Entity agrees to use best efforts, to cooperate fully with the Principal Representative in the design and construction aspects of the Work, and to keep within the Principal Representative's monetary, schedule and quality limitations, as stipulated within this Agreement.
- 1.1.5 The organization of the Specifications into division, section, and article, and the arrangement of Drawings shall not control the Design/Build Entity in dividing the Work among any level of Subcontractors or in establishing the extent of the Work to be performed by any trade.
- 1.1.6 The Design/Build Entity understands the relationship of trust and confidence established between it and the Principal Representative and accepts those responsibilities as described in this Agreement. The Design/Build Entity covenants with the Principal Representative to furnish its best skill and judgment and to cooperate with the Design Build Entity's Architect/Engineer in furthering the interests of the Principal Representative. The Design/Build Entity agrees to furnish efficient business administration and superintendence and to use its best efforts to complete the Work in an expeditious and economical manner consistent with the interest of the Principal Representative.
- 1.1.7 The Design/Build Entity shall confirm that the Design Build Entity's Architect/Engineer acknowledges that it is responsible for protecting the Principal Representative's interests throughout the evolution of design and construction. Therefore, the Design Build Entity's Architect/Engineer shall provide the full scope of professional level services related to design performance and construction administration services within the Project in the same manner as it would acting as a 3<sup>rd</sup> Party entity through a conventional Design/Bid/Build or CM/GC delivery method.

## 1.2 CONTRACT DOCUMENTS

- 1.2.1 The Contract Documents are described in Article 1 of The General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1) (the "General Conditions"). The Contract Documents, including the General Conditions, are essential parts of this Agreement and are fully incorporated herein.
- 1.2.2 Capitalized terms used herein and not defined shall have the meanings ascribed to them in The General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC-9.1)

## 2 ARTICLE 2 EXHIBITS TO THE AGREEMENT.

### 2.1 EXHIBITS

The following Exhibits are, or will be, attached to this Agreement and are or shall become when approved and accepted, part of the Contract Documents.

- 1. The General Conditions of the Design/Build GMP Contract (State Form SC-9.1)

2. **Exhibit A**, Design/Build GMP Designated Services and Method of Payment;
3. **Exhibit B**, Design/Build Entity Certification;
4. **Exhibit C**, Request for proposal (minus blank template forms) dated \_\_\_\_;
5. **Exhibit D1**, Design/Build Entity's Fee Proposal dated \_\_\_\_;
6. **Exhibit D2** Design/Build Entity's Certificates of Insurance;
7. **Exhibit D3** Design/Build Entity's Direct Labor Burden Calculation;
8. **Exhibit E**, State Sales and Use Tax Forms;

**Amendment Exhibits based on Schematic Design Documents**

9. **Exhibit F**, List of Pre-Qualified Subcontractors (when approved by the Principal Representative and prior to bidding);
10. **Exhibit G**, Schematic Design Estimate Summary and Updated Summaries (when approved by the Principal Representative);

**Amendment (incorporating GMP) Exhibits based on Design Development Documents**

11. **Exhibit H.1**, GMP Documents, Drawings and Specifications including Addenda and Modifications (when approved by the Principal Representative);
12. **Exhibit H.2**, Schedule of Bid Package Descriptions and Issuance Dates (as applicable);
13. **Exhibit H.3**, Schedule of Values (prepared at the time of the GMP Amendment);
14. **Exhibit H.4**, Allowance Schedule (prepared at the time of the GMP Amendment);
15. **Exhibit H.5**, Detailed Critical Path Method Construction Schedule (prepared at the time of the GMP Amendment)

**Subsequent Amendments (incorporating Bid Packages) Exhibits**

16. **Exhibit I.1**, Drawings, Specifications and Addenda (When approved by the Principal Representative);
17. **Exhibit I.2**, Schedule of Values (Consistent with GMP Schedule of Values);
18. **Exhibit I.3**, Labor Overhead (SBP-6.18) for each Subcontractor to be applied to all change orders and amendments);
19. **Exhibit I.4**, Allowance Schedule (consistent with GMP Allowance Schedule);
20. **Exhibit I.5**, Performance Bond (Form SC-6.22);
21. **Exhibit I.6**, Labor and Material Payment Bond (Form SC-6.221);
22. **Exhibit I.7**, Insurance Certificates;
23. **Exhibit I.8**, Detailed Critical Path Method Construction Schedules (when approved by the Principal Representative);
24. **Exhibit I.9**, Applicable Prevailing Wage Determinations (If applicable).
25. **Exhibit I.10**, Apprenticeship Utilization Certifications (SBP6.17) (If applicable).

**Miscellaneous Exhibits**

26. **Exhibit J1**, Notice to Proceed to Design Construction Phase (Form SC-8.26) (when issued);
27. **Exhibit J**, Notice to Proceed to Commence Construction Phase (Form SC-7.26) (when issued);
28. **Exhibit K**, Building Code Compliance Policy: Coordination of Approved Building Codes, Plan Reviews, and Building Inspections.
29. Additional Change Order Proposals post Bidding phase;
30. Supplementary General Conditions: Federal Provisions (if applicable);
31. SLFRF Federal Funds: Contractor Terms and Conditions - Certification (if applicable); and
32. SLFRF Federal Funds: Contractor Terms and Conditions (if applicable).

### **3 ARTICLE 3 DESIGN/BUILD ENTITY'S SERVICES**

The Design/Build Entity shall perform the following services under this Agreement in each of the phases described below:

#### **PRECONSTRUCTION SERVICES**

##### **3.1 AVAILABLE FUNDS**

- 3.1.1 The Design/Build Entity acknowledges that the Principal Representative is limited in the sum available to design and construct the Project. Should funding of a lesser amount be made available for the Project, it is the obligation of the Principal Representative to revise the Project Scope consistent with the ultimate appropriation.

##### **3.2 CONSULTATION AND VALUE ENGINEERING**

- 3.2.1 The Design/Build Entity shall provide consultation throughout the Design/Preconstruction and Construction Phases including but not limited to the furnishing of Value Engineering Services to identify cost effective changes in the State's specifications that will result in reducing the Contract Price without impairing essential functions or characteristics. The objective of Value Engineering is to achieve optimum value for each construction dollar spent and keep the time of completion and cost of the Work within the time and fiscal constraints set forth throughout the Contract Documents. In cooperation with the Principal Representative, the Design/Build Entity shall:
  - a) Formulate and evaluate alternative designs, systems, materials, etc;
  - b) Provide cost estimates of the alternatives to be evaluated. Cost estimates shall include industry standard operating and maintenance costs when appropriate to evaluate life-cycle costs of the alternatives. Cost estimates shall take into consideration all cost impacts related to alternatives including but not limited to design and construction costs. The Design/Build Entity shall, at a minimum, review the cost estimate at the completion of the Schematic Design, and Design Development Phases and include an analysis and commentary as to any discrepancies observed in the report referenced in paragraph 3.2.1.4 below;

- c) Evaluate the alternatives on the basis of costs, time schedules, availability of labor and materials, construction feasibility, etc;
- d) Enable the Design/Build Entity's Architect/Engineer to prepare written reports at the end of the Schematic Design and Design Development Phases summarizing the Value Engineering activities accomplished and any recommendations developed within each phase;
- e) If estimates of Design & Construction and/or bids received for the Work contained in any Bid Package cause the anticipated cost of the Work to exceed the then current Estimate of Design & Construction, the Fixed Limit of Design & Construction Cost, the Guaranteed Maximum Price or Schedule of Values, the Design/Build Entity shall, at no additional cost to the Principal Representative unless caused by an increase in the Design/Build Entity's Work requested by the Principal Representative, provide additional Value Engineering services in conjunction with any and all appropriate items in the Estimate of Design & Construction, the Fixed Limit of Design & Construction Cost, the Guaranteed Maximum Price, and/or the Schedule of Values for the Work; and
- f) Lead a formal Value Engineering workshop as requested by the Principal Representative, at the end of the Schematic Design, Design Development and Construction Documents Phases review and estimating tasks, bringing multidiscipline cost/construction experts to evaluate alternative designs, systems and materials.

3.2.2 The Principal Representative shall participate in the formulation and evaluation of alternatives in the Value Engineering activity and shall approve Value Engineering alternatives accepted in each design phase.

### 3.3 DESIGN AND CONSTRUCTION COSTS

3.3.1 It is the desire of the Principal Representative to incorporate as many alternate bid items into the Project as reasonable, in order to maximize the scope for the Fixed Limit of Design & Construction Cost. All parties recognize that the availability of costs to perform the Work depend, in part, upon favorable market conditions. With thorough and careful planning, cost estimating and cooperation, funds may become available for the alternates through the procurement process at less than the Design/Build Entity's estimated cost therefore. Together with savings through the unexpended portion of the bidding contingency, the Principal Representative may authorize alternates and/or additional scope, all within the Fixed Limit of Design & Construction Cost.

3.3.2 To accomplish the inclusion of alternates and/or increases, the project contingency shall be as follows and included in the GMP:

- a) The bidding contingency for all Bid Packages together with the construction of the Work shall be equal to at least two point five percent (2.5%) of the total Guaranteed Maximum Price, all within the Fixed Limit of Construction Cost.

The bidding contingency shall be allocated between the presently Insert number of packages (\_\_\_\_) Bid Packages, equally proportionate to the value associated

with each Bid Package. The Design Build Entity shall notify, in writing, the Principal Representative of the allocation of the bidding contingency for each Bid Package.

- b) The construction contingency for the Work shall be equal to at least three percent (3%) of the total Guaranteed Maximum Price, all within the Fixed Limit of Construction Cost.

- 3.3.3 At the conclusion and award of the Bid Packages, all differences between the Design/Build Entity's estimated cost of the Work contained within the Bid Packages, exclusive of contingency, versus the actual cost thereof as determined by bidding and award (buyouts) of subcontracts shall be promptly calculated and totaled. If the total of all of the buyouts exceed the Design/Build Entity estimated cost therefore, the bidding contingency identified in paragraph 3.3.2.1 shall be applied by the Design/Build Entity, after prior written notice to the Principal Representative, to cover any overrun per Bid Package.
- 3.3.4 After all of the Bid Packages have been bought out, any and all savings achieved through the buyouts of the Bid Packages together with all unexpended sums remaining in the bidding contingencies shall forthwith accrue to the Principal Representative to be applied by the Principal Representative, in its sole and absolute discretion, to include desired alternates into the Work or to otherwise increase the scope of Work to be performed by the Design/Build Entity, and/or to reduce the Guaranteed Maximum Price.
- 3.3.5 The construction contingency shall only be used to cover costs for labor, materials, equipment and similar costs for items or Work to be furnished during the construction phase of the Project. It is not the intent of this Agreement to use the construction contingency for costs incurred during the Preconstruction phase or bidding phase or for costs to correct any errors, omissions, mistakes or rejected Work caused by Subcontractors. The construction contingency may be used to cover the Design/Build Entity's costs (i) arising from estimating cost overruns in the costs of **Exhibit H.4** Allowance Schedule; (ii) unexpected additional trade coordination costs incurred for Work directly performed by the Design/Build Entity that could not have been reasonably contemplated; (iii) items required and reasonably inferable from the Contract Documents, or items included within the Contract Documents but missed within the Subcontractor buy-out which the Design/Build Entity can show were not specifically called out within the estimate or bid documents of the Design/Build Entity or any Subcontractor; (iv) losses or damages to property related to the Work not covered by insurance provided by the Design/Build Entity, but not including any insurance deductible(s); (v) arising from expediting or acceleration of the Project schedule where such cost is not a basis for an increase in the GMP under Article 6 of the Agreement; (vi) Bid Package buyout overrun costs for additional Bid Packages that were not part of anticipated Construction Phases defined in 1.1.4, but only if bidding procedures contemplated hereunder were followed and the bidding contingency has been exhausted; or (vii) other costs incurred not reasonably expected that are approved by the Principal Representative in the Principal Representative's sole discretion, so long as those costs are not recovered under any insurance policy provided pursuant to

this Agreement and so long as the total costs under this Agreement do not exceed the Guaranteed Maximum Price. No expenditure from the construction contingency for any matters or Work activities shall be made without the prior written approval of the Principal Representative, which approval, with the exception of item (vii) above, shall not be unreasonably withheld.

Expenditures from the construction contingency shall be made only by Change Order.

The construction contingency shall include all costs associated with a stated scope including, if applicable design fees, direct Work, insurance, bonds, fees, and General Conditions (if appropriate).

3.3.6 When preparing any estimates of design & construction and in development of the Schedule of Values, such documents shall include, without duplication:

- g) All labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the Work;
- h) Any allowance designated by the Principal Representative;
- i) Any Principal Representative furnished equipment which has been designed, specified, selected or specifically provided for by the Design Build Entity's Architect/Engineer;
- j) The Design Build Entity's fee and the cost of work provided by the Design/Build Entity;
- k) All bonds, insurance premiums and applicable taxes;
- l) Contingencies for bidding, price escalation, and construction;
- m) Plumbing and electrical building permits from appropriate entities and any other building permits as directed by the Principal Representative; and
- n) Design fees and administrative expenses directly related to the Work. (Refer to the General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1) Article 12.2.3 Schedule of Values.

3.3.7 Estimates of design & construction shall include the compensation of the Design Build Entity's Architect/Engineer and, the Design Build Entity's Architect/Engineer mechanical, electrical, plumbing, structural, civil, and any other consultants and subconsultants required in the Request For Proposal or any other sums due the Design Build Entity's Architect/Engineer and it's consultants, but shall not include the costs of land, right of way, financing or other costs, which are the responsibility of the Principal Representative. With prior approval of the Principal Representative, the Design/Build Entity shall contract with the Design Build Entity's Architect/Engineer to perform services in connection with the Project.

3.3.8 The Design/Build Entity, in preparing its estimates of design & construction cost and providing the Guaranteed Maximum Price, shall consult with the Design Build Entity's Architect/Engineer to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, to make reasonable adjustments in the scope of the

Work, and to include in the Contract Documents alternate items, as approved by the Principal Representative in writing, for bid so as to permit the adjustment of the estimate of design & construction.

- 3.3.9 The Design/Build Entity shall prepare an estimate of design & construction as soon as major Project requirements have been identified and update it periodically. For the Schematic Design Phases, the Design/Build Entity shall prepare a quantity take-off cost estimate based on building systems, assemblies, components, etc., and update periodically. During the Design Development Phase, the Design/Build Entity shall prepare a final cost estimate in preparation for a Guaranteed Maximum Price and update periodically. All estimates of design & construction shall include separate defined allowances for bidding and construction price escalation. During the Construction Documents Phase, the Design/Build Entity shall continually monitor the cost estimates and develop a cost estimate to help assure that the cost of the Work remains within the applicable portion of the project budget, Fixed Limit of Design & Construction Cost and Guaranteed Maximum Price.
- 3.3.10 Estimates shall be prepared and shall be based on quantitative takeoffs whenever possible and shall be supported in sufficient depth and organization to be used in preparing budgets based on Construction Specifications Institute (CSI) Division, funding sources, sub-trades, combinations of sub-trades, building systems, Bid Packages or combinations thereof.-Lump sum estimates are not acceptable.
- 3.3.11 During the preparations of cost estimates, the Design/Build Entity shall notify the Principal Representative if it appears that the Estimate of Design & Construction will exceed the applicable portion of the Project Budget or Fixed Limit of Design & Construction Cost as may be applicable, satisfactorily demonstrate the accuracy of its estimate in such detail as shall be reasonably required by the Principal Representative, and make reasonable recommendations for corrective action consistent with the Project Budget or Fixed Limit of Design & Construction Cost, as may be applicable. The Design/Build Entity shall submit estimates of design & construction cost to the Principal Representative for review and acceptance at each design milestone and other times as required by the Principal Representative to analyze various building systems and components.
- 3.3.12 The Principal Representative shall reasonably cooperate with the Design/Build Entity to keep the Work within the applicable portions of the project budget or Fixed Limit of Design & Construction Cost, as may be applicable, including but not limited to the giving of appropriate and reasonable consideration to all reasonable recommendations of the Design/Build Entity, approving redesign, only for Principal Representative directed scope changes, deductive alternatives or reductions in Work, requesting additional Value Engineering, making modifications to the Contract Documents or exercising such other rights or remedies as may be available elsewhere under this Agreement including termination for convenience. However, the Principal Representative shall be under no duty to reduce the Work to accommodate for any projected costs over or beyond the Guaranteed Maximum Price that is the responsibility of the Design/Build Entity or allow access to the construction contingency to cover

costs to correct errors, omissions, mistakes, rejected Work or warranty Work.

### 3.4 OTHER PRECONSTRUCTION SERVICES

- 3.4.1 The Design/Build Entity shall perform those items designated as Required Services as set forth in the Design/Build Designated Services and Method of Payment schedule designated as **Exhibit A**. In addition, and not in limitation, the Design/Build Entity shall also perform the other Preconstruction Services designated in this Article 3 together with such other services as are normally and customarily provided by a Design/Build Entity.
- 3.4.2 The Design/Build Entity shall make recommendations to the Principal Representative regarding the division of Work in the Drawings and Specifications to facilitate the bidding and awarding of subcontracts, allowing for phased construction and funding, if applicable, taking into consideration such factors as time of performance, availability of labor, overlapping trade jurisdictions, provisions for temporary facilities, etc.
- 3.4.3 The Design/Build Entity shall review Drawings and to (1) eliminate areas of conflict, overlapping trade jurisdictions, and overlapping in the Work to be performed by the various Subcontractors, (2) endeavor to confirm that all Work has been included, and (3) allow for phased construction as applicable.
- 3.4.4 The appropriate representatives of the Principal Representative shall review documents submitted by the Design/Build Entity and shall render decisions pertaining thereto without unreasonable delay.
- 3.4.5 The Design/Build Entity, including the Design Build Entity's Architect/Engineer, shall attend all regular meetings with the Principal Representative and such additional meetings as the Principal Representative may request. All regular meetings shall be scheduled with the Design/Build Entity and approval of the Principal Representative. All additional meetings shall be requested by the Principal Representative.
- 3.4.6 As part of the Schematic Design review and estimating tasks, the Design/Build Entity shall develop a preliminary detailed Critical Path Method (CPM) Project Schedule as described in Article 12 of the General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1), that is coordinated with the milestone dates specified in **Exhibit H.2** Schedule of Bid Package Descriptions and Issuance Dates, the Date of Completion ("Date of Completion") specified in paragraph 5.2.1, the scope of Work described within the Contract Documents, and the Work described within the Schematic Design Documents. The Design/Build Entity shall utilize the Project Management Software as defined in paragraph 3.6.4 to develop and manage the schedule.
- 3.4.7 The Design/Build Entity shall investigate and recommend materials and equipment that could be purchased by the Principal Representative; consider long lead time procurement and mass purchasing power in making such recommendations; recommend a schedule for such purchases after coordination with the schedule for preparation of Contract Documents; and expedite and coordinate delivery of these purchases to facilitate their delivery by the required dates.
- 3.4.8 The Design/Build Entity shall prepare necessary bidding information, bidding

forms, and pre-qualification criteria for bidders; develop Subcontractor interest in the Project; establish bidding schedules; advertise for bids; and conduct pre-bid conferences to familiarize bidders with the bidding documents and management techniques and with any special systems, materials, or methods. As soon as the Design/Build Entity becomes aware prior to any bid date that less than three (3) pre-qualified Subcontractors plan to bid any portion of any Bid Package or that anticipated bids from previously approved or pre-qualified Subcontractors listed on **Exhibit F**, are likely to exceed the then current Schedule of Values or Estimate of Design & Construction, the Design/Build Entity shall promptly so notify the Principal Representative and Principal Representative shall be entitled to Subcontractor substitution pursuant to paragraph 3.4.8.1 of this Agreement.

- 3.4.9 In the event unforeseeable circumstances necessitate the use of any major trade Subcontractors not set forth in Exhibit F, the Construction Manager shall pre-qualify one or more proposed major trade Subcontractors to be added to Exhibit F and submit the same to the Principal Representative for review. The Principal Representative shall inform the Construction Manager in writing of the names of those Subcontractors who are acceptable. The Construction Manager expressly recognizes its commitment pursuant to the Contract Documents to complete the Work within the constraints set forth elsewhere in the Contract Documents and the necessity to use pre-qualified major trade Subcontractors. Except as provided in paragraph 3.5.10 or where requested by the Construction Manager and with the prior written approval of the Principal Representative, proposed additions or substitutions of major trade Subcontractors on Exhibit F because their price is less expensive than any pre-qualified Subcontractors shall not constitute an unforeseeable circumstance or otherwise be a basis for any change.
- 3.4.10 The Design/Build Entity shall receive and open bids when advertised, prepare a bid analysis, conduct pre-award conferences, and notify the Principal Representative concerning which bids shall be accepted. The Principal Representative shall be notified in advance of the time and place of all bid openings and may elect to attend such openings with their representatives. Should the Design/Build Entity submit a proposal for subcontract Work (Work not included in the Design/Build Entity's Construction Phase Fee and/or General Conditions) herein referred to as "Self-Perform Work", the proposal conditions shall be the same as for all Subcontractor proposals. These Design/Build Entity proposals for subcontract Work shall be submitted to the Principal Representative twenty-four (24) hours prior to receipt of other Subcontractor proposals and all opened with the other proposals. A proposal to accept other than a low bid shall be justified in writing by the Design/Build Entity and subject to prior written approval by the Principal Representative.
- 3.4.11 The Design/Build Entity shall provide the requirements and assignment of responsibilities for safety precautions and programs as required for the execution of the Work, temporary project facilities and for equipment, materials and services for common use of Subcontractors and verify that all are included in the Contract Documents.

- 3.4.12 The Design/Build Entity shall provide not later than the first of each month, unless requested otherwise by the Principal Representative, a monthly report utilizing the Project Management Software described in paragraph 3.6.4 documenting the current status of the project's schedule, costs, requests for information, submittals, manpower, safety, and other pertinent information. The report shall include a narrative discussion of the progress achieved, activities anticipated for the next month, and issues that are affecting the rate of progress. Photos shall be required when requested by the Principal Representative. These progress photographs should be attached/included. This monthly report shall be provided in Design and Construction Phases of the project. The schedule status shall include the following minimum items:
- a) Cost report showing activity dollar value, dollar value of Work in place to-date and dollar value for current period.
  - b) Cost report showing activity dollar value, dollar value of Work in place to-date, and dollar value for current period summarizing to Schedule of Values.
  - c) Resource report showing labor allocations by specific trade on each activity.
  - d) Variance report comparing current dates to target dates.
  - e) Cash flow report showing monthly projections of expenditures.

A narrative schedule report shall document:

- a) Description of the actual Work accomplished during the reporting period.
- b) Description of any problem areas.
- c) Description of current and anticipated delays with recommended corrective actions to mitigate such delays.
- d) A list of proposed modifications, additions, deletions, and changes in logic to the approved schedule.

- 3.4.13 If the Design/Build Entity, any of its sub-consultants, or any of its Subcontractors of any tier participating in the Design Reviews observes that any of the Contract Documents are at variance with applicable laws, statutes, building codes, ordinances, rules or regulations, in any respect the Design/Build Entity shall promptly notify the Principal Representative in writing, noting the applicable drawing or specification, and recommending an appropriate alternative for correcting the design.

### 3.5 DESIGN SERVICES

- 3.5.1 Full scope of Design services shall be performed by qualified architects/engineers and other professionals selected and paid by the Design/Build Entity. The professional obligations of such persons shall be undertaken and performed in the interest of the Design/Build Entity. Nothing contained herein shall create any contractual relationship between Subcontractors, architects/engineers and/or suppliers with the Principal Representative.
- 3.5.2 Design/Build Entity shall be responsible to the Principal Representative for acts and omissions of the Design/Build Entity's employees, Subcontractors, agents and parties in privity of contract with the Design/Build Entity to perform any

portion of the Work, including all design elements of the Project.

- 3.5.3 The Design/Build Entity may or may not be licensed as an architect or engineer in the State of Colorado and is not authorized by law to perform design services. Accordingly, if the Design/Build Entity is not a licensed architect or engineer, they will not perform design services pursuant to this Agreement but will furnish and warrant such design services as otherwise herein provided as a consultant or subconsultant. Prior to designating a professional, individual or professional firm to perform any of these services, the Design/Build Entity shall submit the name of the firm if appropriate, together with the name and resume, including education, training and experience of the architect or engineer of record and relevant work of like character and magnitude for the Project being contemplated, to the Principal Representative, and receive approval in writing therefrom.
- 3.5.4 The Design Build Entity's Architect/Engineer shall begin design services upon receiving the Notice To Proceed to Commence Design Phase (SBP-8.26) and shall make certain to the best of its knowledge, information and belief, that the drawings and specifications prepared by it are in compliance with the Approved Codes as adopted by State Buildings Program (as a minimum standard) as indicated in **Exhibit K**, Building Code Compliance Policy: Coordination of Approved Building Codes, Plan Reviews and Building Inspections. Other more restrictive standards as specified by the Principal Representative are as indicated in **Exhibit K**. Drawings and specifications are to be reviewed by the State's approved Code Review Agents at the appropriate phases and with the required information as described in **Exhibit K**.
- 3.5.5 No design consultant or subconsultant, not already approved by the Principal Representative, shall be engaged to perform Work on the Project wherein a conflict of interest exists, such as being connected with the sale or promotion of equipment or material which may be used on the Project, provided, however, that in unusual circumstances and with full disclosure to the Principal Representative of such interest, the Principal Representative may provide a waiver, in writing, in respect to the particular consultant or subconsultant.
- 3.5.6 The Design/Build Entity shall review with the Principal Representative alternative approaches to design and construction of the improvements. Any alternative approaches must be approved in writing by the Principal Representative prior to implementation by the Design/Build Entity.
- 3.5.7 The Design/Build Entity shall participate in Project design review sessions at the close of the Schematic Design Phase, Design Development Phase, and as Construction Documents are finalized for each Bid Package. The Project design review sessions shall be attended by the Design Build Entity's Architect/Engineer and representatives of the Principal Representative. The purposes of the Project design review sessions are to (1) assure consistency with the design intent; (2) confirm complete, coordinated, constructible and cost-effective designs for all disciplines (e.g. architectural, structural, mechanical); (3) assure that the design documents are code compliant; (4) endeavor to confirm that all Work has been included and described in sufficient detail to assure complete pricing of Work; and (5) allow for phased construction. The Design Build Entity's Architect/Engineer shall collect all

design review comments from the various participants, provide reports to the Principal Representative, and confirm that with the issuance of each progress set of design documents all comments have either been incorporated or resolved to the satisfaction of the Principal Representative. A design phase is not considered complete until all comments from the design review have been incorporated and the design consultants and subconsultants have fully coordinated their design documents. At the completion of each design phase, the Design/Build Entity must confirm that the current status of design remains within the applicable portion of the Project Budget, Fixed Limit of Design and Construction Cost, and Guaranteed Maximum Price.

- 3.5.8 Schematic Design Phase: The Design/Build Entity and its Design Build Entity's Architect/Engineer shall review the design program furnished by the Principal Representative, including the approved Facilities Program Plan, to ascertain the requirements of the Project and shall refine the design program in accordance with **Exhibit C Request for Proposal**, reviewing and confirming the understandings of these requirements and other design parameters with the Principal Representative. Based on the mutually agreed upon design program and the Fixed Limit of Design & Construction Cost, the Design/Build Entity shall prepare, for acceptance by the Principal Representative, Schematic Design Documents consisting of drawings, outline specifications and other documents illustrating the scale and relationship of Project components. Schematic Design Documents shall be prepared in sufficient detail and number to come to an agreement on the basic design of the Project.
- 3.5.9 At intervals appropriate to the progress of the Schematic Design Phase, the Design/Build Entity shall provide the Principal Representative with copies of all materials, documents, and studies necessary to permit the Principal Representative to monitor, review, provide input to, and any necessary acceptance of, the Schematic Design Phase in progress and completed components thereof. This reviewing process shall be scheduled in a manner that allows the Principal Representative adequate time so as to cause no delay to the Project. The Design/Build Entity shall respond in writing to the Principal Representative's comments resulting from this reviewing process.
- 3.5.10 At the completion of the Schematic Design Phase, the Design/Build Entity shall:
- a) Provide (5) complete sets and (1 pdf) complete set of drawings, outline specifications and construction materials, and such other documents necessary for the Design/Build Entity to prepare an estimate of the cost of construction. Pdf files must be titled to exactly match paper set.
  - b) Prepare and submit to the Principal Representative a design & construction cost estimate which will serve as a Statement of Probable Cost.
  - c) Provide Electronic files in an electric media format that conform to the latest requirements of the Principal Representative's drawing standards.
- 3.5.11 The Design/Build Entity shall also prepare a written report, accompanied by drawings, setting forth the following as a minimum:
- a) Analysis of the structure as it relates to the approved codes as defined in **Exhibit K**, including responses to the State's Code Review Agent;

- b) Recommend site locations and scope of site development;
- c) Correlation of spaces with approved State standards;
- d) Conceptual drawings of floor plans, elevations, section, and site plan;
- e) Conceptual drawings and descriptions of project plumbing, mechanical and electrical systems as necessary;
- f) Area computations, gross square footage and net square footage, and volume;
- g) Outline of proposed construction materials;
- o) Review of time anticipated for the Construction Phase(s);
- p) Written description of the bid packaging strategy and related design schedule.

3.5.12 The above Schematic Design data shall be subject to the acceptance in writing by the Principal Representative, and State Buildings Program.

3.5.13 The Design/Build Entity shall also prepare a written report at the end of the Schematic Design Phase summarizing the Design/Build Entity's value engineering activities. If at the completion of the Schematic Design phase the Estimate of Design & Construction cost exceeds the applicable portion of the Project Budget, Fixed Limit of Design & Construction Cost or Guaranteed Maximum Price, the Design/Build Entity, including the Design Build Entity's Architect and Engineer shall work together to revise the design in a manner that brings the Project back within the applicable portion of the Project Budget, Fixed Limit of Design & Construction Cost or Guaranteed Maximum Price at no additional cost to the Principal Representative.

3.5.14 Design Development Phase: Based on the written acceptance of the Schematic Design Documents and any adjustments authorized by the Principal Representative in the design program or the Fixed Limit of Design & Construction Cost, if any, the Design Build Entity shall prepare, for acceptance by the Principal Representative and State Buildings Program the Design Development Documents consisting of drawings, outline specifications, and other documents to fix and describe the size and character of the entire Project as to architectural, structural, mechanical, and electrical systems, materials, and such other elements as may be appropriate. The Design Development Documents shall be developed in sequence replicating the proposed Bidding Packages.

3.5.15 At intervals appropriate to the progress of the Design Development Phase, the Design Build Entity shall provide the Principal Representative with copies of all materials, documents, and studies necessary to permit the Principal Representative to monitor, review, provide input to, and any necessary acceptance of, the Design Development Phase in progress and completed components thereof. This reviewing process shall be scheduled in a manner that allows the Principal Representative adequate time so as to cause no delay to the Project. The Design/Build Entity shall respond in writing to the Principal Representative's comments resulting from this reviewing process.

3.5.16 At the completion of the Design Development Phase, the Design Build Entity

shall provide:

- a) (5) complete sets and (1 pdf) complete sets of drawings, outline specifications and construction materials, and such other documents necessary for the Design/Build Entity to prepare an estimate of the cost of design & construction cost. PDF files must be titled to exactly match paper set.
- b) Provide Electronic files in an electric media format that conform to the latest requirements of Principal Representative's drawing standards.

3.5.17 The Design/Build Entity shall prepare a written report and drawings outlining in detail Design Development Documents from the accepted Schematic Design study. The report, when submitted for acceptance by the Principal Representative shall include as a minimum:

- a) Analysis of the structure as it relates to the approved codes defined in **Exhibit K**, including responses to the State's Code Review Agent;
- b) Site development drawings, defining the proposed scope of development including earthwork, surface development, and utility infrastructure;
- c) Plans in one-line format of the proposed structural, mechanical, electrical, and plumbing systems as necessary to define size, location and quality of equipment, materials, and constructions;
- d) Floor plans including proposed movable equipment and furnishings and exterior elevations;
- e) Cut-sheets and/or samples of proposed materials, equipment and system components including all such items normally specified under the Construction Specifications Institute, Specifications Format Divisions;
- f) Proposed architectural finish schedule, HVAC, plumbing and electrical fixture schedules;
- g) Outline specifications, using CSI format, identifying conditions of the Agreement, materials, and standards;
- h) Review of the time anticipated for the remainder of the Design/Preconstruction and Construction Phase(s).
- i) Provide Electronic files in an electric media format that conform to the latest requirements of the Principal Representative's drawing standards.

These documents shall be of sufficient detail to allow the Design/Build Entity to enter into an agreement for the execution of the construction based on a Guaranteed Maximum Price.

3.5.18 The Design/Build Entity shall make certain that to the best of its knowledge, information, and belief the drawings and specifications prepared by it are in full compliance with applicable codes, regulations, laws and ordinances, including both technical and administrative provisions thereof. Such drawings and specifications shall conform to the list of approved codes as defined in **Exhibit K**. If the Design Build Entity's Architect/Engineer shall deviate from such codes, regulations, law or ordinance, without written authorization to do so from the Principal Representative, then the Design/Build Entity shall, at its

own expense, make such corrections in the Construction Documents as may be necessary for compliance.

- 3.5.19 If at the completion of the Design Development phase the Estimate of Design & Construction cost exceeds the applicable portion of the Project Budget, Fixed Limit of Design & Construction Cost or Guaranteed Maximum Price, the Design/Build Entity, including the Design Build Entity's Architect and Engineer shall work together to revise the design in a manner that brings the Project back within the applicable portion of the Project Budget, Fixed Limit of Design & Construction Cost or Guaranteed Maximum Price at no additional cost to the Principal Representative.

The final Design Development Documents, revised as required by the Design/Build Entity coupled with the approved Guaranteed Maximum Price established within the recited Fixed Limit of Design & Construction Cost, shall be subject to acceptance in writing by the Principal Representative and State Buildings Program.

- 3.5.20 At the conclusion of the Design Development Phase, the Design/Build Entity shall deliver to the Principal Representative, a Guaranteed Maximum Price proposal which shall agree to perform all of the Work even though all of the Construction Documents have not all been finalized and released for construction, and guarantee the maximum price to the Principal Representative for the entire cost of the Work, as adjusted by deductive alternates required to maintain the Guaranteed Maximum Price below the Fixed Limit of Design & Construction Cost which have been previously approved by the Principal Representative pursuant to paragraph 3.2. When the Guaranteed Maximum Price is agreed upon and accepted by the Principal Representative, it shall be made a part of the Contract Documents by Amendment, shall supersede updated summaries, and all documents relating to Schedules of Values and estimates of design & construction; and shall be subject to modification for Changes in the Work as provided in Contract General Conditions Article 35.

- 3.5.21 Construction Documents Phase: Based on the Principal Representative and State Buildings Program accepted Design Development Documents and any further adjustments in the scope or quality of the Project or in the Design/Build Guaranteed Maximum Price, if any, authorized by the Principal Representative, the Design Build Entity's Architect/Engineer shall prepare, for acceptance by the Principal Representative, Construction Documents consisting of drawings and specifications setting forth in detail the requirements for the construction of the Project.

- 3.5.22 At intervals appropriate to the progress of the Construction Document Phase, the Design/Build Entity shall provide copies of documents for the Principal Representative's review, monitoring and input to the in-progress Construction Document Phase and any completed components thereof. This process shall be scheduled in a manner that allows the Principal Representative adequate time so as to cause no delay to the Project. These intervals shall be no fewer than at 50% and 95% completion of the Construction Documents Phase. The Design/Build Entity shall respond in writing to the Principal Representative's review comments.

- 3.5.23 These Construction Documents, when each Bid Package is submitted for

approval, shall include:

- a) (5) complete sets and (1 pdf) complete set of architectural, civil, site development, structural, mechanical, plumbing and electrical drawings as appropriate to assist in the definition of the submitted Bid Package. Pdf files must be titled to exactly match paper set. The final drawing set of Construction Documents must also be provided in AutoCAD;
- b) Complete Bidding Documents including architectural, structural, mechanical, plumbing and electrical specifications for that Bid Package. The format for these technical specifications shall be the current edition of *MasterFormat* published by the Construction Specifications Institute;
- c) The title sheet shall contain the International Building Code (I.B.C.) occupancy type, construction type, gross square footage and net square footage, and gross building volume;
- d) Each Bidding Package, as appropriate, shall contain a Code Compliance Plan as per **Exhibit K**, Code Compliance Plan Review Procedures and Building Inspections, that defines area separation, fire and smoke barriers, exits, exit passages, and exit enclosures.
- e) Provide Electronic files in an electric media format that conform to the latest requirements of the Principal Representative's drawing standards.

3.5.24 The Design/Build Entity shall prepare a written report summarizing the Design/Build Entity's Value Engineering activities through the completion of this phase of the Work.

3.5.25 The final Construction Documents shall be subject to the final acceptance by the Principal Representative and State Buildings Program in writing.

3.5.26 Complete Construction Documents shall be required within a Bid Package prior to the Principal Representative releasing the Design/Build Entity for commencement of Construction.

## CONSTRUCTION PHASE SERVICES

### 3.6 CONTROL OF THE WORK

3.6.1 The Design/Build Entity shall supervise and direct the Work of its Subcontractors and shall coordinate the Work with the activities and responsibilities of the Principal Representative to complete the Project in accordance with the Principal Representative's objectives of cost, time and quality and subject to the terms and conditions of the General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1).

3.6.2 The Design/Build Entity shall establish on-site organization and lines of authority in order to carry out the overall plans of the Construction Team.

3.6.3 The Design/Build Entity shall schedule and conduct weekly progress meetings at which the Principal Representative, Design/Build Entity including the Design Build Entity's Architect/Engineer, Design Build Entity's Architect/Engineer's Consultants, can discuss jointly such matters as procedures, progress, schedule, costs, quality control and problems. The Design/Build Entity shall record and distribute minutes of all construction meetings within 48 hours of the meeting.

3.6.4 A contract-control/project-management software (hereafter “Project Management Software”) approved by the Principal Representative, shall be used as a primary tool for project control, communication and documentation control by all the project participants, to include the Principal Representative, the Design/Build Entity and the Design Build Entity’s Architect/Engineer. The Design/Build Entity shall utilize the Project Management Software to implement a cost forecasting, monitoring, control and reporting system for the project. The Project Management Software shall be maintained throughout the project, both during the preconstruction and construction phases. Cost analyses shall be based upon data analyses as developed/described within Section 3.3 and shall include analyses of all trades and Project components making a significant contribution for total Project costs. The Project Management Software shall provide for development of a Project cost model, monitoring the design process and periodic reviews of the cost estimates/forecasts to identify variances from the cost model. Additionally, the Project Management Software shall identify variances between actual and budgeted costs and the Fixed Limit of Design & Construction Cost and the Contract Sum.

The Design/Build Entity shall use the Project Management Software for the major contract administration processes to include, but not limited to:

- a) Submittals:
  - 1. Design/Build Entity shall create a Submittal log and Submittal schedule.
  - 2. Submittals shall be directly submitted to the Design Build Entity’s Architect/Engineer and Principal Representative and directly returned from the Design Build Entity’s Architect/Engineer.
- b) Requests for Information:
  - 1. Design/Build Entity shall submit requests for information using the Project Management Software.
  - 2. Design Build Entity’s Architect/Engineer shall answer requests for information via the Project Management Software. Requests for Information responses that have cost impact will have corresponding Change Order Bulletin (Form SC-6.311) issued by the Architect/Engineer.
- c) Change Management: Entire change management process including Notices, and Change Orders shall be managed using the Project Management Software and utilizing Contract Amendment (Form SC-6.0), Change Order (Form SC-6.31), Change Order Bulletin (Form SC-6.311), Change Order Proposal (Form SC-6.312) and Change Order Log.
- d) Pay Applications: Design/Build Entity shall be responsible for creating and distributing pay application in the Project Management Software using an earned-value calculation through the CPM Schedule & utilizing Application and Certificate for Contractor’s Payment (SBP-7.2).
- e) Meeting Minutes: Design/Build Entity shall be responsible for creating and distributing construction-meeting minutes in the Project Management Software.
- f) Reports: Design/Build Entity shall be responsible to prepare and distribute reports in the Project Management Software.

- g) Insurance Certificate: Design/Build Entity shall be responsible for storing all the insurance related information of Subcontractors in the Project Management Software.
- h) Punchlist: Design/Build Entity shall be responsible to update the Substantial Completion Punchlist status using the Project Management Software.
- i) Construction Schedule: Critical Path Method as described in Article 12 of the General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1).
- j) All project correspondence with Principal Representative shall be in the Project Management Software.

3.6.5 The Design/Build Entity shall propose and implement an approved procedure for coordinating and tracking all required Code Compliance Building Inspections as indicated on the Building Inspection Record (BIR) as provided by the State Buildings Program approved Code Review Agent at the appropriate Construction Phase(s) as described in the attached **Exhibit K**.

### 3.7 SCHEDULE AND COORDINATION

3.7.1 The Design/Build Entity shall begin the construction Work upon receiving the Notice to Proceed to Commence Construction Phase (SBP-7.26), in accordance with Article 5.1. The Design/Build Entity shall schedule and coordinate the Work of all of its Subcontractors on the Project including their use of the site. The Design/Build Entity shall keep the Subcontractors informed of the Project construction schedule to enable the Subcontractors to plan and perform the Work properly. The Design/Build Entity shall carry the Work forward expeditiously with adequate forces and shall achieve Completion of the Work prior to the Contract Completion Date specified in Article 5.2, as adjusted by Change Orders and Amendments.

#### 3.7.2 Schedule Management

- a) Schedule Modifications: If, as a result of the monthly schedule update the Project Schedule no longer represents the actual / logical progression of the Work or the Design/Build Entity's plan for prosecution and progress of the Work, the Principal Representative shall require the Design/Build Entity to submit a revision to the Project Schedule. Such revisions to the Schedule shall not alter any of the Project Milestone dates.
- b) Schedule Impacts, Schedule Delays, and Time Extensions: During the course of the Project, it may be appropriate to revise the Schedule to incorporate impacts or delay issues into the Project Schedule. If the Design/Build Entity determines it has encountered schedule impacts that may warrant a time extension, the Design/Build Entity shall present an Impacted Schedule in accordance with the Contract General Conditions, to the Principal Representative supporting its claim.
- c) Recovery Schedule: In the event progress falls behind schedule dates, the Design/Build Entity shall prepare a recovery schedule indicating its revised plan to assure the timely completion of the Work. The recovery schedule shall be subject to the Principal Representative's approval.

### 3.8 AMENDMENTS AND CHANGE ORDERS

3.8.1 The Design/Build Entity shall assist in developing and implementing a system for the preparation, processing and tracking of Amendments and Change Orders using the Project Management Software as described in paragraph 3.6.4 and recommend necessary or desirable changes to the Principal Representative. Fully executed and approved Change Orders shall constitute obligations of the Principal Representative to pay as part of the Contract Sum the amounts identified by such modifications so long as such amounts do not exceed the Guaranteed Maximum Price, however, only those portions of the Contract Sum that are incorporated by Amendment shall be immediately payable. Change Orders, other than Change Orders allocating contingency amounts already incorporated by an Amendment which modify the Guaranteed Maximum Price, shall be payable only after having been incorporated into the Contract by Amendment. The Design/Build Entity shall provide the Principal Representative with Amendments from time to time aggregating and incorporating Change Orders that do not allocate contingency amounts already incorporated by an Amendment in order to expedite payment of approved Change Order work when performed and payable.

### 3.9 PRINCIPAL REPRESENTATIVE CONSULTANTS

3.9.1 If required, the Design/Build Entity shall assist the Principal Representative in selecting and retaining the professional services including but not limited to a surveyor, geotechnical, testing and inspection and other special consultants, and coordinate these services, without assuming any responsibility or liability of or for these consultants.

### 3.10 START UP

3.10.1 The Design/Build Entity, with the Principal Representative's maintenance staff and/or consultant, shall direct the checkout of utilities, operations, systems and equipment for readiness and assist in their initial startup and testing/commissioning as required in the Scope Narrative with the Subcontractors of all tiers.

3.10.2 Prior to the Date of Completion of the Work or earlier date for phased occupation of the Work as requested by the Principal Representative, the Design/Build Entity shall schedule and conduct with the Principal Representative and Design Build Entity's Architect/Engineer a complete review, commissioning, demonstration, start-up and operational testing of all equipment and mechanical and electrical systems installed by the Design/Build Entity or its Subcontractors on the Project, and shall also review the operation and maintenance of such systems with the Principal Representative's maintenance personnel.

3.10.3 Subsequent to this review, the Design/Build Entity, with reasonable promptness and at no cost to the Principal Representative shall make all adjustments or corrections required by the Principal Representative or Design Build Entity's Architect/Engineer and shall balance all systems in order to make all equipment and systems perform as required by the Contract Documents and to reflect the actual use and occupancy of the Project. If necessary or requested by the Design Build Entity's Architect/Engineer or Principal Representative, the

Design/Build Entity shall require the Subcontractor, supplier of material supplier to make adjustments, corrections or balancing required by this process, at no additional cost to the Principal Representative.

#### **4 ARTICLE 4 OWNERSHIP OF DOCUMENT**

##### **4.1 INSTRUMENTS OF SERVICE**

- 4.1.1 Drawings, specifications and other documents, including those in electronic form, prepared by the Design Build Entity's Architect/Engineer and the Design Build Entity's Architect/Engineer's consultants are Instruments of Service for use solely with respect to this Project. The Design Build Entity's Architect/Engineer and the Design Build Entity's Architect/Engineer's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.
- 4.1.2 Upon execution of this Agreement and the contract between the Design/Build Entity, the Design Build Entity's Architect/Engineer shall grant to the State a perpetual nonexclusive license to reproduce and use, and permit others to reproduce and use for the State, the Design Build Entity's Architect/Engineer's Instruments of Service solely for the purposes of constructing, using and maintaining the Project for future alterations or additions to the Project. The Design Build Entity's Architect/Engineer shall obtain similar nonexclusive licenses from the Design Build Entity's Architect/Engineer's consultants consistent with this Agreement. If and upon the date the Design Build Entity's Architect/Engineer is adjudged in default, the foregoing license shall be deemed terminated and replaced by a second, nonexclusive license permitting the State to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections and additions to the Instruments of Service solely for the purposes of completing, using and maintaining the Project for future alterations or additions to the Project.
- 4.1.3 Any unilateral use by the State of the Instruments of Service for completing, using, maintaining, adding to or altering the Project or facilities shall be at the State's sole risk and without liability to the Design Build Entity's Architect/Engineer and the Design Build Entity's Architect/Engineers consultants; provided, however, that if the State's unilateral use occurs for completing, using or maintaining the Project as a result of the Design Build Entity's Architect/Engineer's default, nothing in this Article shall be deemed to relieve the Design Build Entity's Architect/Engineer of liability for its own acts or omissions or default.

##### **4.2 AS-BUILT DRAWINGS/RECORD DRAWINGS**

- 4.2.1 The Design Build Entity's Architect/Engineer and its consultants shall, upon completion of the Construction Phase, receive redline As-Built Drawings from the Design/Build Entity. These redline changes shall describe the built condition of the Project. This information and all of the incorporated changes directed by Bidding Addenda, Change Order/Amendment or Design Build

Entity's Architect/Engineer's Supplementary Instructions shall be incorporated by the Design Build Entity's Architect/Engineer and its consultants into a Record Drawings document provided to the Principal Representative in the form of an electro-media format (one (1) set in AutoCAD and one (1) set in Pdf format) and one (1) hard bound paper copy as agreed between the parties. The Design/Build Entity shall also provide the Principal Representative with the original As-Built Drawings. Final payment to the Design/Build Entity shall be withheld until all Record Drawings have been submitted and approved by the Principal Representative.

## **5 ARTICLE 5 TIME OF COMMENCEMENT AND COMPLETION**

### **5.1 COMMENCEMENT**

- 5.1.1 The Contract Time shall commence on the Effective Date of this Agreement, but no Work shall be performed prior to the Principal Representative issuing a Notice to Proceed to Commence Design Phase (SBP-7.26) contingent upon the delivery of all bonds, and insurance certificates as required to be furnished by the Design/Build Entity as described on the Notice of Award.
- 5.1.2 The Construction Phase shall commence on the date the first Bid Package is added to this Agreement by Amendment unless there is an Early Release Bid Package as approved by the Principal Representative in accordance with Article 1.1.3 of this Agreement.
- 5.1.3 The commencement of the Construction Phase is expressly conditioned upon and shall not commence until:
  - a) The Guaranteed Maximum Price and Schedule of Values shall have been timely submitted (or such timeliness shall have been waived in writing by the Principal Representative and the director of State Buildings Program) and shall have been approved and accepted by the Principal Representative;
  - b) The date for Completion of the Work has been approved and accepted by the Principal Representative;
  - c) All required Performance and Labor and Material Payment Bonds and insurance certificates have been approved and accepted by State Buildings Program; and
  - d) **Exhibit I.9**, Notice to Proceed to Commence Construction Phase (SBP-7.26) has been issued by the Principal Representative and made a part of the Contract Documents.

If any of the preceding material conditions to be performed by the Design/Build Entity have not been fully satisfied by reason of any act or omission on the part of the Design/Build Entity through no fault of the Principal Representative, the Principal Representative shall give the Design/Build Entity written notice of any and all such deficiencies and allow ten (10) days from the date of such notice to correct and cure such deficiency or deficiencies, and in the event the deficiency or deficiencies are not fully corrected and cured within the ten (10) day period, the Principal Representative may declare the Design/Build Entity to be in default of this Agreement.

## 5.2 COMPLETION

5.2.1 The Design/Build Entity agrees to Substantially Complete the Project within 482 calendar days from the date of the Notice to Proceed to Commence Design Phase (SBP-8.26), in addition, the Design/Build Entity agrees to finally complete the Project from Substantial Completion to Final Acceptance within 28 calendar days for a total time of completion of the entire Project of 510 calendar days

The Design/Build Entity shall perform the Work with due diligence to completion.

## 6 ARTICLE 6 COMPENSATION

### 6.1 DESIGN BUILD ENTITY'S FEE

6.1.1 Subject to the provisions of this Agreement and of the General Conditions of the Design/Build Guaranteed Maximum Price Agreement (SC-9.1), and in consideration of the performance of this Agreement, the Principal Representative shall pay the Design/Build Entity in current funds as compensation for its services as listed below:

#### Design Build Entity's Architect/Engineer Basic Services Fee

|    |                                                       |          |
|----|-------------------------------------------------------|----------|
| .1 | Pre-Design Phase (If Applicable)                      | \$ _____ |
| .2 | Schematic Design Phase                                | \$ _____ |
| .3 | Design Development Phase                              | \$ _____ |
| .4 | Construction Document Phase                           | \$ _____ |
| .5 | Construction Administration Phase                     | \$ _____ |
| .6 | Post Construction Phase (If Applicable)               | \$ _____ |
| .7 | Reimbursable Expenses (NTE)                           | \$ _____ |
| .8 | Total Design Build Entity's Architect/Engineering Fee | \$ _____ |

#### CM/GC Fee

|     |                                                                                  |          |
|-----|----------------------------------------------------------------------------------|----------|
| .9  | Pre-Construction Phase Fee                                                       | \$ _____ |
| .10 | Construction Phase Fee                                                           | \$ _____ |
| .11 | General Conditions Direct Personal Expenses of On-Site D/B Staff (Not to Exceed) | \$ _____ |
| .12 | Other Reimbursable General Conditions (Not to Exceed per paragraph 6.1.3)        | \$ _____ |
| .13 | Total CM/GC Fee                                                                  | \$ _____ |

Design Build Entity Fee (.8 + .13) \$ \_\_\_\_\_

6.1.2 The Design/Build Entity's Fee shall include all job indirect costs, and General Conditions costs as defined in **Exhibit A**, Design/Build Entity Designated Services and Method of Payment, home office overhead, and profit, included but not limited to the following:

- a) Salaries or other compensation of the Design/Build Entity's employees at the principal office and branch offices;

- b) General operating expenses of the Design/Build Entity's principal and branch offices other than the field office;
- c) Any part of the Design/Build Entity's capital expenses necessary for the Project, including interest on the Design/Build Entity's capital employed for the Project;
- d) Overhead or general expenses of any kind;
- e) Salaries of the Design/Build Entity's employees engaged on the road in expediting the production or transportation of materials and equipment;
- f) Cost of all employee benefits and taxes for such items as unemployment compensation and social security, insofar as such cost is based on wages, salaries or other remuneration paid to employees of the Design/Build Entity and included in the fee under paragraphs 6.1.2.a through 6.1.2.e;
- g) All transportation, traveling, moving, and hotel expenses of the Design/Build Entity or its officers or employees incurred in discharge of duties connected with the Work;
- h) Costs, including transportation and maintenance, of all materials, supplies, equipment, temporary facilities, and hand tools not owned by the workmen, which are employed or consumed in the performance of the Work;
- i) Cost of the premium for all insurance which the Design/Build Entity is required to procure by this Agreement or is deemed necessary by the Design/Build Entity;
- j) Minor expenses such as facsimile messages, telegrams, long distance telephone call telephone service at the site, express mail, and similar petty cash items in connection with the Work;
- k) All other items set forth in **Exhibit A**, Design/Build Entity Designated Services and Method of Payment that are specifically designated as Preconstruction Services Fee, Construction Services Fee or General Conditions. All Items listed in the columns designated Direct Cost of Work shall be included in the separate Bid Packages.
- l) Except as expressly provided to the contrary elsewhere in this Agreement, approved costs in excess of the Guaranteed Maximum Price.

6.1.3 General conditions items, as set forth in paragraph 6.1.2, shall include the cost of Construction Phase on-site construction management staff and those temporary facilities, services and equipment to support the Work of construction Subcontractors. General conditions items are more fully identified in **Exhibit A**, Designated Services and Methods of Payment, and shall be reimbursed at cost, without mark-up, based upon pre-approved not-to-exceed budgets. General conditions (exclusive of the Design/Build Entity's staff) provided directly by the Design/Build Entity must be at market competitive rates. Each monthly request for progress payment shall be justified with reasonable support for expenses to include:

- a) Invoice or receipt for any vendors or suppliers for material, rented equipment, etc.
- b) Labor/timesheet reports (by task number) for direct labor, provide bare labor rate & itemized breakdown of labor burden prior to initial billing.

- c) Owned equipment shall be compensated per pre-negotiated rates established in accordance with the Colorado Procurement Code C.R.S. § 24-106-108 - Cost Principle. In no case shall cumulative/total cost of owned equipment exceed the value of the equipment minus salvage value. The Principal Representative shall approve all rental rates and salvage values in writing prior to initial billing.
- d) Labor, material and equipment cost may be audited by the Principal Representative.

## 6.2 ADJUSTMENTS IN FEE

- 6.2.1 Adjustments in the Construction Phase Fee shall be made as follows: If, after the total Guaranteed Maximum Price is accepted, in writing, by the Principal Representative, the Principal Representative directs additions to or other changes made in the Work, the Design/Build Entity's fee shall be adjusted as follows:
  - a) If the changes in the aggregate increase the total Guaranteed Maximum Price the Construction Manager's fee for any and all other changes in the Work shall be calculated at the rate of FOUR percent (4%) (plus appropriate General Condition costs) of the estimated cost of such work and shall be agreed upon between the Design/Build Entity and the Principal Representative as a fixed fee for the effect of the change (or changes), prior to starting the changed Work. The adjustments stated above shall only be deemed valid after the Principal Representative accepts the adjustments in writing and, are the only adjustments to the fee that shall be granted for changes authorized to the GMP. Adjustments to these fees beyond these values shall not be granted. However, General Condition costs directly attributable to time extensions may be charged in accordance with the provisions of the General Conditions.
  - b) The Design/Build Entity's Architect/Engineer's fee may be adjusted to accommodate additional design associated with the Principal Representative's addition to or other changes made in the Work.
- 6.2.2 The Design/Build Entity shall also be paid an additional fee at the rate as set forth in paragraph 6.2.1.b if the Design/Build Entity is placed in charge of the reconstruction of any insured loss.
- 6.2.3 If there is a material reduction in the scope of Work greater than fifteen percent (15%) of the Fixed Limit of Design & Construction Cost, the Design/Build Entity's Fees shall be reduced proportionally after the fifteen percent (15%).

## 6.3 PAYMENT OF FEE

- 6.3.1 Preconstruction Services Fee: For the performance of the Design/Build Entity's Architect/Engineer Basic Services and CM/GC's Preconstruction Services ending with the execution of the first Amendment establishing and accepting the Guaranteed Maximum Price of the Work, the fee therefore as set forth in paragraphs 6.1.1 shall be paid monthly as described in the General Conditions with the total payment not to exceed the fee for such services as set forth in

paragraph 6.1.1.

- 6.3.2 Construction Services Fee: For the Performance of the Design/Build Entity's Architect/Engineer Basic Services and CM/GC's Construction Services after the execution of the first establishing and accepting the Guaranteed Maximum Price of the Work with the addition of the second Amendment incorporating the first Bid Package and subsequent Amendments incorporating subsequent Bid Packages, the fee therefore as set forth in paragraphs 6.1.1 shall be paid monthly as described in the General Conditions with the total payment not to exceed the fee for such services as set forth in paragraph 6.1.1. and the portion of the fee to be paid shall be equivalent to the ratio of the dollar value of each Bid Package to the Guaranteed Maximum Price including the premiums for the Performance and Labor and Materials Payment Bonds with coverage up to the value of the Contract Sum.

#### 6.4 GUARANTEED MAXIMUM PRICE

- 6.4.1 At the conclusion of the Design Development Phase, the Design/Build Entity shall deliver to the Principal Representative, a Guaranteed Maximum Price proposal which shall agree to perform all of the Work even though all of the Construction Documents have not all been finalized and released for construction, and guarantee the maximum price to the Principal Representative for the entire cost of the Work, as adjusted by deductive alternates required to maintain the Guaranteed Maximum Price below the Fixed Limit of Design & Construction Cost which have been previously approved by the Principal Representative pursuant to paragraph 3.1.1.
- 6.4.2 The Guaranteed Maximum Price shall include all of the Design/Build Entity's obligations to be performed pursuant to the terms of the Contract Documents and may include, but not be limited to, the total of the following:
- a) The total of all prices already received for all items bid before the establishment of the Guaranteed Maximum Price;
  - b) The Design/Build Entity's estimate of the cost of all other Work to be performed but not yet bid, excluding the approved deductive alternates unless said Work can be incorporated into the Contract Documents by application of the contingency per the provisions of paragraphs 3.3.1 through 3.3.5, with the consent of the Design/Build Entity which consent shall not be unreasonably withheld;
  - c) The installation cost of items to be procured by the Principal Representative and assigned to the Design/Build Entity for installation, as defined in the Contract Documents;
  - d) The estimated maximum cost of all Work to be performed by the Design/Build Entity;
  - e) Design/Build Entity's Fee as provided under this Agreement;
  - f) The cost of all Performance and Labor and Material Payment Bonds furnished by the Design/Build Entity pursuant to the Contract General Conditions, Article 16;
  - g) The premiums for insurance to protect the Project pursuant to the Contract General Conditions, Article 25; and

- h) Authorized adjustments as set forth elsewhere in this Agreement, to include but may not be limited to: taxes; fees for licenses, and royalties; special conditions, commissioning, start-up services, and warranty support; and contingencies.

6.4.3 The Guaranteed Maximum Price proposal as set forth in paragraph 6.3.1 shall:

- a) Set forth a stated not to exceed dollar amount;
- b) Set forth the Schedule of Values therefore which shall be consistent with previously approved Schedules of Values, and as adjusted as required pursuant to Design Development cost estimating;
- c) Contain no conditions or exceptions;
- d) Not exceed the Fixed Limit of Design & Construction Cost;
- e) Contain no allowances except for those set forth in **Exhibit H.4**, Allowance Schedule of which all allowances are to be a not-to-exceed dollar amount; and
- f) Be substantiated with complete supporting documentation acceptable to the Principal Representative, to clearly define the anticipated Work to be performed by the Design/Build Entity and facilitate a determination thereafter when final drawings and specifications are released for construction, as to whether or not there has been an increase in the Work required of the Design/Build Entity in the documents released for construction from the Design Development documents on which the Guaranteed Maximum Price was based. If at any time thereafter, any Claim is asserted by the Design/Build Entity for an increase to the Contract Sum or Guaranteed Maximum Price and/or extension of the Contract Time because of an alleged increase in the Work to be performed by the Design/Build Entity as contained in the drawings or specifications released for construction, the Design/ Build Entity shall be required to demonstrate the increase in the Work to the satisfaction of the Principal Representative; otherwise the Design/Build Entity shall be entitled to no increase in the Contract Sum, Guaranteed Maximum Price or extension of the Contract Time.

6.4.4 If, through no fault on the part of the Design/Build Entity, and after receiving reasonable cooperation by the Principal Representative, the Design/Build Entity submits a Guaranteed Maximum Price proposal contrary to the provisions of paragraph 6.3.2 and 6.3.3, the proposal may be rejected by the Principal Representative; the Principal Representative shall be under no obligation to award subsequent Bid Packages; the Principal Representative may declare the Design/Build Entity to be in default; and payment may be withheld from the Design/Build Entity, excepting the Design/Build Entity's reasonable costs incurred, up and until an acceptable Guaranteed Maximum Price is furnished in accordance with the foregoing.

6.4.5 If, in developing a Guaranteed Maximum Price, the Design/Build Entity believes any documentation or information, consistent with the Design Development level of documentation, is not sufficiently complete to clearly define the

anticipated Work, the Design/Build Entity shall be responsible for making all necessary inquiries and requests to establish the same.

- 6.4.6 When the Guaranteed Maximum Price is agreed upon and accepted by the Principal Representative, it shall be made a part of the Contract Documents by Amendment, shall supersede updated summaries, and all documents relating to Schedules of Values and estimates of design & construction; and shall be subject to modification for Changes in the Work as provided in the General Conditions Article 35. If the Design/Build Entity, in good faith, furnishes the Principal Representative with a Guaranteed Maximum Price proposal which meets the criteria of paragraphs 6.4.1, 6.4.2, and 6.4.3 and the parties fail to mutually agree to that number as set forth above, the parties expressly agree that default termination of the Design/Build Entity shall not be a remedy therefore under this Agreement, and, the Principal Representative shall be entitled to proceed with the Project and Work as set forth elsewhere in this Agreement.
- 6.4.7 When the Design/Build Entity provides a Guaranteed Maximum Price, the trade contracts for the Work shall either be with the Design/Build Entity or shall contain the necessary provisions to allow the Design/Build Entity to control the performance of the Work. The Principal Representative shall also authorize the Design/Build Entity to take all steps necessary in the name of the Principal Representative to assure that any separate contractors, having separate contracts with the Principal Representative for the Project, perform their contracts in accordance with their terms.

## 6.5 CONTRACT SUM

- 6.5.1 Subject to the provisions of Article 3, Article 6 of the Agreement and Article 50 of the General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC-9.1, the Contract Sum shall equal the total of:
- g) The Design & Construction Costs as set forth in Sections 3.4.6 and 3.4.7.
  - h) Authorized adjustments as set forth elsewhere in this Agreement;
- and shall be the total amount payable by the Principal Representative to the Design/Build Entity for the performance of all Work under the Contract Documents.

## 6.6 CONDITION PRECEDENT

### 6.6.1 FUTURE APPROPRIATIONS

Financial obligations of the Principal Representative payable after the current fiscal year are contingent upon funds for the purpose being appropriated, budgeted, and otherwise made available.

### 6.6.2 OBLIGATIONS

(At the time of the execution of this Agreement, there are sufficient funds budgeted and appropriated to compensate the Construction Manager only for performance of the Work through and including Insert the phases funded. Therefore, it shall be a condition precedent to the Construction Manager's performance of the remaining Work specified in (parts of Article 3) and the State's liability to pay for such performance, sufficient funding must be made available to the Principal Representative for the Project prior to \_\_\_\_ and, as a further Condition Precedent, a written Amendment to this Agreement is

entered into in accordance with the State of Colorado Fiscal Rules, stating that additional funds are lawfully available for the Project. If either Condition Precedent is not satisfied by \_\_\_\_, the Construction Manager's obligation to perform Work for (scope of work) and the State obligation to pay for such Work is discharged without liability to each other. If funding is eventually made available after \_\_\_\_, the Construction Manager has no right to perform the Work under (parts of Article 3) of this Agreement and the State has no right to require the Construction Manager to perform said Work.)

## **7 ARTICLE 7 OPTIONAL PROVISIONS AND ELECTIONS**

The provisions of this Article alter or enlarge upon the following Articles of the General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC-9.1):

### **7.1 MODIFICATION OF ARTICLE 2. EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION**

If the box below is marked, certification of apprenticeship utilization is required for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical and plumbing work on the project.

☒ \_\_\_\_ Principal Representative initial

### **7.2 MODIFICATION OF ARTICLE 13: Shop Drawings, Product Data and Samples**

If the box below is marked, the Buy Clean Colorado Act shall be applicable to the Project. The contractor is responsible for submitting Environmental Product Declaration (EPD) information for all eligible materials to be used on the project.

☒ \_\_\_\_ Principal Representative initial

### **7.3 MODIFICATION OF ARTICLE 45. GUARANTEE INSPECTIONS AFTER COMPLETION**

If the box below is marked the six-month guarantee inspection is not required.

☐ \_\_\_\_ Principal Representative initial

### **7.4 MODIFICATION 1 OF ARTICLE 27. LABOR AND WAGES**

If the box below is marked the Federal Davis-Bacon Act shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

☐ \_\_\_\_ Principal Representative initial

### **7.5 MODIFICATION 2 OF ARTICLE 27. LABOR AND WAGES**

If the box below is marked, the State prevailing wage statute shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

☒ \_\_\_\_ Principal Representative initial

### **7.6 MODIFICATION OF ARTICLE 39. NON-BINDING DISPUTE RESOLUTION - FACILITATED NEGOTIATIONS**

If the box below is marked, and initialed by the State as noted, the requirement to participate in facilitated negotiations shall be deleted from this Agreement. Article 39, Non-Binding Dispute Resolution - Facilitated Negotiations, shall be deleted in its

entirety and all references to the right to the same wherever they appear in the Agreement shall be similarly deleted. The box may be marked only for projects with an estimated value of less than \$500,000.

☐ \_\_\_\_\_ Principal Representative initial

## **7.7 MODIFICATION OF ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED DAMAGES**

If an amount is indicated immediately below, liquidated damages shall be applicable to this Project as, and to, the extent shown below. Where an amount is indicated below, liquidated damages shall be assessed in accordance with and pursuant to the terms of Article 46, Time of Completion and Liquidated Damages, in the amounts and as here indicated. The election of liquidated damages shall limit and control the Principal Representative's right to damages only to the extent noted.

**7.7.1** For the inability to use the Project, for each day after the number of calendar days specified in the Construction Manager's proposal for the Project and the Agreement for achievement of Substantial Completion, until the day that the Project has achieved Substantial Completion and the Notice of Substantial Completion is issued, the Construction Manager agrees that an amount equal to \_\_\_\_\_ Dollars (\$\_\_\_\_\_); shall be assessed against Construction Manager from amounts due and payable to the Construction Manager under the Contract, or the Construction Manager and the Construction Manager's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due, but amounts remaining are insufficient to cover the entire assessment.

**7.7.2** For damages related to or arising from additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period, for each day in excess of the number of calendar days specified in the Construction Manager's proposal for the Project and the Agreement to finally complete the Project as defined by the issuance of the Notice of Final Acceptance) after the issuance of the final Notice of Substantial Completion, the Construction Manager agrees that an amount equal to \_\_\_\_\_ Dollars (\$\_\_\_\_\_); shall be assessed against Construction Manager from amounts due and payable to the Construction Manager under the Agreement, or the Construction Manager and the Construction Manager's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due but amounts remaining are insufficient to cover the entire assessment.

## **8 ARTICLE 8 NOTICE IDENTIFICATION**

All Notices pertaining to the Agreement or the General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC-9.1) or otherwise required to be given shall be transmitted in writing, to the individuals at the addresses listed below, and shall be deemed duly given when received by the parties at their addresses below or any subsequent persons or addresses provided to the other party in writing.

Notice to Principal Representative:  
Staci Ewing - Budget Director - Fort Lewis College  
1000 Rim Drive  
Durango, CO 81301  
[saewing@fortlewis.edu](mailto:saewing@fortlewis.edu)

With copies to State Buildings Program (or Delegates)

Mark Gutt - Director of Planning, Design, and Construction - Fort Lewis College  
1000 Rim Drive  
Durango, CO 81301  
[Gutt\\_m@fortlewis.edu](mailto:Gutt_m@fortlewis.edu)

And

Hoyt Leonhardt - Project Manager - Fort Lewis College  
1000 Rim Drive  
Durango, CO 81301  
[hleonhardt@fortlewis.edu](mailto:hleonhardt@fortlewis.edu)

Notice to Contractor:  
Insert Name of Individual acting on the contractor behalf  
Insert Street Address  
City, State Zip Code  
Insert email address

With copies to:  
File

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)**

**EXHIBIT A DESIGN-BUILD ENTITY DESIGNATED SERVICES AND METHOD OF PAYMENT**

---

**DESIGNATED SERVICES AND METHOD OF PAYMENT  
(Attached)**

If accessible accommodations are needed for this exhibit, please reach out to the Office of the State Architect at [dpa\\_statebuildings@state.co.us](mailto:dpa_statebuildings@state.co.us)

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                                                     | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|---------------------------------------------------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
| PHASE:<br>PRECONSTRUCTION                                                                   | PRE-CONST SVCS FEE              | CONST SRVS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| D/B & ARCHITECTURAL SELECTION                                                               |                                 |                |            |                     |                      | X                 |
| CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER SUB-CONSULTANTS AS APPLICABLE |                                 |                |            |                     | 1                    | 2                 |
| SPECIAL CONSULTANT SELECTION                                                                |                                 |                |            |                     |                      | X                 |
| SURVEYOR SELECTION                                                                          |                                 |                |            |                     |                      | X                 |
| SITE SELECTION RECOMMENDATIONS                                                              |                                 |                |            |                     | 2                    | 1                 |
| REVIEW DESIGN CONCEPTS                                                                      | X                               |                |            |                     |                      |                   |
| DEVELOP BID PACKAGES/SUB-CONTRACTING STRATEGY                                               | 1                               |                |            |                     | 2                    |                   |
| SITE USE RECOMMENDATIONS                                                                    | 2                               |                |            |                     | 1                    |                   |
| MATERIAL SELECTION RECOMMENDATIONS                                                          | 2                               |                |            |                     | 1                    |                   |
| BUILDINGS SYSTEMS RECOMMENDATIONS                                                           | 2                               |                |            |                     | 1                    |                   |
| BUILDING EQUIPMENT RECOMMENDATIONS (MOVEABLE)                                               | 2                               |                |            |                     | 2                    | 1                 |
| BUILDING EQUIPMENT RECOMMENDATIONS (FIXED)                                                  | 2                               | 2              |            |                     | 1                    |                   |
| CONSTRUCTION FEASIBILITY RECOMMENDATIONS                                                    | 1                               |                |            |                     | 2                    |                   |
| PROJECT MASTER SCHEDULING                                                                   | X                               |                |            |                     |                      |                   |
| BID PACKAGE RECOMMENDATIONS                                                                 | 1                               |                |            |                     | 2                    |                   |
| LIFE CYCLE COSTING ANALYSIS                                                                 | 2                               |                |            |                     | 1                    |                   |
| INFORMAL AND FORMAL VALUE ENGINEERING                                                       | X                               |                |            |                     | 2                    |                   |
| ENERGY USE ANALYSIS AND RECOMMENDATIONS                                                     | 2                               |                |            |                     | 1                    |                   |
| PRELIMINARY TOTAL COST FEASIBILITY REVIEW                                                   | 1                               |                |            |                     | 2                    |                   |
| LABOR AVAILABILITY REVIEW (SUBCONTRACTORS)                                                  | X                               |                |            |                     |                      |                   |
| MATERIAL EQUIPMENT AND CONTRACTOR AVAILABILITY                                              | X                               |                |            |                     |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                         | REQUIRED OF DESIGN/BUILD ENTITY |                      |               |                                  |                                | REQUIRED OF OWNER |
|-------------------------------------------------|---------------------------------|----------------------|---------------|----------------------------------|--------------------------------|-------------------|
| PHASE:<br>PROJECT BUDGETING AND<br>COST CONTROL | PRE-<br>CONST<br>SVCS<br>FEE    | CONST<br>SVCS<br>FEE | GEN<br>CONDS. | DIREC<br>T<br>COST<br>OF<br>WORK | REQUIRE<br>D<br>OF D/B<br>ARCH |                   |
| TOTAL PROJECT COST BUDGET                       |                                 |                      |               |                                  |                                | X                 |
| DESIGN & CONSTRUCTION COST BUDGET               | X                               |                      |               |                                  |                                |                   |
| CONSTRUCTION COST BUDGET ESTIMATES              | X                               |                      |               |                                  |                                |                   |
| PRELIMINARY COST MODEL                          | X                               |                      |               |                                  |                                |                   |
| SCHEMATIC DESIGN PHASE ESTIMATES                | X                               |                      |               |                                  |                                |                   |
| DESIGN DEVELOPMENT PHASE ESTIMATES              | X                               |                      |               |                                  |                                |                   |
| BID PACKAGE/SUBCONTRACT ESTIMATES               | X                               |                      |               |                                  |                                |                   |
| CASH FLOW PROJECTIONS                           | X                               |                      |               |                                  |                                |                   |
| PHASE FUNDING MODELING                          | X                               |                      |               |                                  |                                |                   |
| MATERIAL SURVEYS                                | X                               |                      |               |                                  |                                |                   |
| TRADE CONTRACTOR ESTIMATES                      | X                               |                      |               |                                  |                                |                   |
| CHANGE ORDER ESTIMATES                          |                                 |                      | X             |                                  |                                |                   |
| SET-UP COST ACCOUNTING                          |                                 |                      | X             |                                  |                                |                   |
| SET-UP REPORTING METHODS                        |                                 |                      | X             |                                  |                                |                   |
| SET-UP PAYMENT PROCEDURES                       |                                 |                      | 2             |                                  |                                | 1                 |
| SET-UP CHANGE ORDER PROCEDURES                  |                                 |                      | 1             |                                  | 2                              | 1                 |
| CONTINUAL PROJECT COST MONITORING               |                                 |                      | 1             |                                  | 2                              | 1                 |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                         | REQUIRED OF DESIGN/BUILD ENTITY |                      |               |                                  |                                | REQUIRED OF OWNER |
|-----------------------------------------------------------------|---------------------------------|----------------------|---------------|----------------------------------|--------------------------------|-------------------|
| PHASE:<br>SUB-CONTRACTING<br>SELECTION AND<br>PURCHASING        | PRE-<br>CONST<br>SVCS<br>FEE    | CONST<br>SVCS<br>FEE | GEN<br>CONDS. | DIREC<br>T<br>COST<br>OF<br>WORK | REQUIRE<br>D<br>OF D/B<br>ARCH |                   |
| SET PRE-QUALIFICATION CRITERIA                                  | 1                               |                      |               |                                  |                                | 2                 |
| RECOMMEND SUBCONTRACTOR<br>SELECTION METHODS                    | X                               |                      |               |                                  |                                |                   |
| RECOMMEND SUBCONTRACTOR AWARD<br>SELECTION METHODS              | X                               |                      |               |                                  |                                |                   |
| DEVELOP CONTRACTOR INTEREST                                     | X                               |                      |               |                                  |                                |                   |
| PREPARE BIDDING SCHEDULES                                       | X                               |                      |               |                                  |                                |                   |
| CONDUCT PRE-BID CONFERENCE AND<br>ISSUE PLANS                   | X                               |                      |               |                                  |                                |                   |
| RECEIVE BIDS                                                    | 1                               |                      |               |                                  |                                | 2                 |
| ANALYZE BIDS                                                    | 1                               |                      |               |                                  |                                | 2                 |
| RECOMMEND AWARD                                                 | 1                               |                      |               |                                  | 2                              | 2                 |
| VERIFY UNIT COSTS                                               | X                               |                      |               |                                  |                                |                   |
| NEGOTIATE UNION RATES AND MANPOWER<br>COSTS REQUIRED            | X                               |                      |               |                                  |                                |                   |
| CONDUCT PRE-AWARD CONFERENCES                                   |                                 |                      | X             |                                  |                                |                   |
| PREPARE CONTRACTS                                               | X                               |                      |               |                                  |                                |                   |
| SUPPLIER AND SUBCONTRACTOR REVIEW                               | X                               |                      |               |                                  |                                |                   |
| ORIGINATE RFI'S AFTER SCREENING                                 |                                 |                      | X             |                                  |                                |                   |
| PREPARE CHANGE ORDERS                                           |                                 |                      | 1             |                                  | 2                              |                   |
| VERIFY CORRECTNESS OF QUANTITIES<br>AND PRICES OF CHANGE ORDERS |                                 |                      | 1             |                                  | 2                              |                   |
| COORDINATE OWNER-SUPPLIED FIXED<br>EQUIPMENT                    |                                 |                      | 2             |                                  | 1                              | 1                 |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                      | REQUIRED OF DESIGN/BUILD ENTITY |                      |                   |                              |                                | REQUIRED OF OWNER |
|----------------------------------------------|---------------------------------|----------------------|-------------------|------------------------------|--------------------------------|-------------------|
| PHASE:<br>CONTRACT DOCUMENTS<br>COORDINATION | PRE-<br>CONST<br>SVCS<br>FEE    | CONST<br>SVCS<br>FEE | GEN<br>COND<br>S. | DIRECT<br>COST<br>OF<br>WORK | REQUIRE<br>D<br>OF D/B<br>ARCH |                   |
| FEASIBILITY REVIEW AND RECOMMENDATIONS       | X                               |                      |                   |                              |                                |                   |
| CONSTRUCTABILITY REVIEW AND RECOMMENDATIONS  | X                               |                      |                   |                              |                                |                   |
| SUBCONTRACTOR WORK SCOPING                   | X                               |                      |                   |                              |                                |                   |
| RESPONSIBILITY FOR:<br>SAFETY PRECAUTIONS    |                                 |                      | X                 |                              |                                |                   |
| SAFETY PROGRAMS                              |                                 |                      | X                 |                              |                                |                   |
| TEMPORARY FACILITIES                         |                                 |                      | X                 |                              |                                |                   |
| COMMON USE EQUIPMENT                         |                                 |                      | X                 |                              |                                |                   |
| COMMON USE SERVICES                          |                                 |                      | X                 |                              |                                |                   |
| REVIEW FOR:<br>JURISDICTIONAL OVERLAP        | X                               |                      |                   |                              |                                |                   |
| INCLUSION OF ALL WORK                        | X                               |                      |                   |                              |                                |                   |
| PHASE CONSTRUCTION COORD.                    | X                               |                      |                   |                              |                                |                   |
| IDENTIFY LONG LEAD ITEMS                     | X                               |                      |                   |                              |                                |                   |
| OBTAIN AGENCY APPROVALS                      |                                 |                      |                   |                              | 2                              | 1                 |
| ASSIST IN OBTAINING PERMITS (AS<br>NEEDED)   |                                 |                      | X                 |                              |                                |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                 | REQUIRED OF DESIGN/BUILD ENTITY |                      |               |                              |                            | REQUIRED OF OWNER |
|---------------------------------------------------------|---------------------------------|----------------------|---------------|------------------------------|----------------------------|-------------------|
| PHASE:<br>CONSTRUCTION PHASE<br>STAFF                   | PRE-<br>CONST<br>SVCS<br>FEE    | CONST<br>SVCS<br>FEE | GEN<br>CONDS. | DIRECT<br>COST<br>OF<br>WORK | REQUIRED<br>OF D/B<br>ARCH |                   |
| PROJECT MANAGER/ASSISTANT PROJECT MANAGER (AS REQUIRED) |                                 |                      | X             |                              |                            |                   |
| PROJECT SUPERINTENDENT (AS REQUIRED)                    |                                 |                      | X             |                              |                            |                   |
| ASSISTANT PROJECT SUPERINTENDENT                        |                                 |                      | X             |                              |                            |                   |
| MECHANICAL COORDINATOR (AS REQUIRED)                    |                                 |                      | X             |                              |                            |                   |
| ELECTRICAL COORDINATOR (AS REQUIRED)                    |                                 |                      | X             |                              |                            |                   |
| OFFICE ENGINEER (AS REQUIRED)                           |                                 |                      | X             |                              |                            |                   |
| ENGINEERING AND LAYOUT (AS REQUIRED)                    |                                 |                      |               | X                            |                            |                   |
| FIELD ENGINEER-LINE AND GRADE (AS REQUIRED)             |                                 |                      |               | X                            |                            |                   |
| DRAWING CHECKER (AS REQUIRED)                           |                                 |                      | X             |                              |                            |                   |
| RODMAN AND HELPERS (AS REQUIRED)                        |                                 |                      |               | X                            |                            |                   |
| TIMEKEEPER/CHECKER (AS REQUIRED)                        |                                 |                      | X             |                              |                            |                   |
| SCHEDULING ENGINEER (AS REQUIRED)                       |                                 |                      | X             |                              |                            |                   |
| PROJECT COORDINATOR                                     |                                 |                      | X             |                              |                            |                   |
| COST ENGINEER (AS REQUIRED)                             |                                 |                      | X             |                              |                            |                   |
| CLERK-TYPIST (AS REQUIRED)                              |                                 |                      | X             |                              |                            |                   |
| SAFETY ENGINEER (AS REQUIRED)                           |                                 |                      | X             |                              |                            |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                          | REQUIRED OF DESIGN/BUILD ENTITY |                      |               |                              |                            | REQUIRED OF OWNER |
|--------------------------------------------------|---------------------------------|----------------------|---------------|------------------------------|----------------------------|-------------------|
| PHASE:<br>TRAVEL AND LODGING                     | PRE-CONST<br>SVCS<br>FEE        | CONST<br>SVCS<br>FEE | GEN<br>CONDS. | DIRECT<br>COST<br>OF<br>WORK | REQUIRED<br>OF D/B<br>ARCH |                   |
| STAFF TRAVEL COST                                |                                 | X                    |               |                              |                            |                   |
| STAFF TRANSPORTATION                             |                                 | X                    |               |                              |                            |                   |
| PROJECT STAFF MOVING EXPENSES                    |                                 | X                    |               |                              |                            |                   |
| PROJECT STAFF SUBSISTENCE COSTS                  |                                 |                      | X             |                              |                            |                   |
| PHASE:<br>TEMPORARY FACILITIES                   |                                 |                      |               |                              |                            |                   |
| SAFETY EQUIPMENT AND<br>FIRST AID SUPPLIES       |                                 |                      | X             |                              |                            |                   |
| HANDRAILS AND TOE BOARDS                         |                                 |                      | X             |                              |                            |                   |
| OPENING PROTECTION                               |                                 |                      | X             |                              |                            |                   |
| FIRE EXTINGUISHERS                               |                                 |                      | X             |                              |                            |                   |
| WATCHMAN SERVICE                                 |                                 |                      |               | X                            |                            |                   |
| OFFICE OR TRAILER RENTAL                         |                                 |                      | X             |                              |                            |                   |
| HYDRATION STATION CUPS                           |                                 |                      | X             |                              |                            |                   |
| TEMPORARY STAIRS                                 |                                 |                      | X             |                              |                            |                   |
| PROJECT SIGNS                                    |                                 |                      | X             |                              |                            |                   |
| BULLETIN BOARDS                                  |                                 |                      | X             |                              |                            |                   |
| CONSTRUCTION FENCING                             |                                 |                      | X             |                              |                            |                   |
| BARRICADES AND COVERED<br>WALKWAYS (AS REQUIRED) |                                 |                      |               | X                            |                            |                   |
| SAFETY NETS (AS REQUIRED)                        |                                 |                      |               | X                            |                            |                   |
| A/E TEMPORARY OFFICE (AS REQUIRED)               |                                 |                      | X             |                              |                            |                   |
| TEMPORARY TOILETS                                |                                 |                      | X             |                              |                            |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                                 | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|-------------------------------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
| PHASE:<br>ON-SITE UTILITIES AND SERVICES                                | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| TEMPORARY TELEPHONE INSTALLATION AND EXPENSE (INCLUDING LOCAL A/E)      |                                 |                | X          |                     |                      |                   |
| TEMPORARY POWER SERVICE                                                 |                                 |                | X          |                     |                      |                   |
| POWER SERVICE                                                           |                                 |                | X          |                     |                      |                   |
| TEMPORARY WATER AND HEATING SERVICE                                     |                                 |                | X          |                     |                      |                   |
| HEATING ENERGY CHARGES                                                  |                                 |                | X          |                     |                      |                   |
| TEMPORARY WIRING                                                        |                                 |                |            | X                   |                      |                   |
| LIGHT BULBS                                                             |                                 |                |            | X                   |                      |                   |
| DAILY CLEAN-UP                                                          |                                 |                | 1          | 2                   |                      |                   |
| WEEKLY TRASH-REMOVAL                                                    |                                 |                | 1          | 2                   |                      |                   |
| FINAL CLEAN-UP                                                          |                                 |                | 1          | 2                   |                      |                   |
| DUMP PERMITS AND FEES                                                   |                                 |                |            | X                   |                      |                   |
| DEBRIS HAULING/REMOVAL                                                  |                                 |                |            | X                   |                      |                   |
| FLAGMAN/TRAFFIC CONTROL (AS REQUIRED)                                   |                                 |                |            | X                   |                      |                   |
| FUELS FOR INITIAL TANK FILLING                                          |                                 |                |            | X                   |                      |                   |
| TEMPORARY ROADS                                                         |                                 |                |            | X                   |                      |                   |
| ROADWAY MAINTENANCE                                                     |                                 |                |            | X                   |                      |                   |
| DUST CONTROLS                                                           |                                 |                |            | X                   |                      |                   |
| TEMPORARY EROSION CONTROL                                               |                                 |                |            | X                   |                      |                   |
| TEMP. WATER /SEWER EXPENSE & WATER EXPENSES - SITE GRADING & COMPACTION |                                 |                |            | X                   |                      |                   |
| TWO-WAY RADIO EQUIPMENT (AS REQUIRED)                                   |                                 |                | X          |                     |                      |                   |
| TRASH CHUTE AND HOPPERS (AS REQUIRED)                                   |                                 |                |            | X                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                        | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
| PHASE:<br>ON-SITE EQUIPMENT                    | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| AUTOMOBILE AND FUEL (AS REQUIRED)              |                                 |                | X          |                     |                      |                   |
| PICK-UP TRUCK AND FUEL (AS REQUIRED)           |                                 |                | X          |                     |                      |                   |
| FLATBED TRUCK AND FUEL (AS REQUIRED)           |                                 |                | X          |                     |                      |                   |
| WATER TRUCK (AS REQUIRED)                      |                                 |                |            | X                   |                      |                   |
| AIR COMPRESSOR AND FUEL (AS REQUIRED)          |                                 |                |            | X                   |                      |                   |
| DEWATERING EQUIPMENT AND FUEL (AS REQUIRED)    |                                 |                |            | X                   |                      |                   |
| TEMPORARY GENERATOR AND FUEL (AS REQUIRED)     |                                 |                | X          |                     |                      |                   |
| DEBRIS REMOVAL/HAULING EQUIPMENT (AS REQUIRED) |                                 |                |            | X                   |                      |                   |
| SNOW REMOVAL (AS REQUIRED)                     |                                 |                | X          |                     |                      |                   |
| TIRES AND MAINTENANCE COST (AS REQUIRED)       |                                 |                | X          |                     |                      |                   |
| FORKLIFT OPERATOR                              |                                 |                |            | X                   |                      |                   |
| MATERIAL HOIST OPERATOR                        |                                 |                | X          |                     |                      |                   |
| PERSONNEL OPERATOR                             |                                 |                | X          |                     |                      |                   |
| FIXED CRANE OPERATOR                           |                                 |                |            | X                   |                      |                   |
| TRAVEL CRANE OPERATOR                          |                                 |                |            | X                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                         | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|-----------------------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
|                                                                 | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| PHASE:<br>TEMPORARY HEATING                                     |                                 |                |            |                     |                      |                   |
| REMOVE SNOW AND ICE (AS REQUIRED)                               |                                 |                | X          |                     |                      |                   |
| TEMPORARY ENCLOSURES (AS REQUIRED)                              |                                 |                |            | X                   |                      |                   |
| PIPING COST IN BUILDING (AS REQUIRED)                           |                                 |                | X          |                     |                      |                   |
| FUEL COST FOR HEATING (AS REQUIRED)                             |                                 |                | X          |                     |                      |                   |
| POWER COST FOR HEATING (AS REQUIRED)                            |                                 |                | X          |                     |                      |                   |
| FURNACE RENTAL (AS REQUIRED)                                    |                                 |                | X          |                     |                      |                   |
| HEATER RENTAL (AS REQUIRED)                                     |                                 |                | X          |                     |                      |                   |
| BOILER RENTAL (AS REQUIRED)                                     |                                 |                | X          |                     |                      |                   |
| OPERATOR - TEMPORARY SYSTEMS (AS REQUIRED)                      |                                 |                | X          |                     |                      |                   |
| OPERATION FIRE WATCH (AS REQUIRED)                              |                                 |                |            | X                   |                      |                   |
| CLEANING COST (AS REQUIRED)                                     |                                 |                |            | X                   |                      |                   |
| MAINTENANCE COST (AS REQUIRED)                                  |                                 |                |            | X                   |                      |                   |
| EXTENDED WARRANTY COST (AS REQUIRED)                            |                                 |                |            | X                   |                      |                   |
| FILTER CHANGE (AS REQUIRED)                                     |                                 |                |            | X                   |                      |                   |
| TEMPORARY OFFICE HEATING (AS REQUIRED)                          |                                 |                | X          |                     |                      |                   |
| TEMP WEATHER PROTECTION & HEATING FOR SUBCONTRACTORS (AS REQ'D) |                                 |                |            | X                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                            | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|--------------------------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
|                                                                    | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| COST STUDY DOCUMENTS                                               |                                 |                |            |                     | X                    |                   |
| SYSTEMS STUDY DOCUMENTS                                            |                                 |                |            |                     | X                    |                   |
| BID PACKAGE SETS (SEE PARAGRAPH 3.5.9)                             | X                               |                |            |                     |                      |                   |
| BIDDING INSTRUCTIONS                                               | X                               |                |            |                     |                      |                   |
| CONSTRUCTION DOCUMENTS ORIGINAL                                    |                                 |                |            |                     | X                    |                   |
| POSTAGE AND EXPRESS COSTS (CM/GC ISSUES PLANS)                     |                                 |                | X          |                     |                      |                   |
| AS-BUILT SUB-DOCUMENTS                                             |                                 |                |            | X                   |                      |                   |
| AS-BUILT DOCUMENTS                                                 |                                 |                | X          |                     |                      |                   |
| ACCOUNTING FORMS                                                   |                                 | X              |            |                     |                      |                   |
| FIELD REPORTING FORMS                                              |                                 |                | X          |                     |                      |                   |
| SUBCONTRACT AGREEMENT FORMS                                        | X                               |                |            |                     |                      |                   |
| SCHEDULE REPORT FORMS                                              |                                 |                | X          |                     |                      |                   |
| ESTIMATING FORMS                                                   | X                               |                |            |                     |                      |                   |
| COST REPORTING FORMS                                               | X                               |                |            |                     |                      |                   |
| VALUE ANALYSIS STUDIES PRINTING                                    | X                               |                |            |                     |                      |                   |
| DATA PROCESSING (MAIN OFFICE)                                      |                                 | X              |            |                     |                      |                   |
| REFERENCE MATERIALS                                                |                                 |                | X          |                     |                      |                   |
| SHOP DRAWING PRINTING                                              |                                 |                |            | X                   |                      |                   |
| ON-SITE FAX AND COPIER                                             |                                 |                | X          |                     |                      |                   |
| DATA PROCESSING (ON-SITE)                                          |                                 |                | X          |                     |                      |                   |
| MAINTENANCE MANUALS (FROM SUBS) AND OPERATIONS MANUALS (FROM SUBS) |                                 |                |            | X                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                    | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|--------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
|                                            | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| PHASE: QUALITY CONTROL                     |                                 |                |            |                     |                      |                   |
| FIELD INSPECTOR (AS REQUIRED)              |                                 |                | X          |                     |                      |                   |
| INSPECTORS' OFFICE (AS REQUIRED)           |                                 |                | X          |                     |                      |                   |
| INSPECTORS' TRANSPORTATION (AS REQUIRED)   |                                 |                | X          |                     |                      |                   |
| INSPECTORS' EQUIPMENT (AS REQUIRED)        |                                 |                | X          |                     |                      |                   |
| SPECIAL INSPECTION CONSULTANTS             |                                 |                |            |                     |                      | X                 |
| SPECIAL TESTING CONSULTANTS                |                                 |                |            |                     |                      | X                 |
| CONCRETE SUBSTRUCTURE-OBSERVATIONS         |                                 |                |            |                     |                      | X                 |
| CONCRETE TESTING                           |                                 |                |            |                     |                      | X                 |
| MASONRY TESTING                            |                                 |                |            |                     |                      | X                 |
| COMPACTION TESTING                         |                                 |                |            |                     |                      | X                 |
| WELDING TESTING                            |                                 |                |            |                     |                      | X                 |
| PIER INSPECTION/TESTING                    |                                 |                |            |                     |                      | X                 |
| SOILS INVESTIGATION                        |                                 |                |            |                     |                      | X                 |
| SPECIAL TESTING SERVICES (EXCEPT AS NOTED) |                                 |                |            |                     |                      | X                 |
| PROJECT PHOTOGRAPHS                        |                                 |                | X          |                     |                      |                   |
| WARRANTY INSPECTIONS / REWORK              |                                 | 1              |            |                     | 2                    |                   |
| AIR AND WATER BALANCING                    |                                 |                |            | X                   |                      |                   |
| OPERATOR ON-SITE TRAINING                  |                                 |                | X          |                     |                      |                   |
| PREPARE OPERATION/MAINTENANCE MANUALS      |                                 |                | 2          | 1                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                                | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|--------------------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
|                                                        | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| STORAGE YARD RENTAL                                    |                                 |                |            | X                   |                      |                   |
| PARKING LOT RENTALS AND SHUTTLE EXPENSES (AS REQUIRED) |                                 |                |            | 2                   |                      | 1                 |
| FIELD OFFICE STAFF PARKING FEES                        |                                 |                | X          |                     |                      |                   |
| SIGN PERMITS                                           |                                 |                | X          |                     |                      |                   |
| STREET/CURB PERMIT                                     |                                 |                |            | X                   |                      |                   |
| BUILDING PERMITS                                       |                                 |                |            |                     |                      | X                 |
| PLAN CHECK FEES                                        |                                 |                |            |                     |                      | X                 |
| WATER SYSTEM DEV. FEE                                  |                                 |                |            |                     |                      | X                 |
| SEWER USE & DRAINAGE PERMIT/DEV. FEE                   |                                 |                |            |                     |                      | X                 |
| STORM CONNECTION FEE                                   |                                 |                |            |                     |                      | X                 |
| GAS AND POWER SERVICE CHARGE (PERMANENT)               |                                 |                |            |                     |                      | X                 |
| GAS AND POWER SERVICE CHARGE (TEMPORARY)               |                                 |                | X          |                     |                      |                   |
| STEAM SERVICE CHARGE                                   |                                 |                |            |                     |                      | X                 |
| CHILLER WATER SERVICE CHARGE                           |                                 |                |            |                     |                      | X                 |
| SPECIAL TAP FEES                                       |                                 |                |            |                     |                      | X                 |
| CONTRACTORS LICENSES                                   |                                 | X              |            |                     |                      |                   |
| CONSTRUCTION EQUIPMENT LICENSES                        |                                 | X              |            |                     |                      |                   |
| CONSTRUCTION EQUIPMENT PERMITS                         |                                 |                |            | X                   |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                      | REQUIRED OF DESIGN/BUILD ENTITY |                      |               |                              |                            | REQUIRED OF OWNER |
|----------------------------------------------|---------------------------------|----------------------|---------------|------------------------------|----------------------------|-------------------|
| PHASE:<br>INSURANCE AND BONDS                | PRE-CONST<br>SVCS<br>FEE        | CONST<br>SVCS<br>FEE | GEN<br>CONDS. | DIRECT<br>COST<br>OF<br>WORK | REQUIRED<br>OF D/B<br>ARCH |                   |
| BUILDERS RISK INSURANCE                      |                                 |                      | X             |                              |                            |                   |
| GENERAL LIABILITY, INCLUDING<br>AUTOMOBILE   |                                 |                      | X             |                              |                            |                   |
| PRODUCT LIABILITY                            |                                 |                      | X             |                              |                            |                   |
| EXCESS LIABILITY COVERAGE                    |                                 |                      | X             |                              |                            |                   |
| WORKERS COMPENSATION<br>(FIELD OFFICE STAFF) |                                 |                      | X             |                              |                            |                   |
| FICA INSURANCE (FIELD OFFICE STAFF)          |                                 |                      | X             |                              |                            |                   |
| FEDERAL UNEMPLOYMENT<br>(FIELD OFFICE STAFF) |                                 |                      | X             |                              |                            |                   |
| STATE UNEMPLOYMENT<br>(FIELD OFFICE STAFF)   |                                 |                      | X             |                              |                            |                   |
| CONSTRUCTION MANAGER'S<br>PAYMENT BOND       |                                 |                      | X             |                              |                            |                   |
| CONSTRUCTION MANAGER'S<br>PERFORMANCE BOND   |                                 |                      | X             |                              |                            |                   |
| STATE/LOCAL BONDS                            |                                 |                      |               | X                            |                            |                   |
| * SUBCONTRACTOR BONDS                        |                                 |                      |               | X                            |                            |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

\*Only as mutually agreed upon between the principal representative and the DESIGN/BUILD ENTITY.

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                   | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|-------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
| PHASE:<br>OTHER COSTS                     | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| CONSTRUCTION EQUIPMENT                    |                                 |                |            | X                   |                      |                   |
| CONSTRUCTION SERVICES LABOR               |                                 |                |            | X                   |                      |                   |
| CONSTRUCTION MATERIALS                    |                                 |                |            | X                   |                      |                   |
| COST OF DESIGN AND ENGINEERING            |                                 |                |            |                     | X                    |                   |
| A/E FAST TRACK COST EXTRAS                |                                 |                |            |                     | X                    |                   |
| PRELIMINARY SOILS INVESTIGATION           |                                 |                |            |                     |                      | X                 |
| TITLE/DEVELOPMENT COST                    |                                 |                |            |                     |                      | X                 |
| BUILDING OPERATION AFTER MOVE-IN          |                                 |                |            |                     |                      | X                 |
| BUILDING MAINTENANCE AFTER MOVE-IN        |                                 |                |            |                     |                      | X                 |
| MOVING COORDINATION                       |                                 |                |            |                     |                      | X                 |
| MOVING COSTS                              |                                 |                |            |                     |                      | X                 |
| COSTS OF EMERGENCY WORK                   |                                 |                |            | X                   |                      |                   |
| DESIGN/BUILD ENTITY GENERAL OVERHEAD COST |                                 | X              |            |                     |                      |                   |
| DESIGN/BUILD ENTITY PROFIT MARGIN         |                                 | X              |            |                     |                      |                   |
| GMP FINANCIAL RESPONSIBILITIES            |                                 | X              |            |                     |                      |                   |
| STATE REQUIRED INSPECTIONS                |                                 |                |            |                     |                      | X                 |

Responsibility:

x = Total

1 = Primary

2 = Secondary

## EXHIBIT A

## Designated Services and Method of Payment

| DESIGN / BUILD SERVICES                    | REQUIRED OF DESIGN/BUILD ENTITY |                |            |                     |                      | REQUIRED OF OWNER |
|--------------------------------------------|---------------------------------|----------------|------------|---------------------|----------------------|-------------------|
| PHASE:<br>OFF-SITE SERVICES                | PRE-CONST SVCS FEE              | CONST SVCS FEE | GEN CONDS. | DIRECT COST OF WORK | REQUIRED OF D/B ARCH |                   |
| CORPORATE EXECUTIVES (AS REQUIRED)         | X                               | X              |            |                     |                      |                   |
| PRINCIPAL IN CHARGE (AS REQUIRED)          | X                               | X              |            |                     |                      |                   |
| PROJECT EXECUTIVE (AS REQUIRED)            | X                               | X              |            |                     |                      |                   |
| LEGAL - BASIC SERVICES (AS REQUIRED)       | X                               | X              |            |                     |                      |                   |
| ACCOUNTING (AS REQUIRED)                   |                                 | X              |            |                     |                      |                   |
| PURCHASING (AS REQUIRED)                   | X                               |                |            |                     |                      |                   |
| SAFETY OFFICER (AS REQUIRED)               |                                 | X              |            |                     |                      |                   |
| EEO OFFICER (AS REQUIRED)                  | X                               | X              |            |                     |                      |                   |
| SECRETARIAL AND CLERK-TYPIST (AS REQUIRED) | X                               | X              |            |                     |                      |                   |
| BENEFITS AND VACATIONS FOR ABOVE           | X                               | X              |            |                     |                      |                   |
| STAFF BONUSES                              |                                 | X              |            |                     |                      |                   |

Responsibility:

x = Total

1 = Primary

2 = Secondary

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

EXHIBIT B DESIGN BUILD ENTITY'S CERTIFICATION

---

DESIGN BUILD ENTITY'S CERTIFICATION

I hereby certify:

- a) That I am the \_\_\_\_\_ and duly authorized representative of the firm of:  
\_\_\_\_\_; and
- b) That the wage rates and other factual unit costs supporting the compensation to be paid by the State for these professional services and other services are accurate, complete, and current; and
- c) That I understand the original contract price and any additions shall be adjusted to exclude any significant sums by which the State determines the contract price had been increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs; and
- d) That all such contract adjustments shall be made within one year following the end of this contract.

DESIGN BUILD ENTITY

\_\_\_\_\_  
Signature

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

EXHIBIT C DESIGN/BUILD ENTITY 'S REQUEST FOR PROPOSAL

---

REQUEST FOR PROPOSAL and ADDENDA  
(Attached)

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)**

**EXHIBIT D DESIGN BUILD ENTITY'S FEE PROPOSAL**

---

**DESIGN/BUILD ENTITY'S FEE PROPOSAL**

- D1 Design/Build Entity's Fee Proposal
- D2 Design/Build Entity's Certificates of Insurance
- D3 Design/Build Entity's Direct Labor Burden Calculation

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

EXHIBIT E STATE SALES AND USE TAX FORMS

---

STATE SALES AND USE TAX FORM  
(Attached)

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)**

**EXHIBIT F LIST OF PRE-QUALIFIED SUBCONTRACTORS**

---

**LIST OF PRE-QUALIFIED SUBCONTRACTORS**  
(When approved by the Principal Representative and prior to bidding)

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)**

**EXHIBIT G SCHEMATIC DESIGN ESTIMATE SUMMARY AND UPDATED SUMMARIES**

---

**SCHEMATIC DESIGN ESTIMATE SUMMARY AND UPDATED SUMMARIES  
(When approved by the Principal Representative)**

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)**

**EXHIBIT J NOTICE TO PROCEED**

---

**EXHIBIT J1: NOTICE TO PROCEED TO COMMENCE DESIGN  
(Attach when executed)**

**EXHIBIT J2: NOTICE TO PROCEED TO COMMENCE CONSTRUCTION  
(Attach when executed)**

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT  
(STATE FORM SC-9.0)

EXHIBIT K BUILDING CODE COMPLIANCE POLICY

---

**BUILDING CODE COMPLIANCE POLICY: COORDINATION OF APPROVED BUILDING CODES,  
PLAN REVIEWS, BUILDING INSPECTIONS AND STATE DEVELOPMENT REQUIREMENTS**

Refer to the Office of the State Architect's Building Codes Webpage for the *Building Code Compliance Policy (Rev. July 2025)*

**Exhibit A:** Approved Building Codes of the *Code Compliance Policy* dated July 2025 including the Amendments to the International Building Code and *Code Compliance Plan Review Procedures (Rev. July 2025)*;

**Exhibit B:** Plan Review Procedures of the *Code Compliance Policy* dated July 2025

**Exhibit I:** State Development Requirements of the *Code Compliance Policy* dated July 2025

The State Buildings Program [Building Codes Webpage](#) may be found at:

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

# **THE GENERAL CONDITIONS OF THE DESIGN/BUILD GUARANTEED MAXIMUM PRICE (GMP) AGREEMENT**

(STATE FORM SC-9.1)

STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

THE GENERAL CONDITIONS OF THE DESIGN /BUILD GUARANTEED MAXIMUM PRICE  
AGREEMENT (STATE FORM SC-9.1)

**TABLE OF CONTENTS .....Page**

**1 ARTICLE 1 DEFINITIONS..... 1**

1.1 CONTRACT DOCUMENTS ..... 1

1.2 DEFINITIONS OF WORDS AND TERMS USED ..... 2

**2 ARTICLE 2 EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION..... 8**

2.1 EXECUTION..... 8

2.2 CORRELATION ..... 9

2.3 INTENT OF DOCUMENTS..... 9

2.4 PARTNERING, COMMUNICATIONS AND COOPERATION..... 10

**3 ARTICLE 3 COPIES FURNISHED ..... 10**

**4 ARTICLE 4 OWNERSHIP OF DRAWINGS..... 10**

**5 ARTICLE 5 DESIGN BUILD ENTITY’S ARCHITECT/ENGINEER’S STATUS..... 11**

**6 ARTICLE 6 DESIGN BUILD ENTITY’S ARCHITECT/ENGINEER DECISIONS AND JUDGMENTS, ACCESS TO WORK AND INSPECTION ..... 11**

6.1 DECISIONS ..... 11

6.2 JUDGMENTS..... 11

6.3 ACCESS TO WORK ..... 11

6.4 INSPECTION ..... 11

**7 ARTICLE 7 DESIGN/BUILD ENTITY’S SUPERINTENDENCE AND SUPERVISION ..... 13**

**8 ARTICLE 8 MATERIALS AND EMPLOYEES..... 14**

**9 ARTICLE 9 SURVEYS, PERMITS, LAWS, TAXES AND REGULATIONS ..... 14**

9.1 SURVEYS..... 14

9.2 PERMITS AND LICENSES ..... 14

9.3 TAXES..... 15

9.4 LAWS AND REGULATIONS ..... 15

**10 ARTICLE 10 PROTECTION OF WORK AND PROPERTY ..... 15**

10.1 GENERAL PROVISIONS ..... 15

10.2 SAFETY PRECAUTIONS..... 16

10.3 EMERGENCIES..... 16

**11 ARTICLE 11 DRAWINGS AND SPECIFICATIONS ON THE WORK ..... 17**

**12 ARTICLE 12 REQUESTS FOR INFORMATION AND SCHEDULES..... 17**

12.1 DETAIL DRAWINGS AND INSTRUCTIONS..... 17

12.2 SCHEDULES..... 18

**13 ARTICLE 13 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES..... 20**

13.1 SUBMITTAL PROCESS ..... 20

13.2 FABRICATION AND ORDERING ..... 21

13.3 DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS ..... 21

|                                                                               |           |
|-------------------------------------------------------------------------------|-----------|
| 13.4 DESIGN/BUILD ENTITY REPRESENTATIONS .....                                | 21        |
| <b>14 ARTICLE 14 SAMPLES AND TESTING .....</b>                                | <b>22</b> |
| 14.1 SAMPLES .....                                                            | 22        |
| 14.2 TESTING - GENERAL .....                                                  | 22        |
| 14.3 TESTING - CONCRETE AND SOILS .....                                       | 22        |
| 14.4 TESTING - OTHER .....                                                    | 23        |
| <b>15 ARTICLE 15 SUBCONTRACTS, CONSULTANTS AND SUBCONSULTANTS .....</b>       | <b>23</b> |
| 15.1 CONTRACT PERFORMANCE OUTSIDE THE UNITED STATES OR COLORADO .....         | 23        |
| 15.2 SUBCONTRACTOR PREQUALIFICATION .....                                     | 23        |
| 15.3 SUBCONTRACTOR PROPOSALS .....                                            | 24        |
| 15.4 SUBCONTRACT FORMS .....                                                  | 24        |
| 15.5 SUBCONTRACTOR SUBSTITUTION.....                                          | 24        |
| 15.6 DESIGN/BUILD ENTITY RESPONSIBLE FOR SUBCONTRACTORS .....                 | 25        |
| <b>16 ARTICLE 16 RELATIONS OF DESIGN/BUILD ENTITY AND SUBCONTRACTOR.....</b>  | <b>25</b> |
| <b>17 ARTICLE 17 MUTUAL RESPONSIBILITY OF CONTRACTORS .....</b>               | <b>25</b> |
| <b>18 ARTICLE 18 SEPARATE CONTRACTS .....</b>                                 | <b>26</b> |
| <b>19 ARTICLE 19 USE OF PREMISES .....</b>                                    | <b>26</b> |
| <b>20 ARTICLE 20 CUTTING, FITTING OR PATCHING .....</b>                       | <b>26</b> |
| <b>21 ARTICLE 21 UTILITIES .....</b>                                          | <b>27</b> |
| 21.1 TEMPORARY UTILITIES .....                                                | 27        |
| 21.2 PROTECTION OF EXISTING UTILITIES.....                                    | 27        |
| 21.3 CROSSING OF UTILITIES .....                                              | 27        |
| <b>22 ARTICLE 22 UNSUITABLE CONDITIONS.....</b>                               | <b>28</b> |
| <b>23 ARTICLE 23 TEMPORARY FACILITIES .....</b>                               | <b>28</b> |
| 23.1 OFFICE FACILITIES .....                                                  | 28        |
| 23.2 TEMPORARY HEAT .....                                                     | 28        |
| 23.3 WEATHER PROTECTION .....                                                 | 28        |
| 23.4 DUST PARTITIONS .....                                                    | 29        |
| 23.5 BENCH MARKS .....                                                        | 29        |
| 23.6 SIGN.....                                                                | 29        |
| 23.7 SANITARY PROVISION.....                                                  | 29        |
| <b>24 ARTICLE 24 CLEANING UP .....</b>                                        | <b>29</b> |
| <b>25 ARTICLE 25 INSURANCE.....</b>                                           | <b>30</b> |
| 25.1 GENERAL .....                                                            | 30        |
| 25.2 COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) .....                       | 30        |
| 25.3 AUTOMOBILE LIABILITY INSURANCE .....                                     | 31        |
| 25.4 WORKERS' COMPENSATION INSURANCE.....                                     | 31        |
| 25.5 UMBRELLA LIABILITY INSURANCE .....                                       | 31        |
| 25.6 BUILDER'S RISK INSURANCE .....                                           | 32        |
| 25.7 PROFESSIONAL ERRORS AND OMISSIONS LIABILITY INSURANCE .....              | 33        |
| 25.8 POLLUTION LIABILITY INSURANCE.....                                       | 34        |
| 25.9 ADDITIONAL MISCELLANEOUS INSURANCE PROVISIONS.....                       | 34        |
| <b>26 ARTICLE 26 DESIGN/BUILD ENTITY'S PERFORMANCE AND PAYMENT BONDS.....</b> | <b>34</b> |
| <b>27 ARTICLE 27 LABOR AND WAGES .....</b>                                    | <b>35</b> |
| 27.1 LABOR .....                                                              | 35        |
| 27.2 COLORADO WAGES .....                                                     | 35        |

|                      |                                                                                            |           |
|----------------------|--------------------------------------------------------------------------------------------|-----------|
| <b>28 ARTICLE 28</b> | <b>ROYALTIES AND PATENTS .....</b>                                                         | <b>36</b> |
| <b>29 ARTICLE 29</b> | <b>ASSIGNMENT .....</b>                                                                    | <b>37</b> |
| <b>30 ARTICLE 30</b> | <b>CORRECTION OF WORK BEFORE ACCEPTANCE .....</b>                                          | <b>37</b> |
| <b>31 ARTICLE 31</b> | <b>APPLICATIONS FOR PAYMENTS .....</b>                                                     | <b>38</b> |
| 31.1                 | DESIGN/BUILD ENTITY'S SUBMITTALS .....                                                     | 38        |
| 31.2                 | DESIGN BUILD ENTITY'S ARCHITECT/ENGINEER CERTIFICATION .....                               | 39        |
| 31.3                 | RETAINAGE WITHHELD .....                                                                   | 39        |
| 31.4                 | RELEASE OF RETAINAGE .....                                                                 | 39        |
| <b>32 ARTICLE 32</b> | <b>CERTIFICATES FOR PAYMENTS.....</b>                                                      | <b>41</b> |
| <b>33 ARTICLE 33</b> | <b>PAYMENTS WITHHELD .....</b>                                                             | <b>41</b> |
| <b>34 ARTICLE 34</b> | <b>DEDUCTIONS FOR UNCORRECTED WORK .....</b>                                               | <b>42</b> |
| <b>35 ARTICLE 35</b> | <b>CHANGES IN THE WORK .....</b>                                                           | <b>42</b> |
| 35.1                 | THE VALUE OF CHANGED WORK .....                                                            | 43        |
| 35.2                 | DETAILED BREAKDOWN .....                                                                   | 43        |
| 35.3                 | HAZARDOUS MATERIALS .....                                                                  | 46        |
| 35.4                 | EMERGENCY FIELD CHANGE ORDERED WORK.....                                                   | 47        |
| 35.5                 | APPROPRIATION LIMITATIONS - C.R.S. § 24-91-103.6, as amended.....                          | 48        |
| <b>36 ARTICLE 36</b> | <b>CLAIMS.....</b>                                                                         | <b>48</b> |
| <b>37 ARTICLE 37</b> | <b>DIFFERING SITE CONDITIONS.....</b>                                                      | <b>51</b> |
| 37.1                 | NOTICE IN WRITING .....                                                                    | 51        |
| 37.2                 | LIMITATIONS .....                                                                          | 52        |
| <b>38 ARTICLE 38</b> | <b>DELAYS AND EXTENSIONS OF TIME .....</b>                                                 | <b>52</b> |
| <b>39 ARTICLE 39</b> | <b>NON-BINDING DISPUTE RESOLUTION - FACILITATED NEGOTIATIONS</b>                           | <b>53</b> |
| <b>40 ARTICLE 40</b> | <b>RIGHT OF OCCUPANCY .....</b>                                                            | <b>55</b> |
| <b>41 ARTICLE 41</b> | <b>COMPLETION, FINAL INSPECTION, ACCEPTANCE AND SETTLEMENT</b>                             | <b>55</b> |
| 41.1                 | NOTICE OF COMPLETION.....                                                                  | 55        |
| 41.2                 | FINAL INSPECTION .....                                                                     | 56        |
| 41.3                 | NOTICE OF SUBSTANTIAL COMPLETION.....                                                      | 56        |
| 41.4                 | NOTICE OF ACCEPTANCE .....                                                                 | 58        |
| 41.5                 | SETTLEMENT .....                                                                           | 58        |
| <b>42 ARTICLE 42</b> | <b>GENERAL WARRANTY AND CORRECTION OF WORK AFTER<br/>ACCEPTANCE .....</b>                  | <b>60</b> |
| <b>43 ARTICLE 43</b> | <b>LIENS.....</b>                                                                          | <b>61</b> |
| <b>44 ARTICLE 44</b> | <b>ONE-YEAR GUARANTEE AND SPECIAL GUARANTEES AND WARRANTIES<br/>61</b>                     |           |
| 44.1                 | ONE-YEAR GUARANTEE OF THE WORK.....                                                        | 61        |
| 44.2                 | SPECIAL GUARANTEES AND WARRANTIES .....                                                    | 62        |
| <b>45 ARTICLE 45</b> | <b>GUARANTEE INSPECTIONS AFTER COMPLETION.....</b>                                         | <b>62</b> |
| <b>46 ARTICLE 46</b> | <b>TIME OF COMPLETION AND LIQUIDATED DAMAGES .....</b>                                     | <b>63</b> |
| <b>47 ARTICLE 47</b> | <b>DAMAGES.....</b>                                                                        | <b>65</b> |
| <b>48 ARTICLE 48</b> | <b>STATE'S RIGHT TO DO THE WORK; TEMPORARY SUSPENSION OF<br/>WORK; DELAY DAMAGES .....</b> | <b>66</b> |
| 48.1                 | STATE'S RIGHT TO DO THE WORK.....                                                          | 66        |
| 48.2                 | TEMPORARY SUSPENSION OF WORK.....                                                          | 66        |
| 48.3                 | DELAY DAMAGES .....                                                                        | 67        |
| <b>49 ARTICLE 49</b> | <b>STATE'S RIGHTS TO TERMINATE CONTRACT .....</b>                                          | <b>67</b> |

|                                                                                               |           |
|-----------------------------------------------------------------------------------------------|-----------|
| 49.1 GENERAL .....                                                                            | 67        |
| 49.2 CONDITIONS AND PROCEDURES .....                                                          | 68        |
| 49.3 ADDITIONAL CONDITIONS .....                                                              | 69        |
| <b>50 ARTICLE 50 TERMINATION FOR CONVENIENCE OF STATE .....</b>                               | <b>69</b> |
| 50.1 NOTICE OF TERMINATION .....                                                              | 69        |
| 50.2 PROCEDURES .....                                                                         | 69        |
| <b>51 ARTICLE 51 DESIGN/BUILD ENTITY'S RIGHT TO STOP WORK AND/OR TERMINATE CONTRACT .....</b> | <b>71</b> |
| <b>52 ARTICLE 52 COLORADO SPECIAL PROVISIONS .....</b>                                        | <b>72</b> |
| 52.1 CONTROLLER'S APPROVAL, C.R.S. § 24-30-202(1) .....                                       | 72        |
| 52.2 FUND AVAILABILITY, C.R.S. § 24-30-202(5.5) .....                                         | 72        |
| 52.3 GOVERNMENTAL IMMUNITY .....                                                              | 72        |
| 52.4 INDEPENDENT CONTRACTOR .....                                                             | 72        |
| 52.5 COMPLIANCE WITH LAW .....                                                                | 73        |
| 52.6 CHOICE OF LAW, JURISDICTION, AND VENUE .....                                             | 73        |
| 52.7 PROHIBITED TERMS .....                                                                   | 73        |
| 52.8 SOFTWARE PIRACY PROHIBITION. SOFTWARE PIRACY PROHIBITION .....                           | 73        |
| 52.9 EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST .....                                   | 73        |
| 52.10 VENDOR OFFSET AND ERRONEOUS PAYMENTS .....                                              | 73        |
| <b>53 ARTICLE 53 MISCELLANEOUS PROVISIONS .....</b>                                           | <b>74</b> |
| 53.1 PROFESSIONAL ASSOCIATION PERMITTED .....                                                 | 74        |
| 53.2 DISSOLUTION OF PROFESSIONAL ASSOCIATION .....                                            | 74        |
| 53.3 WAGE RATES, in accordance with C.R.S. § 24-30-1404 (1) .....                             | 74        |
| 53.4 PUBLIC ART LAW .....                                                                     | 74        |
| 53.5 ASSIGNMENT .....                                                                         | 75        |
| 53.6 SUBCONTRACTS .....                                                                       | 75        |
| 53.7 BINDING EFFECT .....                                                                     | 75        |
| 53.8 AUTHORITY .....                                                                          | 75        |
| 53.9 CAPTIONS AND REFERENCES .....                                                            | 75        |
| 53.10 COUNTERPARTS .....                                                                      | 75        |
| 53.11 ENTIRE UNDERSTANDING .....                                                              | 75        |
| 53.12 DIGITAL SIGNATURES .....                                                                | 76        |
| 53.13 MODIFICATION .....                                                                      | 76        |
| 53.14 STATUTES, REGULATIONS, FISCAL RULES AND OTHER AUTHORITY .....                           | 76        |
| 53.15 EXTERNAL TERMS AND CONDITIONS .....                                                     | 76        |
| 53.16 SEVERABILITY .....                                                                      | 76        |
| 53.17 SURVIVAL AND CERTAIN CONTRACT TERMS .....                                               | 76        |
| 53.18 TAXES .....                                                                             | 76        |
| 53.19 THIRD PARTY BENEFICIARIES .....                                                         | 77        |
| 53.20 WAIVER .....                                                                            | 77        |
| 53.21 CORA DISCLOSURE .....                                                                   | 77        |
| 53.22 STANDARD AND MANNER OF PERFORMANCE .....                                                | 77        |
| 53.23 LICENSES, PERMITS, AND OTHER AUTHORIZATIONS .....                                       | 77        |
| 53.24 INDEMNIFICATION .....                                                                   | 78        |
| 53.25 ACCESSIBILITY .....                                                                     | 79        |
| <b>54 ARTICLE 54 CONFIDENTIAL INFORMATION-STATE RECORDS .....</b>                             | <b>79</b> |

54.1 CONFIDENTIALITY .....79

54.2 OTHER ENTITY ACCESS AND NONDISCLOSURE AGREEMENTS .....80

54.3 USE, SECURITY, AND RETENTION.....80

54.4 INCIDENT NOTICE AND REMEDIATION .....80

54.5 DATA PROTECTION AND HANDLING .....81

54.6 SAFEGUARDING PERSONAL IDENTIFIABLE INFORMATION (PII).....81

**STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM**

**THE GENERAL CONDITIONS OF THE DESIGN/BUILD GUARANTEED MAXIMUM PRICE  
AGREEMENT  
(STATE FORM SC-9.1)**

**1 ARTICLE 1 DEFINITIONS**

**1.1 CONTRACT DOCUMENTS**

The Contract Documents consist of the following some of which are procedural documents used in the administration and performance of the Agreement:

- a) Design/Build Guaranteed Maximum Price (GMP) Agreement; (SC-9.0) including:
- b) Design/Build Entity's Cost Proposal, All Appendices, Addenda and Clarifications
- c) The Request for Proposals, All Appendices, Addenda and Clarifications;
- d) Performance Bond (SC-6.22) and Labor and Material Payment Bond (SC-6.221);
- e) These General Conditions of the Design/Build Guaranteed Maximum Price (GMP) Agreement (SC- 9.1) and if applicable, Supplementary General Conditions;
- f) Detailed Specification Requirements, including all addenda issued prior to the Notice to Proceed to Commence Design Phase (SBP-8.26);
- g) Drawings, including all addenda issued prior to the Notice to Proceed to Commence Construction Phase (SBP-8.261);
- h) Change Orders (SC-6.31) and Amendments (SC-6.0A and/or B), if any, when properly executed;
- i) Notice of Award (SBP-6.15);
- j) Builder's risk insurance certificates of insurance (ACORD 25-S);
- k) Liability, workers' compensation and professional liability errors and omissions certificates of insurance;
- l) Notice to Proceed to Commence Design Phase (SBP-8.26);
- m) Notice to Proceed to Commence Construction Phase (SBP-8.261);
- n) Notice of Approval of Occupancy/Use (SBP-01);
- o) Notice of Partial Substantial Completion (SBP-071);
- p) Notice of Substantial Completion (SBP-07);
- q) Notice of Final Acceptance (SBP-6.27);
- r) Notice of Partial Final Acceptance (SBP-6.271);
- s) Notice of Contractor's Settlement (SBP-7.3);
- t) Notice of Partial Contractor's Settlement (SBP-7.31);
- u) Application and Certificate for Contractor's Payment (SBP-7.2); and

- v) Other procedural and reporting documents or forms referred to in these General Conditions, the Supplementary General Conditions, the Specifications or required by the State Buildings Program or the Principal Representative, including but not necessarily limited to Pre-Acceptance Check List (SBP-05) and the Building Inspection Record (SBP-BIR). A list of the current standard State Buildings Program forms applicable to this Contract may be obtained from the Principal Representative on request.

## 1.2 DEFINITIONS OF WORDS AND TERMS USED

### Agreement

The term "Agreement" shall mean the written agreement entered into by the State of Colorado acting by and through the Principal Representative and the Design/Build Entity for the performance of the Work and payment therefore, on State Form SC-9.0. The term Agreement when used without reference to State Form SC-9.0 may also refer to the entirety of the parties' agreement to perform the Work described in the Contract Documents or reasonably inferable there from. The term "Contract" shall be interchangeable with this latter meaning of the term Agreement.

### Amendment

The term "Amendment" shall be defined as provided in Article 3.8 of the Agreement.

### Bid Package

Bid Package describes all documents that relate to a specific scope of work, including the drawings, specifications, documents, estimates, bid forms and bid bonds relevant to a discrete portion of or a complete construction Project.

### Change Order

The term "Change Order" means a written order, signed by the Principal Representative, directing the Design/Build Entity to make Changes in the Work, in accordance with Article 3.8 of the Agreement and, in accordance with Article 35.1, The Value of Changed Work.

### Colorado Labor

The term "Colorado labor" shall be defined, as provided in C.R.S. § 8-17-101(2)(a), as any person who is a resident of the state of Colorado, at the time of the public works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a bona fide occupational qualification. A resident of the state of Colorado is a person who can provide a valid Colorado driver's license, a valid Colorado state issued photo identification, or documentation that he or she has resided in Colorado for the last thirty days.

### Construction Documents

The term "Construction Documents" as a design phase is defined as the basic services of the Architect/Engineer including complete architectural, structural, plumbing, mechanical and electrical construction drawings as needed for the

approved scope of work and; complete architectural, structural, mechanical and electrical specifications. The format for these technical specifications shall be the current edition of MasterFormat published by the Construction Specifications Institute.

#### Consultant

The term “Consultant” shall mean a person, firm or corporation supplying design/consulting services for the Project. Design professionals and consultants are directly contracted to the Design/Build Entity.

#### Days

The term “days” whether singular or plural shall mean calendar days unless expressly stated otherwise. Where the term “business days” is used it shall mean business days of the State of Colorado.

#### Design Development Phase

The term “Design Development” is defined as the basic services of the Architect/Engineer including Analysis of the structure as it relates to the Approved Codes; site development drawings, defining the proposed scope of development including earthwork, surface development, and utility infrastructure; plans in one-line format of the proposed plumbing, mechanical, and electrical systems as necessary to define size, location, and quantity of equipment, materials, and constructions; floor plans including any proposed movable equipment and furnishings and exterior elevations; Proposed architectural finish schedule, HVAC, plumbing, and electrical fixture schedules; Outline specifications including Division 1 and cut-sheets and/or samples of proposed materials, equipment, system components per CSI format divisions; Review of the time anticipated for the Construction Phase.

#### Design/Build Entity

The word “Design/Build Entity” shall mean the design/build entity entering into a contract to design and construct the Project with the State of Colorado acting by and through the Principal Representative. The Design/Build Entity may also be referred to as “Contractor” in this agreement or in related exhibits, attachments, contract modification or procedural documents.

#### Design/Build Entity’s Architect/Engineer

The term Design Build Entity’s Architect/Engineer” shall mean professionals licensed or registered by the State of Colorado who have contracted with the Design/Build Entity, with prior approval by the State, to accomplish the architectural and engineering services necessary for the Project. Although the Contract Documents impose specific performance requirements to be discharged by the architect or design professional selected by the Design/Build Entity, and approved by the State, nothing in this contract is intended to create a contractual relationship between such professional and the State of Colorado.

#### Design/Build Entity’s Scope Narrative

Shall be defined as the bilateral agreement concerning final scope, which is developed cumulatively and simultaneously with each of the design phases and is

agreed upon during review of the final scope as it pertains to each design submission.

#### Drawings

The term “Drawings” shall mean all drawings approved by appropriate State officials which have been prepared by the Design Build Entity’s Architect/Engineer and/or civil, structural, mechanical, electrical or plumbing engineers, and others as required to represent a complete project, showing the Work to be done, except that where a list of drawings is specifically enumerated in the Supplementary General Conditions or division 1 of the Specifications, the term shall mean the drawings so enumerated, including all addenda drawings.

#### Emergency Field Change Order

The term “Emergency Field Change Order” shall mean a written change order for extra work or a change in the Work necessitated by an emergency as defined in Article 35.3 C executed on State form SC 6.31 and identified as an Emergency Field Change Order. The use of such orders is limited to emergencies and to the amounts shown in Article 35.3 C.

#### Fast Track Construction

The term “Fast Track Construction” is a methodology where portions of the Work could have their design completed as separate Construction Phase(s) and may be under construction before other portions of the Work are fully designed.

#### Final Acceptance

The terms “final acceptance” or “finally complete” mean the stage in the progress of the Work, after substantial completion, when all remaining items of Work have been completed, all requirements of the Contract Documents are satisfied and the Notice of Acceptance can be issued. Discrete physical portions of the Project may be separately and partially deemed finally complete at the discretion of the Principal Representative when that portion of the Project reaches such stage of completion and a partial Notice of Acceptance can be issued.

#### Fixed Limit of Design & Construction Cost

The term “Fixed Limit of Design & Construction Cost” shall set forth a dollar amount available for the total Design and Construction Cost for design and construction of all elements of the Work as specified by the Principal Representative.

#### Guaranteed Maximum Price

The term “Guaranteed Maximum Price” shall mean the maximum amount for which the Work shall be accomplished and it shall be computed by the Design/Build Entity in accordance with the provisions of paragraph 6.3 of the Agreement and as approved by the Principal Representative.

#### Notice

The term “Notice” shall mean any communication in writing from either contracting party to the other by such means of delivery that receipt cannot properly be denied. Notice shall be provided to the person identified to receive

it in Article 8 of the Agreement, Notice Identification, or to such other person as either party identifies in writing to receive Notice or in the absence of the identified party, a principal of the Design/Build Entity. Notice by facsimile transmission where proper transmission is evidenced shall be adequate where facsimile numbers are included in Article 8 of the Agreement. Notwithstanding an email delivery or return receipt, email Notice shall not be adequate. Acknowledgment of receipt of a voice message shall not be deemed to waive the requirement that Notice, where required, shall be in writing.

#### Occupancy

The term "Occupancy" means occupancy taken by the State as Owner after the Date of Substantial Completion at a time when a building or other discrete physical portion of the Project is used for the purpose intended. The Date of Occupancy shall be the date of such first use, but shall not be prior to the date of execution of the Notice of Approval of Occupancy/Use. Prior to the date of execution of a Notice of Approval of Occupancy/Use, the Principal Representative shall have no right to occupy and the Project may not be considered safe for occupancy for the intended use.

#### Owner

The term "Owner" shall mean the Principal Representative.

#### Preconstruction

The term "Preconstruction" shall mean the Work done by the Design/Build Entity in the management and definition of the project prior to the awarding of construction contracts for any bid package.

#### Principal Representative

The term "Principal Representative" shall be defined, as provided in C.R.S. § 24-30-1301(14), as the governing board of a state department, institution, or agency; or if there is no governing board, then the executive head of a state department, institution, or agency, as designated by the governor or the general assembly and as specifically identified in the Contract Documents, or shall have such other meaning as the term may otherwise be given in C.R.S. § 24-30-1301(14), as amended. The Principal Representative may delegate authority. The Design/Build Entity shall have the right to inquire regarding the delegated authority of any of the Principal Representative's representatives on the Project and shall be provided with a response in writing when requested.

#### Product Data

The term "Product Data" shall mean all submittals in the form of printed manufacturer's literature, manufacturer's specifications, and catalog cuts.

#### Project

The "Project" is the total construction of which the Work performed under the Contract Documents is a part, and may include construction by the Principal Representative or by separate contractors.

#### Reasonably Inferable

The phrase “reasonably inferable” means that if an item or system is either shown or specified, all material and equipment normally furnished with such items or systems and needed to make a complete installation shall be provided whether mentioned or not, omitting only such parts as are specifically excepted, and shall include only components which the Design/Build Entity could reasonably anticipate based on their skill and knowledge using an objective, industry standard, not a subjective standard. This term takes into consideration the normal understanding that not every detail is to be given on the Drawings and Specifications. If there is a difference of opinion, the Principal Representative shall make the determination as to the standards of what reasonably inferable.

#### Samples

The term “Samples” shall mean examples of materials or Work provided to establish the standard by which the Work will be judged.

#### SBP

The term "SBP" means "State Buildings Program", which is used in connection with labeling applicable State form documents (e.g., "SBP-01" is the form number for Notice of Approval of Occupancy/Use).

#### SC

The term "SC" means "State Contract" which is used in connection with labeling applicable State form documents (e.g. "SC 9.1" is the State form number for these General Conditions of the Guaranteed Maximum Price (GMP) Agreement).

#### Schedule of Values

The term “Schedule of Values” is defined as the itemized listing of description of the Work by Division and Section of the Specifications. The format shall be the same as Form SC-7.2. Included shall be the material costs, and the labor and other costs plus the sum of both.

#### Schematic Design Phase

The term “Schematic Design” is defined as the basic services of the Architect/Engineer including the analysis of the structure as it relates to the Approved Codes, if new construction or addition, the recommended site location; scope of any site development; correlation of spaces with approved State standards; conceptual drawings of floor plans, elevations and sections; conceptual drawings and descriptions of building plumbing, mechanical and electrical systems; area computations, gross square footage, net square footage, volume; outline of proposed construction materials; review of the time anticipated for Construction Phase;

#### Shop Drawings

The term “Shop Drawings” shall mean any and all detailed drawings prepared and submitted by Design/Build Entity, Subcontractor at any tier, vendors or manufacturers providing the products and equipment specified on the Drawings or called for in the Specifications.

#### Specifications

The term “Specifications” shall mean the requirements of the Construction Specifications Institute (CSI) divisions of the project manual prepared by the Design Build Entity’s Architect/Engineer describing the Work to be accomplished.

#### State Buildings Program

Shall refer to the Office of the State Architect within the Department of Personnel & Administration of Colorado State government responsible for project administration, review, approval and coordination of plans, construction procurement policy, contractual procedures, and code policy compliance of all public works and improvements erected for state purposes; except public roads and highways and projects under the supervision of the division of wildlife and the division of parks and outdoor recreation as provided in C.R.S. § 24-30-1301, *et seq.* The term State Buildings Program shall also mean that individual within a State Department agency or institution, including institutions of higher education, who has signed an agreement accepting delegation to perform all or part of the responsibilities and functions of State Buildings Program.

#### Subconsultant

The term “Subconsultant” shall mean a person, firm or corporation supplying design/consulting services for the Project. Design and other professionals directly contracted to the Design Build Entity’s Architect/Engineers are considered subconsultants.

#### Subcontractor

The term “Subcontractor” shall mean a person, firm or corporation supplying labor, materials, equipment and/or Services for Work at the site of the Project for, and under separate contract or agreement with the Design/Build Entity.

#### Submittals

The term “submittals” means drawings, lists, tables, documents and samples prepared by the Design/Build Entity to facilitate the progress of the Work as required by these General Conditions or the Drawings and Specifications. They consist of Shop Drawings, Product Data, Samples, and various administrative support documents including but not limited to lists of subcontractors, construction progress schedules, schedules of values, applications for payment, inspection and test results, requests for information, various document logs, and as-built drawings. Submittals are required by the Contract Documents, but except to the extent expressly specified otherwise are not themselves a part of the Contract Documents.

#### Substantial Completion

The terms “substantial completion” or “substantially complete” mean the stage in the progress of the Work when the construction is sufficiently complete, in accordance with the Contract Documents as modified by any Change Orders, so that the Work, or at the discretion of the Principal Representative, any designated portion thereof, is available for its intended use by the Principal Representative and a Notice of Substantial Completion can be issued. Portions of the Project may, at the discretion of the Principal Representative, be designated as substantially complete.

#### Supplier

The term "Supplier" shall mean any manufacturer, fabricator, distributor, material man or vendor.

#### Surety

The term "Surety" shall mean the company providing the labor, materials, equipment and/or services payment and performance bonds for the Design/Build Entity as obligor.

#### Value Engineering

"Value Engineering" or "VE" is defined as an analysis and comparison of cost versus value of building materials, equipment, and systems. VE considers the initial cost of construction, coupled with the estimated cost of maintenance, energy use, life expectancy and replacement cost. VE related to this Project shall include the analysis and comparison of building elements in an effort to reduce overall Project costs, while maintaining or enhancing the quality of the design intent, whenever possible.

#### Work

The term "Work" shall mean all or part of the labor, materials, equipment, and other services required by the Contract Documents or otherwise required to be provided by the Design/Build Entity to meet the Design/Build Entity's obligations under the Contract.

## **2 ARTICLE 2 EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION**

### **2.1 EXECUTION**

The Design/Build Entity, within ten (10) days from the date of Notice of Award, will be required to:

- a) Execute the Design/Build Guaranteed Maximum Price Agreement, State Form SC-9.0;
- b) Furnish certificates of insurance evidencing all required insurance on standard Acord forms designed for such purpose; and
- c) Furnish Professional Liability Errors and Omissions Insurance.
- d) If Article 7.1 of the Design Build Guaranteed Maximum Agreement ( SC-9.0) applies, furnish documentation that identifies the subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certify that that all firms identified participate in apprenticeship programs registered with the United States Department of Labor's Employment and Training Administration or state apprenticeship councils recognized by the United States Department of Labor and have a proven record of graduating a minimum of fifteen percent of its apprentices for at least three of the past five years.

## 2.2 CORRELATION

By execution of the Design/Build Agreement the Design/Build Entity represents that the Design/Build Entity has visited the site, has become familiar with local conditions and local requirements under which the Work is to be performed, including the building code programs of the State Buildings Program as implemented by the Principal Representative, and has correlated personal observations with the requirements of the Contract Documents.

## 2.3 INTENT OF DOCUMENTS

The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. The intention of the documents is to include all labor, materials, equipment and transportation necessary for the proper execution of the Work. Words describing materials or Work which have a well-known technical or trade meaning shall be held to refer to such recognized standards.

Where a conflict occurs between or within standards, Specifications or Drawings, which is not resolved by reference to the precedence between the Contract Documents, the more stringent or higher quality requirements shall apply so long as such more stringent or higher quality requirements are reasonably inferable. The Principal Representative, or Design Build Entity's Architect/Engineer with consent of the Principal Representative, shall decide which requirements will provide the best installation.

With the exception noted in the following paragraph, the precedence of the Contract Documents is in the following sequence:

- a) The Supplementary General Conditions, if any;
- b) The Minimum Requirements of the Request for Proposals;
- c) The Design/Build Entity's Cost proposals;
- d) The Agreement (SC-9.0);
- e) These General Conditions (SC-9.1);
- f) Drawings and Specifications, all as modified by any addenda; and
- g) Any additional Exhibit to this agreement.

Change Orders and Amendments, if any, to the Contract Documents take precedence over the original Contract Documents.

Unless Federal Provisions are applicable, the Special Provisions of Article 52 of these General Conditions shall take precedence, rule and control over all other provisions of the Contract Documents.

Unless the context otherwise requires, form numbers in this document are for convenience only. In the event of any conflict between the form required by name or context and the form required by number, the form required by name or

context shall control. The Design/Build Entity may obtain State forms from the Principal Representative upon request.

Nothing contained in the Design/Build Contract Documents shall create a professional obligation or contractual relationship between the Principal Representative and any third party, including the Design Build Entity's Architect/Engineer.

## **2.4 PARTNERING, COMMUNICATIONS AND COOPERATION**

In recognition of the fact that conflicts, disagreements and disputes often arise during the performance of construction contracts, the Design/Build Entity and the Principal Representative aspire to encourage a relationship of open communication and cooperation between the employees and personnel of both, in which the objectives of the Contract may be better achieved and issues resolved in a more fully informed atmosphere.

The Design/Build Entity and the Principal Representative each agree to assign an individual who shall be fully authorized to negotiate and implement a voluntary partnering plan for the purpose of facilitating open communications between them. Within thirty days (30) of the Notice to Proceed, the assigned individuals shall meet to discuss development of an informal agreement to accomplish these goals.

The assigned individuals shall endeavor to reach an informal agreement, but shall have no such obligation. Any plans these parties voluntarily agree to implement shall result in no change to the contract amount, and no costs associated with such plan or its development shall be recoverable under any contract clause. In addition, no plan developed to facilitate open communication and cooperation shall alter, amend or waive any of the rights or duties of either party under the Contract unless and except by written Amendment to the Contract, nor shall anything in this clause or any subsequently developed partnering plan be deemed to create fiduciary duties between the parties unless expressly agreed in a written Amendment to the Contract. It is also recognized that projects with relatively low contract values may not justify the expense or special efforts required. In the case of small projects with an initial Contract value under \$500,000, the requirements of the preceding paragraph shall not apply.

## **3 ARTICLE 3 COPIES FURNISHED**

Refer to Article 3 of the Agreement (SC-9.0).

## **4 ARTICLE 4 OWNERSHIP OF DRAWINGS**

Refer to Article 4 of the Agreement (SC-9.0).

## **5 ARTICLE 5 DESIGN BUILD ENTITY'S ARCHITECT/ENGINEER'S STATUS**

In case of termination of employment or the death of the Design Build Entity's Architect/Engineer, the Design/Build Entity will appoint a capable and reputable Design Build Entity's Architect/Engineer against whom the Principal Representative makes no reasonable objection, whose status under the Contract shall be the same as that of the former Design Build Entity's Architect/Engineer.

## **6 ARTICLE 6 DESIGN BUILD ENTITY'S ARCHITECT/ENGINEER DECISIONS AND JUDGMENTS, ACCESS TO WORK AND INSPECTION**

### **6.1 DECISIONS**

The Design Build Entity's Architect/Engineer shall, within a reasonable time, make decisions on all matters relating to the interpretation of the Contract Documents as it relates to compliance with the Drawings and Specifications.

Such decisions by the Design Build Entity's Architect/Engineer shall be promptly forwarded to the Design/Build Entity and Principal Representative. The Principal Representative may consent with such decision by the Design Build Entity's Architect/Engineer or amend/revise such decision at the discretion of the Principal Representative.

### **6.2 JUDGMENTS**

The Design Build Entity's Architect/Engineer is, in the first instance, the judge of the performance required by the Contract Documents as it relates to compliance with the Drawings and Specifications and quality of workmanship and materials.

### **6.3 ACCESS TO WORK**

The Design Build Entity's Architect/Engineer, the Principal Representative and representatives of State Buildings Program shall at all times have access to the Work. The Design/Build Entity shall provide proper facilities for such access and for their observations or inspection of the Work.

### **6.4 INSPECTION**

The Design Build Entity's Architect/Engineer has agreed to make, or that structural, mechanical, electrical, plumbing, civil engineers or other design consultants will make, periodic visits to the site to generally observe the progress and quality of the Work to determine in general if the Work is proceeding in accordance with the Contract Documents as it relates to compliance with the Drawings and Specifications. Observation may extend to all or any part of the Work and to the preparation, fabrication or manufacture of materials.

Without in any way meaning to be exclusive or to limit the responsibilities of the Design Build Entity's Architect/Engineer or the Design/Build Entity, the Design Build Entity's Architect/Engineer has agreed to observe, among other aspects of

the Work, the following for compliance with the Contract Documents as it relates to compliance with the Drawings and Specifications:

- a) Compaction testing reports based upon the findings and recommendations of the Principal Representative's testing consultant; Bearing surfaces of excavations before concrete is placed based upon the findings and recommendations of the Principal Representative's soils engineering consultant;
- b) Bearing surfaces of excavations before concrete is placed based upon the findings and recommendations of the Principal Representative's soils engineering consultant;
- c) Reinforcing steel after installation and before concrete is poured;
- d) Structural concrete;
- e) Laboratory reports on all concrete testing based upon the findings and recommendations of the Principal Representative's testing consultant;
- f) Structural steel during and after erection and prior to its being covered or enclosed;
- g) Steel welding; Principal Representative will furnish steel welding inspection consultant/agency if required or necessary for the Project;
- h) Mechanical and plumbing Work following its installation and prior to its being covered or enclosed;
- i) Electrical work following its installation and prior to its being covered or enclosed; and
- j) Any special or quality control testing required in the Contract Documents provided by the Principal Representative's testing consultant.

If the Specifications, the Design Build Entity's Architect/Engineer's instructions, laws, ordinances of any public authority require any Work to be specifically tested or approved, the Design/Build Entity shall give the Principal Representative, Design Build Entity's Architect/Engineer, and appropriate testing agency (if necessary) timely notice of its readiness for observation by the Principal Representative and Design Build Entity's Architect/Engineer or inspection by another authority, and if the inspection is by another authority, of the date fixed for such inspection, required certificates of inspection being secured by the Design/Build Entity. The Design/Build Entity shall give all required Notices to the Principal Representative or their designee for inspections required for the building inspection program. It shall be the responsibility of the Design/Build Entity to determine the Notice required by the State pursuant to Building Inspection Record for the Project, according to State form SBP-B.I.R., or the equivalent form required by the Principal Representative as approved by the State Buildings Program. If any portion of the Work should be covered contrary to the reasonable request of the Design Build Entity's Architect/Engineer, or to requirements specifically expressed in the Contract Documents, it must, if

required in writing by the Design Build Entity's Architect/Engineer, be uncovered for its observation and shall be replaced at the Design Build Entity's expense.

If any other portion of the Work has been covered which the Design Build Entity's Architect/Engineer has not specifically requested to observe prior to it's being covered, it may request to see such work and it shall be uncovered by the Design Build Entity. If such work is found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Amendment or Change Order, be charged to the Principal Representative. If such work is found not in accordance with the Contract Documents, the Design Build Entity shall pay such costs unless it is found that this condition was caused by the Principal Representative or a separate Contractor as provided in Article 18, in which event, the Principal Representative shall be responsible for the payment of such costs.

## **7 ARTICLE 7 DESIGN/BUILD ENTITY'S SUPERINTENDENCE AND SUPERVISION**

The Design/Build Entity shall employ, and keep present on the Project during its progress, a competent project manager and any necessary assistants, all satisfactory to the Principal Representative. The project manager shall not be changed except with the consent of the Principal Representative, unless the project manager proves to be unsatisfactory to the Design/Build Entity and ceases to be in their employ. The project manager shall represent the Design/Build Entity for the Project, and in the absence of the Design/Build Entity, all directions given to the project manager shall be as binding as if given to the Design/Build Entity. Directions received by the project manager shall be documented by the project manager and communicated in writing with the Design/Build Entity.

The Design/Build Entity shall employ, and keep present on the Project during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Principal Representative. The superintendent shall not be changed except with the consent of the Principal Representative, unless the superintendent proves to be unsatisfactory to the Project Manager/Design/Build Entity and ceases to be in their employ. The superintendent shall represent the Project Manager/Design/Build Entity and all directions given to the superintendent shall be as binding as if given to the Project Manager/Design/Build Entity. Directions received by the superintendent shall be documented by the superintendent and confirmed in writing with the Project Manager/Design/Build Entity.

The Design/Build Entity shall give efficient supervision to the Work, using their best skill and attention. He or she shall carefully study and compare all Drawings, Specifications and other written instructions and shall without delay report any error, inconsistency or omission which he or she may discover in writing to the Principal Representative and Design Build Entity's Architect/Engineer.

The superintendent shall see that the Work is carried out in accordance with the Contract Documents and in a uniform, thorough and first-class manner in every respect. The Design/Build Entity's superintendent shall establish all lines, levels, and marks necessary to facilitate the operations of all concerned in the Design/Build Entity's Work. The Design/Build Entity shall lay out all Work in a manner satisfactory to the Principal Representative and Design Build Entity's Architect/Engineer, making permanent records of all lines and levels required for excavation, grading, foundations, and for all other parts of the Work.

## **8 ARTICLE 8 MATERIALS AND EMPLOYEES**

Unless otherwise stipulated, the Design/Build Entity shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities necessary for the execution and completion of the Work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be first class and of uniform quality. The Design/Build Entity shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Design/Build Entity is fully responsible for all acts and omissions of the Design/Build Entity's employees and shall at all times enforce strict discipline and good order among employees on the site. The Design/Build Entity shall not employ on the Work any person reasonably deemed unfit by the Principal Representative or anyone not skilled in the Work assigned to him.

## **9 ARTICLE 9 SURVEYS, PERMITS, LAWS, TAXES AND REGULATIONS**

### **9.1 SURVEYS**

The Principal Representative shall furnish all surveys, property lines and bench marks deemed necessary by the Design Build Entity's Architect/Engineer, unless otherwise specified.

### **9.2 PERMITS AND LICENSES**

Permits and licenses necessary for the prosecution of the Work shall be secured and paid for by the Design/Build Entity. Unless otherwise required, no local municipal or county building permit shall be required. However, State Buildings Program requires each Principal Representative to administer a building code inspection program, the implementation of which may vary at each agency or institution of the State. The Design/Build Entity's employees shall become personally familiar with these local conditions and requirements and shall fully comply with such requirements. State electrical and plumbing permits are required, unless the requirement to obtain such permits is altered by State Building's Programs. The Design/Build Entity shall obtain and pay for such permits.

Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Principal Representative, unless otherwise specified.

### 9.3 TAXES

#### 9.3.1 Refund of Sales and Use Taxes

The Design/Build Entity shall pay all local taxes required to be paid, including but not necessarily limited to all sales and use taxes. If requested by the Principal Representative prior to issuance of the Notice to Proceed or directed in the Supplementary General Conditions or the Specifications, the Design/Build Entity shall maintain records of such payments in respect to the Work, which shall be separate and distinct from all other records maintained by the Design/Build Entity, and the Design/Build Entity shall furnish such data as may be necessary to enable the State of Colorado, acting by and through the Principal Representative, to obtain any refunds of such taxes which may be available under the laws, ordinances, rules or regulations applicable to such taxes. When so requested or directed, the Design/Build Entity shall require Subcontractors at all tiers to pay all local sales and use taxes required to be paid and to maintain records and furnish the Design/Build Entity with such data as may be necessary to obtain refunds of the taxes paid by such Subcontractors. No State sales and use taxes are to be paid on material to be used in this Project. On application by the purchaser or seller, the Department of Revenue shall issue to the Design/Build Entity or to a Subcontractor at any tier, a certificate or certificates of exemption per C.R.S. § 39-26-703(2)(b), and C.R.S. § 39-26-708.

#### 9.3.2 Federal Taxes

The Design/Build Entity shall exclude the amount of any applicable federal excise or manufacturers' taxes from the proposal. The Principal Representative will furnish the Design/Build Entity, on request, exemption certificates.

### 9.4 LAWS AND REGULATIONS

The Design/Build Entity shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the Work as drawn or specified.

The Design/Build Entity shall bear all costs arising from the performance of Work required by the Drawings or Specifications that the Design/Build Entity knows to be contrary to such laws, ordinances, rules or regulations.

## 10 ARTICLE 10 PROTECTION OF WORK AND PROPERTY

### 10.1 GENERAL PROVISIONS

The Design/Build Entity shall continuously maintain adequate protection of all Work and materials, protect the property from injury or loss arising in connection with this Contract and adequately protect adjacent property as provided by law

and the Contract Documents. The Design/Build Entity shall make good any damage, injury or loss, except to the extent:

- a) Caused by agents or employees of the Principal Representative; and,
- b) Due to causes beyond the Design/Build Entity's control and not due to fault or negligence; provided such damage, injury or loss would not be covered by the insurance required to be carried by the Design/Build Entity;

## 10.2 SAFETY PRECAUTIONS

The Design/Build Entity shall take all necessary precautions for the safety of employees on the Project, and shall comply with all applicable provisions of federal, State and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. He or she shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards for the protection of workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways and falling materials; and he or she shall designate a responsible member of their organization on the Project, whose duty shall be the prevention of accidents. The name and position of any person so designated shall be reported to the Principal Representative by the Design/Build Entity.

The Design/Build Entity shall provide all necessary bracing, shoring and tying of all structures, decks and framing to prevent any structural failure of any material which could result in damage to property or the injury or death of persons; take all precautions to insure that no part of any structure of any description is loaded beyond its carrying capacity with anything that will endanger its safety at any time; and provide for the adequacy and safety of all scaffolding and hoisting equipment. The Design/Build Entity shall not permit open fires within the building enclosure. The Design/Build Entity shall construct and maintain all necessary temporary drainage and do all pumping necessary to keep excavations and floors, pits and trenches free of water. The Design/Build Entity shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work, except as otherwise noted.

The Design/Build Entity shall take due precautions when obstructing sidewalks, streets or other public ways in any manner, and shall provide, erect and maintain barricades, temporary walkways, roadways, trench covers, colored lights or danger signals and any other devices necessary or required to assure the safe passage of pedestrians and automobiles.

## 10.3 EMERGENCIES

In an emergency affecting the safety of life or of the Work or of adjoining property, the Design/Build Entity without special instruction or authorization from the Principal Representative, is hereby permitted to act, at their discretion,

to prevent such threatened loss or injury; and he or she shall so act, without appeal, if so authorized or instructed. Provided the Design/Build Entity has no responsibilities for the emergency, in whole or in part, if the Design/Build Entity incurs additional cost not otherwise recoverable from insurance or others on account of any such emergency work, the Contract sum shall be equitably adjusted in accordance with Article 35, Changes in the Work.

## **11 ARTICLE 11 DRAWINGS AND SPECIFICATIONS ON THE WORK**

The Design/Build Entity shall keep on the job site one copy of the Contract Documents in good order, including current copies of all Drawings and Specifications for the Work, and any approved Shop Drawings, Product Data or Samples, and as-built drawings. As-built drawings shall be updated weekly by the Design/Build Entity and Subcontractors to reflect actual constructed conditions including dimensioned locations of underground Work and the Design/Build Entity's failure to maintain such updates may be grounds to withhold portions of payments otherwise due in accordance with Article 33, Payments Withheld. All such documents shall be available to representatives of the State. In addition, the Design/Build Entity shall keep on the job site one copy of all approved addenda, Change Orders and requests for information issued for the Work.

The Design/Build Entity shall develop procedures to insure the currency and accuracy of as-built drawings and shall maintain on a current basis a log of requests for information and responses thereto, a Shop Drawing and Product Data submittal log, and a Sample submittal log to record the status of all necessary and required submittals.

## **12 ARTICLE 12 REQUESTS FOR INFORMATION AND SCHEDULES**

### **12.1 DETAIL DRAWINGS AND INSTRUCTIONS**

The Design Build Entity's Architect/Engineer shall furnish to the Design/Build Entity and Principal Representative, with reasonable promptness, additional instructions, by means of drawings or otherwise, necessary for the proper execution of the Work. All such drawings and instructions shall be consistent with the Contract Documents, true developments thereof, and reasonably inferable therefrom.

The Work shall be executed in conformity therewith and the Design/Build Entity shall do no Work without proper drawings and instructions.

The Design/Build Entity, the Design Build Entity's Architect/Engineer, and the Principal Representative shall jointly prepare a schedule, subject to change from time to time in accordance with the progress of the Work, fixing the dates at which the various detail drawings will be required, and the Design Build Entity's Architect/Engineer shall furnish them in accordance with that schedule. Under

like conditions, a schedule shall be prepared, fixing the dates for the submission of shop drawings, for the beginning of manufacture and installation of materials and for the completion of the various parts of the Work.

The Principal Representative may consent with such instructions by the Design Build Entity's Architect/Engineer or amend/revise such instructions at the discretion of the Principal Representative.

## 12.2 SCHEDULES

### 12.2.1 Design Schedule

Prior to receiving the Notice to Proceed to Commence Design Phase (SC-8.26), the Design/Build Entity shall submit a detailed Design Phase Schedule identifying all phases of design including time identified for the Principal Representative to review and approve design documents at each design milestone. The Design Phase Schedule shall also identify adequate time for the document coordination between the Design Build Entity's Architect/Engineer and each of its consultants.

### 12.2.2 Submittal Schedules

Prior to the Notice to Proceed to Commencement of Construction for the first construction phase, a schedule shall be prepared by the Design/Build Entity fixing the dates for the submission and initial review of required Shop Drawings, Product Data and Samples for the beginning of manufacture and installation of materials, and for the completion of the various parts of the Work. It shall be prepared so as to cause no delay in the Work or in the Work of any other separate contractor engaged by the Principal Representative. The schedule shall be subject to change from time to time in accordance with the progress of the Work, and it shall be subject to the review and approval by the Principal Representative. The schedule shall be finalized, prepared and submitted with respect to each of the elements of the Work in time to avoid delay, considering reasonable periods for review, manufacture and/or installation.

At the time the schedule is prepared, the Design/Build Entity, the Design Build Entity's Architect/Engineer and Principal Representative shall jointly identify the Shop Drawing, Product Data and Samples, if any, which the Principal Representative shall receive for the purposes of owner coordination with existing facility standards and systems. The Design/Build Entity shall furnish a copy for the Principal Representative when so requested. Transmittal of Shop Drawings and Product Data copies to the Principal Representative shall be solely for the convenience of the Principal Representative and shall neither create nor imply responsibility or duty of review by the Principal Representative.

### 12.2.3 Schedule of Values

Prior to the Notice to Proceed to Commence Construction for the first construction phase, the Design/Build Entity shall submit to the Principal Representative, for approval, and to the State Buildings Program when specifically requested, a complete itemized schedule of the values of the various parts of the Work, as estimated by the Design/Build Entity, aggregating the total price. The schedule of values shall be in such detail as the Principal

Representative shall require, prepared on forms acceptable to the Principal Representative. It shall, at a minimum, identify on a separate line each division of the Specifications including the general conditions costs to be charged to the Project. The Design/Build Entity shall revise and resubmit the schedule of values for approval when, in the opinion of the Principal Representative, such resubmittal is required due to changes or modifications to the Contract Documents or the Contract Sum.

The total cost of each line item so separately identified shall, when requested by the Principal Representative, be broken down into reasonable estimates of the value as indicated in Article 3.3.6 of the Design/Build Guaranteed Maximum Price Agreement (SC-9.0).

The cost of subcontracts shall be incorporated in the Design/Build Entity's schedule of values, and when requested by the Principal Representative, shall be separately shown as line items.

This schedule of values, when approved, shall be used in preparing Design/Build Entity's applications for payment on State Form SBP-7.2, Application for Payment.

#### 12.2.4 Construction Schedules

Prior to the Notice to Proceed to Commence Construction for the first construction phase, the Design/Build Entity shall submit to the Principal Representative, and to the State Buildings Program when specifically requested, on a form acceptable to them, an overall timetable of the construction schedule for the Project. Unless the Supplementary General Conditions or the Specifications allow scheduling with bar charts or other less sophisticated scheduling tools, the Design/Build Entity's schedule shall be a critical-path method (CPM) construction schedule. The CPM schedule shall start with the date of the Notice to Proceed to Commence Construction for the first construction phase and include submittals activities, the various construction activities, change order work (when applicable), close-out, testing, demonstration of equipment operation when called for in the Specifications, and acceptance. The CPM schedule shall at a minimum correlate to the schedule of values line items and shall be cost loaded if requested by the Principal Representative. The completion time shall be the time specified in the Agreement and all Project scheduling shall allocate float utilizing the full period available for construction as specified in the cost proposal, without indication of early completion, unless such earlier completion is approved in writing by the Principal Representative and State Building Programs.

The time shown between the starting and completion dates of the various elements within the construction schedule shall represent one hundred per cent (100%) completion of each element.

All other elements of the CPM schedule shall be as required by the Specifications. In addition, the Design/Build Entity shall submit monthly updates or more frequently, if required by the Principal Representative, updates of the

construction schedule. These updates shall reflect the Design/Build Entity's "Work in place" progress.

When requested by the Principal Representative or the State Buildings Program, the Design/Build Entity shall revise the construction schedule to reflect changes in the schedule of values.

When the testing of materials is required by the Specifications, the Design/Build Entity shall also prepare and submit to the Principal Representative a schedule for testing in accordance with Article 14, Samples and Testing.

## **13 ARTICLE 13 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES**

### **13.1 SUBMITTAL PROCESS**

The Design/Build Entity shall check and field verify all dimensions. The Design/Build Entity shall check, approve and submit to the Principal Representative and Design Build Entity's Architect/Engineer in accordance with the schedule described in Article 12, Requests for Information and Schedules, all Shop Drawings, Product Data and Samples required by the specifications or required by the Design/Build Entity for the Work of the various trades. All Drawings and Product Data shall contain identifying nomenclature and each submittal shall be accompanied by a letter of transmittal identifying in detail all enclosures. The number of copies of Shop Drawings and Product Data to be submitted shall be as specified in the Specifications and if no number is specified then three copies shall be submitted.

The Design Build Entity's Architect/Engineer shall review and comment on the Shop Drawings and Product Data within the time provided in the agreed upon schedule for conformance with information given and the design concept expressed in, or reasonably inferred from, the Contract Documents. The nature of all corrections to be made to the Shop Drawings and Product Data, if any, shall be clearly noted, and the submittals shall be returned to the Design/Build Entity for such corrections. On resubmitted Shop Drawings, Product Data or Samples, the Design/Build Entity shall direct specific attention in writing on the transmittal cover to revisions other than those corrections requested by the Design Build Entity's Architect/Engineer on any previously checked submittal. The Design Build Entity's Architect/Engineer shall promptly review and comment on, and return to the Design/Build Entity and Principal Representative, the resubmitted items.

The Design/Build Entity shall thereafter furnish such other copies in the form approved by the Principal Representative and Design Build Entity's Architect/Engineer as may be needed for the prosecution of the Work.

#### **13.1.1 Buy Clean Colorado (BCCO) Act**

If applicable in Article 7 of the Agreement (SC-6.21), the Contractor shall submit products that comply with the State's Environmental Product Declaration (EPD)

for each eligible material within the Project specifications. The BCCO Act EPD Submittal form (EE-5.2) shall be used to certify that all applicable materials have been considered. The Contractor is responsible for submitting the eligible product-specific EPDs to the Architect/Engineer for approval. Each EPD must reference the associated Product Category Rule (PCR), indicate third-party verification (Type III), and reference all ISO Standards (ISO 14025:2006, ISO 14040:2006, and ISO 14044:2006).

Contractor shall maintain and organize all approved project EPDs and waivers to be submitted in a zip folder as part of the closeout documentation.

### 13.2 FABRICATION AND ORDERING

Fabrication shall be started by the Design/Build Entity only after receiving approved Shop Drawings from the Design Build Entity's Architect/Engineer. Materials shall be ordered in accordance with approved Product Data. Work which is improperly fabricated, whether through incorrect Shop Drawings, faulty workmanship or materials, will not be acceptable.

### 13.3 DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS

The review and comments of the Design Build Entity's Architect/Engineer or Principal Representative of Shop Drawings, Product Data or Samples shall not relieve the Design/Build Entity from responsibility for deviations from the Drawings or Specifications, unless he or she has in writing called the attention of the Design Build Entity's Architect/Engineer and Principal Representative to such deviations at the time of submission, nor shall it relieve the Design/Build Entity from responsibility for errors of any sort in Shop Drawings or Product Data. Review and comments on Shop Drawings or Product Data containing identified deviations from the Contract Documents shall not be the basis for a Change Order or a claim based on a change in the scope of the Work unless Notice is given to the Principal Representative of all additional costs, time and other impacts of the identified deviation by bringing it to their attention in writing at the time the submittals are made, and any subsequent change in the Contract sum or the Contract time shall be limited to cost, time and impacts so identified.

### 13.4 DESIGN/BUILD ENTITY REPRESENTATIONS

By preparing, approving, and/or submitting Shop Drawings, Product Data and Samples, the Design/Build Entity represents that the Design/Build Entity has determined and verified all materials, field measurements, and field construction criteria related thereto, and has checked and coordinated the information contained within each submittal with the requirements of the Work, the Project and the Contract Documents and prior reviews and approvals.

## **14 ARTICLE 14 SAMPLES AND TESTING**

### **14.1 SAMPLES**

The Design/Build Entity shall furnish for approval, with such promptness as to cause no delay their Work or in that of any other separate contractor engaged by the Principal Representative, all Samples as directed by the Principal Representative. The Design Build Entity's Architect/Engineer and Principal Representative shall check and approve such Samples, with reasonable promptness, but only for conformance with the design intent of the Contract Documents and the Project, and for compliance with any submission requirements given in the Contract Documents.

### **14.2 TESTING - GENERAL**

The Design/Build Entity shall provide such equipment and facilities as the Design Build Entity's Architect/Engineer or Principal Representative may require for conducting field tests and for collecting and forwarding samples to be tested. Samples themselves shall not be incorporated into the Work after approval without the permission of the Design Build Entity's Architect/Engineer and Principal Representative.

All materials or equipment proposed to be used may be tested at any time during their preparation or use. The Design/Build Entity shall furnish the required samples without charge and shall give sufficient Notice of the placing of orders to permit the testing thereof. Products may be sampled either prior to shipment or after being received at the site of the Work.

Tests shall be made by an accredited testing laboratory. Except as otherwise provided in the Specifications, sampling and testing of all materials, and the laboratory methods and testing equipment, shall be in accordance with the latest standards and tentative methods of the American Society of Testing Materials (ASTM). The cost of testing which is in addition to the requirements of the Specifications shall be paid by the Design/Build Entity if so directed by the Principal Representative, and the Contract sum shall be adjusted accordingly by Change Order; provided however, that whenever testing shows portions of the Work to be deficient, all costs of testing including that required to verify the adequacy of repair or replacement work shall be the responsibility of the Design/Build Entity.

### **14.3 TESTING - CONCRETE AND SOILS**

Unless otherwise specified or provided elsewhere in the Contract Documents, the Principal Representative will contract for and pay for the testing of concrete and for soils compaction testing through an independent laboratory or laboratories selected and approved by the Principal Representative. The Design/Build Entity shall assume the responsibility of arranging, scheduling and coordinating the concrete sample collection efforts and soils compaction efforts in an efficient and cost effective manner. Testing shall be performed in accordance with the requirements of the Specifications, and if no requirements are specified, the Design/Build Entity shall request instructions and testing shall be as directed by

the Design Build Entity's Architect/Engineer or the soils engineer, as applicable, and in accordance with standard industry practices.

The Principal Representative and the Design Build Entity's Architect/Engineer shall be given reasonable advance notice of each concrete pour and reserve the right to either increase or decrease the number of cylinders or the frequency of tests.

Soil compaction testing shall be at random locations selected by the soils engineer. In general, soils compaction testing shall be as directed by the soils engineer and shall include all substrate prior to backfill or construction.

#### **14.4 TESTING - OTHER**

Additional testing required by the Specifications will be accomplished and paid for by the Principal Representative in a manner similar to that for concrete and soils unless noted otherwise in the Specifications. In any case, the Design/Build Entity will be responsible for arranging, scheduling and coordinating additional tests. Where the additional testing will be contracted and paid for by the Principal Representative, the Design/Build Entity shall give the Principal Representative not less than one-month advance written Notice of the date the first such test will be required.

### **15 ARTICLE 15 SUBCONTRACTS, CONSULTANTS AND SUBCONSULTANTS**

#### **15.1 CONTRACT PERFORMANCE OUTSIDE THE UNITED STATES OR COLORADO**

After the contract is awarded, the Design/Build Entity is required to provide written notice to the Principal Representative no later than twenty (20) days after deciding to perform services under this contract outside the United States or Colorado or to subcontract services under this contract to a subcontractor that will perform such services outside the United States or Colorado. The written notification must include, but need not be limited to, a statement of the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform the services. All notices received by the State pursuant to outsourced services shall be posted on the Colorado Department of Personnel & Administration's website. If the Design/Build Entity knowingly fails to notify the Principal Representative of any outsourced services as specified herein, the Principal Representative, at its discretion, may terminate this contract as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education. (Does not apply to any project that receives federal moneys)

#### **15.2 SUBCONTRACTOR PREQUALIFICATION**

Prior to the Notice to Proceed to Commencement of Construction for the first construction phase, the Design/Build Entity shall submit to the Principal Representative and State Buildings Program a complete list of all proposed pre-

qualified Subcontractors. The Design/Build Entity Shall submit to the Principal Representative and State Buildings Program a complete list of Consultants including the Design Build Entity's Architect/Engineer and the professional Subconsultants. It shall be as complete as possible at the time, showing all known Subcontractors, Consultants and Subconsultants planned for the Work. The list shall be supplemented as other Subcontractors are determined by the Design/Build Entity and any such supplemental list shall be submitted to the Principal Representative and State Buildings Program not less than ten (10) days before the Subcontractor commences Work.

The Design/Build Entity's list of all proposed pre-qualified Subcontractors shall include those Subcontractors, if any, which the Design/Build Entity indicated in its Technical Proposal would be employed for specific portions of the Work or if such indication was requested in the Request for Proposal documents issued by the State.

### 15.3 SUBCONTRACTOR PROPOSALS

If Design/Build Entity utilizes any Subcontractor on this Project, Design Build Entity shall request and receive proposals from the Subcontractors and subcontracts will be awarded after the proposals are tabulated in a pre-approved format which compares to the Fixed Limit of Construction Cost budgeted by line item, as indicated in the finalized Design/Build Entity's Cost Proposal, and, reviewed by the Design/Build Entity, and Principal Representative.

Should Design/Build Entity submit a proposal for subcontract Work, the proposal conditions used shall be the same as for all subcontractor proposals. These Design/Build Entity proposals for subcontract Work shall be submitted to the Principal Representative twenty-four (24) hours prior to receipt of other subcontractor proposals and be opened with the other proposals.

### 15.4 SUBCONTRACT FORMS

All subcontracts will be between Design/Build Entity and the Subcontractors. The form of subcontracts shall be furnished to the Principal Representative for review and consent as to form, which consent shall not be unreasonably withheld.

### 15.5 SUBCONTRACTOR SUBSTITUTION

The substitution of any Subcontractor listed in the Design/Build Entity's proposal shall be justified in writing not less than ten (10) days after the date of the Notice to Proceed with Design, and shall be subject to the approval of the Principal Representative. For reasons such as the Subcontractor's refusal to perform as agreed, subsequent unavailability or later discovered proposal errors, or other similar reasons, such substitution may be approved. The Design/Build Entity shall bear any additional cost incurred by such substitutions.

## **15.6 DESIGN/BUILD ENTITY RESPONSIBLE FOR SUBCONTRACTORS**

The Design/Build Entity shall not employ any Subcontractor that the Principal Representative, within ten (10) days after the date of receipt of the Design/Build Entity's list of Subcontractors or any supplemental list, objects to in writing as being unacceptable to either the Principal Representative or State Buildings Program. If a Subcontractor is deemed unacceptable, the Design/Build Entity shall propose a substitute Subcontractor and the Contract sum shall be adjusted by any demonstrated difference between the Subcontractor's bids, except where the Subcontractor has been debarred by the State or fails to meet qualifications of the Contract Documents to perform the work proposed.

The Design/Build Entity shall be fully responsible to the Principal Representative for the acts and omissions of Subcontractors and of persons either directly or indirectly employed by them. All instructions or orders in respect to work to be done by Subcontractors shall be given to the Design/Build Entity.

## **16 ARTICLE 16 RELATIONS OF DESIGN/BUILD ENTITY AND SUBCONTRACTOR**

The Design/Build Entity agrees to bind each Subcontractor to the terms of these General Conditions and to the requirements of the Drawings and Specifications, and any Addenda thereto, and also all the other Contract Documents, so far as applicable to the Work of such Subcontractor. The Design/Build Entity further agrees to bind each Subcontractor to those terms of the General Conditions which expressly require that Subcontractors also be bound, including without limitation, requirements that Subcontractors waive all rights of subrogation, provide adequate general commercial liability and property insurance, automobile insurance and workers' compensation insurance as provided in Article 25, Insurance.

Nothing contained in the Contract Documents shall be deemed to create any contractual relationship whatsoever between any Subcontractor and the State of Colorado acting by and through its Principal Representative.

## **17 ARTICLE 17 MUTUAL RESPONSIBILITY OF CONTRACTORS**

Should the Design/Build Entity cause damage to any separate contractor engaged by the Principal Representative on the Work, the Design/Build Entity agrees, upon due Notice, to settle with such separate contractor by agreement, if he or she will so settle. If such separate contractor sues the Principal Representative on account of any damage alleged to have been so sustained, the Principal Representative shall notify the Design/Build Entity, who shall defend such proceedings if requested to do so by Principal Representative. If any judgment against the Principal Representative arises there from, the Design/Build Entity shall pay or satisfy it and pay all costs and reasonable attorney fees incurred by the Principal Representative, in accordance with Article 53.23 Indemnification,

provided the Design/Build Entity was given due Notice of an opportunity to settle.

## **18 ARTICLE 18 SEPARATE CONTRACTS**

The Principal Representative reserves the right to enter into other contracts in connection with the Project or the Contract. The Design/Build Entity shall afford other separate contractors reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall properly connect and coordinate their Work with other contractors. If any part of the Design/Build Entity's Work depends, for proper execution or results, upon the Work of any other separate contractor, the Design/Build Entity shall inspect and promptly report to the Principal Representative any defects in such Work that render it unsuitable for such proper execution and results. Failure of the Design/Build Entity to so inspect and report shall constitute an acceptance of the other separate contractor's Work as fit and proper for the reception of work, except as to defects which may develop in the other separate contractor's Work after the execution of the Design/Build Entity's Work.

To insure the proper execution of subsequent Work, the Design/Build Entity shall measure Work already in place and shall at once report to the Principal Representative any discrepancy between the executed Work and the Drawings.

## **19 ARTICLE 19 USE OF PREMISES**

The Design/Build Entity shall confine apparatus, the storage of materials and the operations of workmen to limits indicated by law, ordinances, permits and any limits lines shown on the Drawings. The Design/Build Entity shall not unreasonably encumber the premises with materials.

The Design/Build Entity shall enforce all of the Principal Representative's instructions and prohibitions regarding, without limitation, such matters as signs, advertisements, fires, smoking, and security.

## **20 ARTICLE 20 CUTTING, FITTING OR PATCHING**

The Design/Build Entity shall do all cutting, fitting or patching of Work that may be required to make its several parts come together properly and fit it to receive or be received by Work of other separate contractors shown upon, or reasonably inferred from, the Drawings and Specifications for the complete structure, and shall provide for such finishes to patched or fitted Work as the Principal Representative may direct. The Design/Build Entity shall not endanger any Work by cutting, excavating or otherwise altering the Work and shall not cut or alter

the Work of any other separate contractor save with the consent of the Principal Representative.

## **21 ARTICLE 21 UTILITIES**

### **21.1 TEMPORARY UTILITIES**

Unless otherwise specifically stated in the Specifications or on the Drawings, the Principal Representative shall be responsible for the locations of all utilities as shown on the Drawings or indicated elsewhere in the Specifications, subject to the Design/Build Entity's compliance with all statutory or regulatory requirements to call for utility locates. When actual conditions deviate from those shown, the Design/Build Entity shall comply with the requirements of Article 37, Differing Site Conditions. The Design/Build Entity shall provide and pay for the installation of all temporary utilities required to supply all the power, light and water needed by him and other separate contractors for their Work and shall install and maintain all such utilities in such manner as to protect the public and workmen and conform with any applicable laws and regulations. Upon completion of the Work, he or she shall remove all such temporary utilities from the site. The Design/Build Entity shall pay for all consumption of power, light and water used by him or her and the other separate contractors, without regard to whether such items are metered by temporary or permanent meters. The Design /Build Entity's superintendent shall have full authority over all trades and Subcontractors at any tier to prevent waste. The cut-off date on permanent meters shall be either the agreed date of the date of the Notice of Substantial Completion or the Notice of Approval of Occupancy/Use of the Project.

### **21.2 PROTECTION OF EXISTING UTILITIES**

Where existing utilities, such as water mains, sanitary sewers, storm sewers and electrical conduits, are shown on the Drawings, the Design/Build Entity shall be responsible for the protection thereof, without regard to whether any such utilities are to be relocated or removed as a part of the Work. If any utilities are to be moved, the moving must be conducted in such manner as not to cause undue interruption or delay in the operation of the same.

### **21.3 CROSSING OF UTILITIES**

When new construction crosses highways, railroads, streets, or utilities under the jurisdiction of State, city or other public agency, public utility or private entity, the Design/Build Entity shall secure proper written permission before executing such new construction. The Design/Build Entity will be required to furnish a proper release before final acceptance of the Work.

## **22 ARTICLE 22 UNSUITABLE CONDITIONS**

The Design/Build Entity shall not work at any time, or permit any Work to be done, under any conditions contrary to those recommended by manufacturers or industry standards which are otherwise proper, unsuited for proper execution, safety and performance. Any cost caused by ill-timed Work shall be borne by the Design/Build Entity unless the timing of such Work shall have been directed by the Principal Representative, after the award of the Contract, and the Design/Build Entity provided Notice of any additional cost.

## **23 ARTICLE 23 TEMPORARY FACILITIES**

### **23.1 OFFICE FACILITIES**

The Design Build Entity shall provide and maintain without additional expense for the duration of the Project temporary office facilities, as required and as specified, for its own use and the use of the representatives of the Principal Representative and State Buildings Program.

### **23.2 TEMPORARY HEAT**

The Design/Build Entity shall furnish and pay for all the labor, facilities, equipment, fuel and power necessary to supply temporary heating, ventilating and air conditioning, except to the extent otherwise specified, and shall be responsible for the installation, operation, maintenance and removal of such facilities and equipment. Unless otherwise specified, the permanent HVAC system shall not be used for temporary heat in whole or in part. If the Design/Build Entity desires to put the permanent system into use, in whole or in part, the Design/Build Entity shall set it into operation and furnish the necessary fuel and manpower to safely operate, protect and maintain that HVAC system. Any operation of all or any part of the permanent HVAC system including operation for testing purposes shall not constitute acceptance of the system, nor shall it relieve the Design/Build Entity of their one-year guarantee of the system from the date of the Notice of Substantial Completion of the entire Project, and if necessary due to prior operation, the Design/Build Entity shall provide manufacturers' extended warranties from the date of the Design/Build Entity's use prior to the date of the Notice of Substantial Completion.

### **23.3 WEATHER PROTECTION**

The Design/Build Entity shall, at all times, provide protection against weather, so as to maintain all Work, materials, apparatus and fixtures free from injury or damages. The Design/Build Entity shall provide weather tight storage on substantial floors at least six (6) inches off the ground for all materials requiring protection from the weather.

#### **23.4 DUST PARTITIONS**

If the Work involves work in an occupied existing building, the Design/Build Entity shall erect and maintain during the progress of the Work, suitable dust-proof temporary partitions, or more permanent partitions as specified, to protect such building and the occupants thereof.

#### **23.5 BENCH MARKS**

The Design/Build Entity shall maintain any site bench marks provided by the Principal Representative and shall establish any additional benchmarks specified by the Design Build Entity's Architect/Engineer or Principal Representative as necessary for the Design/Build Entity to layout the Work and ascertain all grades and levels as needed.

#### **23.6 SIGN**

The Design/Build Entity shall erect and permit one 4' x 8' sign only at the site to identify the Project as specified or directed by the Principal Representative which shall be maintained in good condition during the life of the Project.

#### **23.7 SANITARY PROVISION**

The Design/Build Entity shall provide and maintain suitable, clean, temporary sanitary toilet facilities for any and all workmen engaged on the Work, for the entire construction period, in strict compliance with the requirements of all applicable codes, regulations, laws and ordinances, and no other facilities, new or existing, may be used by any person on the Project. When the Project is complete the Design/Build Entity shall promptly remove them from the site, disinfect, and clean or treat the areas as required. If any new construction surfaces in the Project other than the toilet facilities provided for herein are soiled at any time, the entire areas so soiled shall be completely removed from the Project and rebuilt. In no event may present toilet facilities of any existing building at the site of the work be used by employees of the Design/Build Entity or any subcontractors.

### **24 ARTICLE 24 CLEANING UP**

The Design/Build Entity shall keep the building and premises free from all surplus material, waste material, dirt and rubbish caused by employees or work, and at the completion of the Work shall remove all such surplus material, waste material, dirt, and rubbish, as well as all tools, equipment and scaffolding, and shall wash and clean all window glass and plumbing fixtures, perform cleanup and cleaning required by the Specifications and leave all of the Work clean unless more exact requirements are specified.

## 25 ARTICLE 25 INSURANCE

### 25.1 GENERAL

The Design/Build Entity shall procure and maintain all insurance requirements and limits as set forth below, at their own expense, for the length of time set forth in Contract requirements. The Design/Build Entity shall continue to provide evidence of such coverage to State of Colorado on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of this agreement. All below insurance policies shall include a provision preventing cancellation without thirty (30) days' prior Notice by certified mail. A completed Certificate of Insurance shall be filed with the Principal Representative and State Buildings Program within ten (10) days after the date of the Notice of Award, said Certificate to specifically state the inclusion of the coverages and provisions set forth herein and shall state whether the coverage is "claims made" or "per occurrence".

### 25.2 COMMERCIAL GENERAL LIABILITY INSURANCE (CGL)

This insurance must protect the Design/Build Entity from all claims for bodily injury, including death and all claims for destruction of or damage to property (other than the Work itself), arising out of or in connection with any operations under this Contract, whether such operations be by the Design/Build Entity or by any Subcontractor under him or anyone directly or indirectly employed by the Design/Build Entity or by a Subcontractor. All such insurance shall be written with limits and coverages as specified below and shall be written on an occurrence form.

General Aggregate: \$2,000,000

Products - Completed Operations Aggregate: \$2,000,000

Each Occurrence: \$1,000,000

Personal Injury: \$1,000,000

The following coverages shall be included in the CGL:

- a) Per project general aggregate (CG 25 03 or similar)
- b) Additional Insured status in favor of the State of Colorado and any other parties as outlined in The Contract and must include both ONGOING Operations AND COMPLETED Operations per CG2010 10/01 and CG 2037 10/01 or equivalent as permitted by law.
- c) The policy shall be endorsed to be **primary and non-contributory** with any insurance maintained by Additional Insureds.
- d) A waiver of Subrogation in favor of all Additional Insured parties.
- e) Personal Injury Liability
- f) Contractual Liability coverage to support indemnification obligation per Article 53.23
- g) Explosion, collapse and underground (xcu)

The following exclusionary endorsements are prohibited in the CGL policy:

- a) Damage to Work performed by Subcontract/Vendor (CG 22-94 or similar)
- b) Contractual Liability Coverage Exclusion modifying or deleting the definition of an “insured contract” from the unaltered SO CG 0001 1001 policy from (CG 24 26 or similar)
- c) If applicable to the Work to be performed: Residential or multi-family
- d) If applicable to the Work to be performed: Exterior insulation finish systems
- e) If applicable to the Work to be performed: Subsidence or Earth Movement

The Design/Build Entity shall maintain general liability coverage including Products and Completed Operations insurance, and the Additional Insured with primary and non-contributory coverage as specified in this Contract for three (3) years after completion of the project.

### 25.3 AUTOMOBILE LIABILITY INSURANCE

Automobile and business auto liability covering liability arising out of any auto (including owned, hired and non-owned autos).

Combined Bodily Injury and Property Damage Liability (Combined Single Limit): \$1,000,000 each accident

Coverages: Specific waiver of subrogation

### 25.4 WORKERS' COMPENSATION INSURANCE

The Design/Build Entity shall procure and maintain Workers' Compensation Insurance at their own expense during the life of this Contract, including occupational disease provisions for all employees per statutory requirements. Policy shall contain a waiver of subrogation in favor of the State of Colorado.

The Design/Build Entity shall also require each Subcontractor to furnish Workers' Compensation Insurance, including occupational disease provisions for all of the latter's employees, and to the extent not furnished, the Design/Build Entity accepts full liability and responsibility for Subcontractor's employees.

In cases where any class of employees engaged in hazardous Work under this Contract at the site of the Project is not protected under the Workers' Compensation statute, the Design/Build Entity shall provide, and shall cause each Subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise protected.

### 25.5 UMBRELLA LIABILITY INSURANCE

(for construction projects exceeding \$10,000,000, provide the following coverage):

The Design/Build Entity shall maintain umbrella/excess liability insurance on an occurrence basis in excess of the underlying insurance described in Sections B-D above. Coverage shall follow the terms of the underlying insurance, included the

additional insured and waiver of subrogation provisions. The amounts of insurance required in Sections above may be satisfied by the Design/Build Entity purchasing coverage for the limits specified or by any combination of underlying and umbrella limits, so long as the total amount of insurance is not less than the limits specified in each section previously mentioned.

Each occurrence: \$5,000,000

Aggregate: \$5,000,000

## 25.6 BUILDER'S RISK INSURANCE

Unless otherwise expressly stated in the Supplementary General Conditions (e.g. where the State elects to provide for projects with a completed value of less than \$1,000,000), the Design/Build Entity shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made or until no person or entity other than the Owner has an insurable interest in the property, or the Date of Notice specified on the Notice of Acceptance, State Form SBP-6.27 or whichever is later.

This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project as named insureds. All associated deductibles shall be the responsibility of the Design/Build Entity. Such policy may have a deductible clause but not to exceed ten thousand dollars (\$10,000.00).

Property insurance shall be on an "all risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Design/Build Entity and the Design Build Entity's Architect services and expenses required as a result of such insured loss.

Design/Build Entity shall maintain Builders Risk coverage including partial use by Owner. The Design/Build Entity shall waive all rights of subrogation with regard to the State of Colorado and the Principal Representative, its officials, its officers, its agents and its employees, all while acting within the scope and course of their employment for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section or

other property insurance applicable to the Work. The Design/Build Entity shall require all Subcontractors and Subconsultants at any tier to similarly waive all such rights of subrogation and shall expressly include such a waiver in all subcontracts.

Upon request, the amount of such insurance shall be increased to include the cost of any additional work to be done on the Project, or materials or equipment to be incorporated in the Project, under other independent contracts let or to be let. In such event, the Design/Build Entity shall be reimbursed for this cost as their share of the insurance in the same ratio as the ratio of the insurance represented by such independent contracts let or to be let to the total insurance carried.

The Principal Representative, with approval of the State Controller, shall have the power to adjust and settle any loss. Unless it is agreed otherwise, all monies received shall be applied first on rebuilding or repairing the destroyed or injured Work.

## 25.7 PROFESSIONAL ERRORS AND OMISSIONS LIABILITY INSURANCE

The Design/Build Entity shall require the Design Build Entity's Architect/Engineer or other such consultant providing professional services to the Design/Build Entity to maintain in full force and effect an Errors and Omissions Professional Liability Insurance Policy in the amounts (indicated in the following table) as minimum coverage or such other minimum coverage as determined by the Principal Representative and approved by the State Buildings Program. The policy, including claims-made forms, shall remain in effect for the duration of this Agreement and for at least three (3) years beyond the completion and acceptance of the Work. The Design Build Entity's Architect/Engineer shall be responsible for all claims, damages, losses or expenses including attorney's fees, arising out of or resulting from the performance of Professional Services contemplated in this Agreement, provided that any such claim, damage, loss or expense is caused by any negligent act, error or omission of the Design Build Entity's Architect/Engineer, any consultant or associated thereof, or anyone directly or indirectly employed by the Design Build Entity's Architect/Engineer. The Design/Build Entity shall submit a Certificate of Insurance verifying said coverage at the signing of this Agreement and also any notices of Renewals of the said policy as the occur.

| <b>For a Fixed Limit of Construction Cost</b> | <b>Minimum Coverage per Claim</b> | <b>Minimum Coverage in the Aggregate</b> |
|-----------------------------------------------|-----------------------------------|------------------------------------------|
| \$999,999 and under                           | \$250,000                         | \$500,000                                |
| \$1,000,000 to \$4,999,999                    | \$500,000                         | \$1,000,000                              |
| \$5,000,000 to \$19,999,999                   | \$1,000,000                       | \$2,000,000                              |
| \$20,000,000 and above                        | \$2,000,000                       | \$2,000,000                              |

## **25.8 POLLUTION LIABILITY INSURANCE**

If Design/Build Entity is providing directly or indirectly work with pollution / environmental hazards, the Design/Build Entity must provide or cause those conducting the Work to provide Pollution Liability Insurance coverage. Pollution Liability policy must include contractual liability coverage. State of Colorado must be included as additional insureds on the policy. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor/Vendor.

## **25.9 ADDITIONAL MISCELLANEOUS INSURANCE PROVISIONS**

Certificates of Insurance and/or insurance policies required under this Contract shall be subject to the following stipulations and additional requirements:

- a) Any and all deductibles or self-insured retentions contained in any Insurance policy shall be assumed by and at the sole risk of the Design/Build Entity;
- b) If any of the said policies shall fail at any time to meet the requirements of the Contract Documents as to form or substance, or if a company issuing any such policy shall be or at any time cease to be approved by the Division of Insurance of the State of Colorado, or be or cease to be in compliance with any stricter requirements of the Contract Documents, the Design/Build Entity shall promptly obtain a new policy, submit the same to the Principal Representative and State Building Programs for approval if requested, and submit a Certificate of Insurance as hereinbefore provided. Upon failure of the Design/Build Entity to furnish, deliver and maintain such insurance as provided herein, this Contract, in the sole discretion of the State of Colorado, may be immediately declared suspended, discontinued, or terminated. Failure of the Design/Build Entity in obtaining and/or maintaining any required insurance shall not relieve the Design/Build Entity from any liability under the Contract, nor shall the insurance requirements be construed to conflict with the obligations of the Design/Build Entity concerning indemnification;
- c) All requisite insurance shall be obtained from financially responsible insurance companies, authorized to do business in the State of Colorado and acceptable to the Principal Representative;
- d) Receipt, review or acceptance by the Principal Representative of any insurance policies or certificates of insurance required by this Contract shall not be construed as a waiver or relieve the Design/Build Entity from its obligation to meet the insurance requirements contained in these General Conditions.

## **26 ARTICLE 26 DESIGN/BUILD ENTITY'S PERFORMANCE AND PAYMENT BONDS**

The Design/Build Entity shall furnish a Performance Bond and a Labor and Material Payment Bond on State Forms SBP-6.22, Performance Bond, and SBP-6.221, Labor and Material Payment Bond, or such other forms as State Buildings

Program may approve for the Project, executed by a corporate Surety authorized to do business in the State of Colorado and in the full amount of the Contract sum. The expense of these bonds shall be borne by the Design/Build Entity and the bonds shall be filed with the Principal Representative and State Buildings Program.

If, at any time, a Surety on such a bond is found to be, or ceases to be in strict compliance with any qualification requirements of the Contract Documents, or loses its right to do business in the State of Colorado, another Surety will be required, which the Design/Build Entity shall furnish to the Principal Representative and State Buildings Program within ten (10) days after receipt of Notice from the Principal Representative or after the Design/Build Entity otherwise becomes aware of such conditions.

## **27 ARTICLE 27 LABOR AND WAGES**

### **27.1 LABOR**

In accordance with laws of Colorado, C.R.S. § 8-17-101(1), as amended, Colorado labor shall be employed to perform at least eighty percent of the Work. If the Federal Davis-Bacon Act shall be applicable to the Project, as indicated in Article 6.3 of the Agreement, Modification of Article 27, the minimum wage rates to be paid on the Project will be specified in the Contract Documents.

### **27.2 COLORADO WAGES**

In accordance with laws of Colorado, C.R.S. § 24-92 Part 2, if prevailing wage rates are applicable to this project:

- 27.2.1 The contractor shall in conspicuous places on the project post an owner provided poster with the current prevailing rate of payments as provided in the project solicitation.

A contractor who fails to comply shall be deemed guilty of a class 3 misdemeanor and shall pay the State one hundred dollars (\$100) for each calendar day of noncompliance as determined by the State.

- 27.2.2 The contractor and any subcontractors shall pay all the employees employed directly on the site of the work, unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates not less than those stated in the competitive solicitation, regardless of any contractual relationships that may be alleged to exist between the contractor or subcontractor and the employees.

- 27.2.3 The contractor and any subcontractors shall prepare and submit electronic payroll reports to the State in a format approved by OSA on a monthly basis

that disclose all relevant payroll information, including the name and address of any entities to which fringe benefits are paid.

- 27.2.4 The contractor and any subcontractors shall maintain on the site where public projects are being constructed a daily log of employees employed each day on the public project. The log shall include, at a minimum, for each employee their name, primary job title, and employer, and shall be kept on a form prescribed by the director. The log shall be available for inspection on the site at all times by the State.
- 27.2.5 If the contractor or any subcontractor fails to pay wages as are required by the contract, the State shall not approve a warrant or demand for payment to the contractor until the contractor furnishes the State evidence satisfactory to such agency of government that such wages have been paid; except that the State shall approve and pay any portion of a warrant or demand for payment to the contractor to the extent the State has been furnished satisfactory evidence that the contractor or one or more subcontractors has paid such wages required by the contract. The contractor or subcontractor may use the following procedure in order to satisfy the requirements of this section:
- 27.2.6 The contractor or subcontractor may submit to the State, for each employee to whom such wages are due, a check payable to that employee or to the State so it is negotiable by either party. Each such check shall be in an amount representing the difference between the accrued wages required to be paid to that employee by the contract and the wages actually paid by the contractor or subcontractor.
- 27.2.7 If any check submitted cannot be delivered to the employee within a reasonable period, then it shall be negotiated by the State and the proceeds deposited in the unclaimed property trust fund created in section 38-13-116.6. Nothing in this subsection (1) shall be construed to lessen the responsibility of the contractor or subcontractor to attempt to locate and pay any employee to whom wages are due.

## **28 ARTICLE 28 ROYALTIES AND PATENTS**

The Design/Build Entity shall be responsible for assuring that all rights to use of products and systems have been properly arranged and shall take such action as may be necessary to avoid delay, at no additional charge to the Principal Representative, where such right is challenged during the course of the Work. The Design/Build Entity shall pay all royalties and license fees required to be paid and shall defend all suits or claims for infringement of any patent rights and shall save the State of Colorado and the Principal Representative harmless from loss on account thereof, in accordance with Article 53.23, Indemnification.

## **29 ARTICLE 29 ASSIGNMENT**

Except as otherwise provided hereafter the Design/Build Entity shall not assign the whole or any part of this Contract without the written consent of the Principal Representative. This provision shall not be construed to prohibit assignments of the right to payment to the extent permitted by C.R.S. § 4-9-406, et. seq., as amended, provided that written Notice of assignment adequate to identify the rights assigned is received by the Principal Representative and the controller for the agency, department, or institution executing this Contract (as distinguished from the State Controller). Such assignment of the right to payment shall not be deemed valid until receipt by the Principal Representative and such controller and the Design/Build Entity assumes the risk that such written Notice of assignment is received by the Principal Representative and the controller for the agency, department, or institution involved. In case the Design/Build Entity assigns all or part of any moneys due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to the Design/Build Entity shall be subject to all claims of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract, whether said service or materials were supplied prior to or after the assignment. Nothing in this Article shall be deemed a waiver of any other defenses available to the Principal Representative against the Design/Build Entity or the assignee.

## **30 ARTICLE 30 CORRECTION OF WORK BEFORE ACCEPTANCE**

The Design/Build Entity shall promptly remove from the premises all work or materials condemned or declared irreparably defective as failing to conform to the Contract Documents on receipt of written Notice from the Design Build Entity's Architect/Engineer or the Principal Representative, whether incorporated in the Work or not. The Principal Representative reserves the right to consult with the Design Build Entity's Architect/Engineer on any item in question and to obtain documentation of opinions rendered. If such materials shall have been incorporated in the Work, or if any unsatisfactory Work is discovered, the Design/Build Entity shall promptly replace and re-execute their Work in accordance with the requirements of the Contract Documents without expense to the Principal Representative, and shall also bear the expense of making good all Work of other separate contractors destroyed or damaged by the removal or replacement of such defective material or Work.

Should any defective Work or material be discovered during the process of construction, or should reasonable doubt arise as to whether certain material or Work is in accordance with the Contract Documents, the value of such defective or questionable material or Work shall not be included in any application for payment, or if previously included, shall be deducted by the Design Build Entity's

Architect/Engineer or the Principal Representative from the next application submitted by the Design/Build Entity.

If the Design/Build Entity does not perform repair, correction and replacement of defective Work, in lieu of proceeding by issuance of a Notice of intent to remove condemned Work as outlined above, the Principal Representative may, not less than seven (7) days after giving the original written Notice of the need to repair, correct, or replace defective Work, deduct all costs and expenses of replacement or correction from the Design/Build Entity's next application for payment in addition to the value of the defective Work or material. The Principal Representative may also make an equitable deduction from the Contract sum by unilateral Change Order, in accordance with Article 33, Payments Withheld, and Article 35, Changes in the Work.

If the Design/Build Entity does not remove such condemned or irreparably defective Work or material within a reasonable time, the Principal Representative may, after giving a second seven (7) day advance Notice to the Design/Build Entity and the Surety, remove them and may store the material at the Design/Build Entity's expense. The Principal Representative may accomplish the removal and replacement with its own forces or with another separate contractor. If the Design/Build Entity does not pay the expense of such removal and pay all storage charges within ten (10) days thereafter, the Principal Representative may, upon ten (10) days' written Notice, sell such material at auction or at private sale and account for the net proceeds thereof, after deducting all costs and expenses which should have been borne by the Design/Build Entity. If the Design/Build Entity shall commence and diligently pursue such removal and replacement before the expiration of the seven-day period, or if the Design/Build Entity shall show good cause in conjunction with submittal of a revised CPM schedule showing when the Work will be performed and why such removal of condemned Work should be scheduled for a later date, the Principal Representative shall not proceed to remove or replace the condemned Work.

If the Design/Build Entity disagrees with the Notice to remove Work or materials condemned or declared irreparably defective, the Design/Build Entity may request facilitated negotiation of the issue and the Principal Representative's right to proceed with removal and to deduct costs and expenses of repair shall be suspended and tolled until such time as the parties meet and negotiate the issue

## **31 ARTICLE 31 APPLICATIONS FOR PAYMENTS**

### **31.1 DESIGN/BUILD ENTITY'S SUBMITTALS**

On or before the first day of each month and no more than five days prior thereto, the Design/Build Entity may submit applications for payment for the Work performed during such month covering the portion of the Work completed as of the date indicated, and payments on account of this Contract shall be due

per C.R.S. § 24-30-202(24) (correct notice of amount due), within forty-five (45) days of receipt by the Principal Representative of applications for payment that have been certified by the Architect/Engineer. The Design/Build Entity shall submit the application for payment to the Principal Representative and the Design Build Entity's Architect/Engineer on State forms SBP-7.2, Certificate for Design/Build Entity's Payment, or such other format as the State Buildings Program shall approve, in an itemized format in accordance with the schedule of values or a cost loaded CPM schedule when required, supported to the extent reasonably required by the Principal Representative by receipts or other vouchers, showing payments for materials and labor, prior payments and payments to be made to Subcontractors and such other evidence of the Design/Build Entity's right to payments as the Principal Representative may direct.

If payments are made on account of materials not incorporated in the Work but delivered and suitably stored at the site, or at some other location agreed upon in writing, such payments shall be conditioned upon submission by the Design/Build Entity of bills of sale or such other procedure as will establish the Principal Representative's title to such material or otherwise adequately protect the Principal Representative's interests, and shall provide proof of insurance whenever requested by the Principal Representative and shall be subject to the right to inspect the materials at the request of the Principal Representative.

All applications for payment, except the final application, and the payments there under, shall be subject to correction in the next application rendered following the discovery of any error.

### 31.2 DESIGN BUILD ENTITY'S ARCHITECT/ENGINEER CERTIFICATION

The Design Build Entity's Architect/Engineer after appropriate observation of the progress of the Work shall certify to the Principal Representative the amount that the Design/Build Entity is entitled to on the certificate for Design/Build Entity's payment.

### 31.3 RETAINAGE WITHHELD

Unless otherwise provided in the Supplementary General Conditions, an amount equivalent to five percent (5%) of the amount shown to be due the Design/Build Entity on each application for payment shall be withheld until the Work required by the Contract has been performed. The withheld percentage of the contract price of any such Work, improvement, or construction shall be administered according to C.R.S. § 24-91-103, as amended, and C.R.S. § 38-26-107, as amended, and Article 31.4, shall be retained until the Work or discrete portions of the Work, have been completed satisfactorily, finally or partially accepted, and advertised for final settlement as further provided in Article 41.5

### 31.4 RELEASE OF RETAINAGE

The Design/Build Entity may, for satisfactory and substantial reasons shown to the Principal Representative's satisfaction, make a written request to the Principal Representative for release of part or all of the withheld percentage

applicable to the Work of a Subcontractor which has completed the subcontracted Work in a manner finally acceptable to the Principal Representative, the Design Build Entity's Architect/Engineer and the Design/Build Entity. Any such request shall be supported by a written approval from the Surety furnishing the Design/Build Entity's bonds and any surety that has provided a bond for the Subcontractor. The release of any such withheld percentage shall be further supported by such other evidence as the Principal Representative may require, including but not limited to, evidence of prior payments made to the Subcontractor, copies of the Subcontractor's contract with the Design/Build Entity, any applicable warranties, as-built information, maintenance manuals and other customary close-out documentation. The Principal Representative shall not be obligated to review such documentation nor shall the Principal Representative be deemed to assume any obligations to third parties by any review undertaken.

The Design/Build Entity's obligation under these General Conditions to guarantee Work for one year from the date of the Notice of Substantial Completion or the date of any Notice of Partial Substantial Completion of the applicable portion or phase of the Project, shall be unaffected by such partial release; unless a Notice of Partial Substantial Completion is issued for the Work subject to the release of retainage.

Any rights of the Principal Representative which might be terminated by or from the date of any final acceptance of the Work, whether at common law or by the terms of this Contract, shall not be affected by such partial release of retainage prior to any final acceptance of the entire Project.

The Design/Build Entity remains fully responsible for the Subcontractor's Work and assumes any risk that might arise by virtue of the partial release to the Subcontractor of the withheld percentage, including the risk that the Subcontractor may not have fully paid for all materials, labor and equipment furnished to the Project.

If the Principal Representative considers the Design/Build Entity's request for such release satisfactory and supported by substantial reasons, the Principal Representative and the Design Build Entity's Architect/Engineer shall make a "final inspection" of the applicable portion of the Project to determine whether the Subcontractor's Work has been completed in accordance with the Contract Documents. A final punch list shall be made for the Subcontractor's Work and the procedures of Article 41, Completion, Final Inspection, Acceptance and Settlement, shall be followed for that portion of the Work, except that advertisement of the intent to make final payment to the Subcontractor shall be required only if the Principal Representative has reason to believe that a supplier or Subcontractor to the Subcontractor for which the request is made, may not have been fully paid for all labor and materials furnished to the Project.

### **32 ARTICLE 32 CERTIFICATES FOR PAYMENTS**

State Form SBP-7.2, Certificate For Design/Build Entity's Payment, as modified to include design and construction administration services and as approved by the Principal Representative and its continuation detail sheets, when submitted, shall constitute the Certificate of Design/Build Entity's Application for Payment, and shall be a representation by the Design/Build Entity to the Principal Representative that the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and materials for which payment is requested have been incorporated into the Project except as noted in the application. If requested by the Principal Representative, the Certificate of Design/Build Entity's Application for Payment shall be sworn under oath and notarized.

### **33 ARTICLE 33 PAYMENTS WITHHELD**

The Principal Representative or State Buildings Program may withhold, or on account of subsequently discovered evidence nullify, the whole or any part of any application on account of, but not limited to any of the following:

- a) Defective Work not remedied;
- b) Claims filed or reasonable evidence indicating probable filing of claims;
- c) Failure of the Design/Build Entity to make payments to Subcontractors for material or labor;
- d) A reasonable doubt that the Contract can be completed for the balance of the contract price then unpaid;
- e) Damage or injury to another separate contractor or any other person, persons or property except to the extent of coverage by a policy of insurance;
- f) Failure to obtain necessary permits or licenses or to comply with applicable laws, ordinances, codes, rules or regulations or the directions of the Design Build Entity's Architect/Engineer or Principal Representative;
- g) Failure to submit a monthly construction schedule;
- h) Failure of the Design/Build Entity to keep Work progressing in accordance with the time schedule;
- i) Failure to keep a superintendent on the Work;
- j) Failure to maintain as built drawings of the Work in progress;
- k) Unauthorized deviations by the Design/Build Entity from the Contract Documents; or
- l) On account of liquidated damages.

In addition, the Principal Representative or State Buildings Program may withhold or nullify the whole or any part of any application for any reason noted elsewhere in these General Conditions of the Design/Build Guaranteed Maximum Price (GMP)

Agreement. Nullification shall mean reduction of amounts shown as previously paid on the application. The amount withheld or nullified may be in such amount as the Principal Representative estimates to be required to allow the Principal Representative to accomplish the Work, cure the failure and cover any damages or injuries, including an allowance for attorney's fees and costs where appropriate. When the grounds for such withholding or nullifying are removed, payment shall be made for the amounts thus withheld or nullified on such grounds.

#### **34 ARTICLE 34 DEDUCTIONS FOR UNCORRECTED WORK**

If the Principal Representative or the Design Build Entity's Architect/Engineer deem it inexpedient to correct Work damaged or not performed in accordance with the Contract Documents, the Principal Representative may, after consultation with the Design Build Entity's Architect/Engineer and ten (10) days' Notice to the Design/Build Entity of intent to do so, make reasonable reductions from the amounts otherwise due the Design/Build Entity on the next application for payment. Notice shall specify the amount or terms of any contemplated reduction. The Design/Build Entity may during this period correct or perform the Work. If the Design/Build Entity does not correct or perform the Work, an equitable deduction from the Contract Sum shall be made by Change Order, in accordance with Article 35, Changes in the Work, unilaterally if necessary. If either party elects facilitation of this issue after Notice is given, the ten (10) day notice period shall be extended and tolled until facilitation has occurred.

#### **35 ARTICLE 35 CHANGES IN THE WORK**

The Principal Representative may designate, without invalidating the Agreement, and with the approval of State Buildings Program and the State Controller, may order extra Work or make changes with or without the consent of the Design/Build Entity as hereafter provided, by altering, adding to or deducting from the Work, the Contract sum being adjusted accordingly. All such changes in the Work shall be within the general scope of and be executed under the conditions of the Contract, except that any claim for extension of time made necessary due to the change or any claim of other delay or other impacts caused by or resulting from the change in the Work shall be presented by the Design/Build Entity and adjusted by Change Order to the extent known at the time such change is ordered and before proceeding with the extra or changed Work. Any claims for extension of time or of delay or other impacts, and any costs associated with extension of time, delay or other impacts, which are not presented before proceeding with the change in the Work, and which are not adjusted by Change Order to the extent known, shall be waived.

The Principal Representative or the Design Build Entity's Architect/Engineer with the consent of the Principal Representative, shall have authority to make minor Changes in the Work, not involving extra cost, and not inconsistent with the intent of the Contract Documents, but otherwise, except in an emergency endangering life or property, no extra work or change in the Contract Documents shall be made unless by 1) a written Change Order, approved by the Principal Representative, State Buildings Program, and the State Controller prior to proceeding with the changed Work; or 2) by an Emergency Field Change Order approved by the Principal Representative and State Buildings Program as hereafter provided in Article 35.4, Emergency Field Ordered Changed Work; or 3) by an allocation in writing of any allowance already provided in the encumbered contract amount, the Contract sum being later adjusted to decrease the Contract Sum by any unallocated or unexpended amounts remaining in such allowance. No change to the Contract Sum shall be valid unless so ordered.

### 35.1 THE VALUE OF CHANGED WORK

- a) The value of any extra Work or Changes in the Work shall be determined by agreement in one or more of the following ways:
  1. By estimate and acceptance of a lump-sum amount;
  2. By unit prices specified in the Agreement, or subsequently agreed upon, that are extended by specific quantities;
  3. By actual cost plus a fixed fee, in a lump sum amount for profit, overhead and all indirect and off-site home office costs, the latter amount agreed upon in writing prior to starting the extra or changed Work.
- b) Where the Design/Build Entity and the Principal Representative cannot agree on the value of extra work, the Principal Representative may order the Design/Build Entity to perform the Changes in the Work and a Change Order may be unilaterally issued based on an estimate of the change in the Work prepared by the Design Build Entity's Architect/Engineer or Principal Representative. The value of the change in the Work shall be the Principal Representative's determination of the amount of equitable adjustment attributable to the extra Work or change. The Principal Representative's determination shall be subject to appeal by the Design/Build Entity pursuant to the claims process in Article 36, Claims.
- c) Except as otherwise provided in Article 35.2, Detailed Breakdown, below, the Cost Principles of the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall govern all Contract changes.

### 35.2 DETAILED BREAKDOWN

In all cases where the value of the extra or changed Work is not known based on unit prices in the Design/Build Entity's proposal or the Agreement, a detailed change proposal shall be submitted by the Design/Build Entity on a Change Order Proposal (SC-6.312), or in such other format as the Principal Representative and State Buildings Program approve, with which the Principal Representative may

require an itemized list of materials, equipment and labor, indicating quantities, time and cost for completion of the changed Work.

Such detailed change proposals shall be stated in lump sum amounts and shall be supported by a separate breakdown, which shall include estimates of all or part of the following when requested by the Principal Representative:

- a) Materials, indicating quantities and unit prices including taxes and delivery costs if any (separated where appropriate into general, mechanical and electrical and/or other Subcontractors' Work; and the Principal Representative may require in its discretion any significant subcontract costs to be similarly and separately broken down).
- b) Labor costs, indicating hourly rates and time and labor burden to include Social Security and other payroll taxes such as unemployment, benefits and other customary burdens.
- c) Costs of project management time and superintendence time of personnel stationed at the site, and other field supervision time, but only where a time extension, other than a weather delay, is approved as part of the Change Order, and only where such project management time and superintendence time is directly attributable to and required by the change.
- d) Construction equipment (including small tools). Expenses for equipment and fuel shall be based on customary commercially reasonable rental rates and schedules. Equipment and hand tool costs shall not include the cost of items customarily owned by workers.
- e) Workers' compensation costs, if not included in labor burden.
- f) The cost of commercial general liability and property damage insurance premiums but only to the extent charged the Design/Build Entity as a result of the changed Work.
- g) Overhead and profit, as hereafter specified.
- h) Builder's risk insurance premium costs.
- i) Bond premium costs.
- j) Testing costs not otherwise excluded by these General Conditions.
- k) Subcontract costs.
- l) Design Build Entity's Architect/Engineer Design Services Costs.

Adjustments to the construction services fee, as defined in Exhibit A of the Agreement shall be per Article 5.2 of the Agreement.

Unless modified in the Supplementary General Conditions, overhead and profit shall not exceed the percentages set forth in the table *below*.

| Work Description                                                                                                      | Overhead | Profit | Commission |
|-----------------------------------------------------------------------------------------------------------------------|----------|--------|------------|
| To the Design/Build Entity or Subcontractors for the portion of work performed with their own forces:                 | 10%      | 5%     | 0%         |
| To the Design/Build Entity or Subcontractors for work performed by others at a tier immediately below either of them: | 5%       | 0%     | 5%         |

Overhead shall include:

- a) Insurance premium for policies not previously purchased (if required) for the Project and itemized above
- b) Home office costs for office management, administrative and supervisory personnel and assistants
- c) Estimating and change order preparation costs
- d) Incidental job burdens
- e) Legal costs
- f) Data processing costs
- g) Interest costs on capital
- h) General office expenses except those attributable to increased rental expenses for temporary facilities, and all other indirect costs, but shall not include the Social Security tax and other direct labor burdens.

The term "Work" as used in the proceeding table shall include labor, materials and equipment *and the "Commission"* shall include all costs and profit for carrying the subcontracted Work at the tiers below except direct costs as listed in items 1 through 11 above if any.

On proposals for Work involving both additions and credits to the amount of the Contract Sum, the overhead and profit will be allowed on the net increase only. On proposals resulting in a net deduct to the amount of the Contract sum, profit on the deducted amount shall be returned to the Principal Representative at fifty percent (50%) of the rate specified. The inadequacy of the profit specified shall not be a basis for refusal to submit a proposal.

Except in the case of Change Orders or Emergency Field Change Orders agreed to on the basis of a lump sum amount or unit prices as described in paragraphs 35.1 and 35.2 above, The Value of Changed Work, the Design/Build Entity shall keep and present a correct and fully auditable account of the several items of cost, together with vouchers, receipts, time cards and other proof of costs incurred, summarized on a Change Order form (SC-6.31) using such format for supporting documentation as the Principal Representative and State Buildings Program approve. This requirement applies equally to Work done by Subcontractors. Only

auditable costs shall be reimbursable on Change Orders where the value is determined on the basis of actual cost plus a fixed fee pursuant to paragraph 35.1.c above, or where unilaterally determined by the Principal Representative on the basis of an equitable adjustment in accordance with the Procurement Rules, as described above in Article 35.1, The Value Of Changed Work.

Except for proposals for Work involving both additions and credits, changed Work shall be adjusted and considered separately for Work either added or omitted. The amount of adjustment for Work omitted shall be estimated at the time it is directed to be omitted, and when reasonable to do so, the agreed adjustment shall be reflected on the schedule of values used for the next Design/Build Entity's application for payment.

The Principal Representative reserves the right to contract with any person or firm other than the Design/Build Entity for any or all extra Work; however, unless specifically required in the Contract Documents, the Design/Build Entity shall have no responsibility without additional compensation to supervise the Work of persons or firms separately contracted by the Principal Representative.

### 35.3 HAZARDOUS MATERIALS

The Principal Representative represents that it has undertaken an examination of the site of the Work and has determined that there are no hazardous substances, as defined below, which the Design Build Entity could reasonably encounter in its performance of the Work. In the event the Principal Representative so discovers hazardous substances, the Principal Representative shall render harmless such hazards before the Design/Build Entity commences the Work.

In the event the Design/Build Entity encounters any materials reasonably believed to be hazardous substances which have not been rendered harmless, the Design/Build Entity shall immediately stop Work in the area affected and report the condition to the Principal Representative, in writing. For purposes of this Agreement, "hazardous substances" shall include asbestos, lead, polychlorinated biphenyl (PCB) and any or all of those substances defined as "hazardous substance", "hazardous waste", or "dangerous or extremely hazardous wastes" as those terms are used in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), and shall also include materials regulated by the Toxic Substances Control Act (TSCA), the Clean Air Act, the Air Quality Act, the Clean Water Act, and the Occupational Safety and Health Act. The Work in the affected area shall not therefore be resumed except by written agreement of the Principal Representative and the Design Build Entity, if in fact materials that are hazardous substances have not been rendered harmless. The Work in the affected area shall be resumed only in the absence of the hazardous substances or when it has been rendered harmless or by written agreement of the Principal Representative and the Design Build Entity.

The Design/Build Entity shall not be required to perform Work without consent in any areas where it reasonably believes hazardous substances that have not been rendered harmless are present.

#### 35.4 EMERGENCY FIELD CHANGE ORDERED WORK

The Principal Representative, without invalidating the Agreement, and with the approval of State Buildings Program and without the approval of the State Controller, may order extra Work or make changes in the case of an emergency that is a threat to life or property or where the likelihood of delays in processing a normal Change Order will result in substantial delays and or significant cost increases for the Project. Emergency Field Orders are not to be used solely to expedite normal Change Order processing absent a clear showing of a high potential for significant and substantial cost or delay. Such Changes in the Work may be directed through issuance of an Emergency Field Change Order signed by the Design/Build Entity, the Principal Representative (or by a designee specifically appointed to do so in writing), and approved by the Director of State Buildings Program or their delegate. The change shall be directed using an Emergency Field Change Order form (SC-6.31E).

If the amount of the adjustment of the Contract price and time for completion can be determined at the time of issuance of the Emergency Field Change Order, those adjustments shall be reflected on the face of the Emergency Field Change Order. Otherwise, the Emergency Field Change Order shall reflect a Not To Exceed (NTE) amount for any schedule adjustment (increasing or decreasing the time for completion) and an NTE amount for any adjustment to Contract sum, which NTE amount shall represent the maximum amount of adjustment to which the Design/Build Entity will be entitled, including direct and indirect costs of changed Work, as well as any direct or indirect costs attributable to delays, inefficiencies or other impacts arising out of the change. Emergency Field Change Orders directed in accordance with this provision need not bear the approval signatures of the State Controller.

On Emergency Field Change Orders where the price and schedule have not been finally determined, the Design/Build Entity shall submit final costs for adjustment as soon as practicable. No later than seven (7) days after issuance, except as otherwise permitted, and every seven days thereafter, the Design/Build Entity shall report all costs to the Principal Representative. The final adjustment of the Emergency Field Change Order amount and the adjustment to the Project time for completion shall be prepared on a normal Change Order from (SC-6.31) in accordance with the procedures described in Article 35.1, The Value of Changed Work, and Article 35.2, Detailed Breakdown, above. Unless otherwise provided in writing signed by the Director of State Buildings Program to the Principal Representative and the Design/Build Entity, describing the extent and limits of any greater authority, individual Emergency Field Change Orders shall not be issued for more than \$25,000, nor shall the cumulative value of Emergency Field Change Orders exceed an amount of \$100,000.

### 35.5 APPROPRIATION LIMITATIONS - C.R.S. § 24-91-103.6, as amended

The amount of money appropriated, as shown on the Design/Build Maximum Price Agreement (SC 9.0), is equal to or in excess of the Contract amount. No Change Order, Emergency Field Change Order, or other type of order or directive shall be issued by the Principal Representative, or any agent acting on their behalf, which directs additional compensable work to be performed, which work causes the aggregate amount payable under the Contract to exceed the amount appropriated for the original Contract, as shown on the Design Build Guaranteed Maximum Price Agreement (SC-9.0), unless one of the following occurs: (1) the Design/Build Entity is provided written assurance from the Principal Representative that sufficient additional lawful appropriations exist to cover the cost of the additional work; or (2) the work is covered by a Design/Build Entity remedy provision under the Contract, such as a claim for extra cost. By way of example only, no assurance is required for any order, directive or instruction by the Design Build Entity's Architect/Engineer or the Principal Representative to perform Work which is determined to be within the performance required by the Contract Documents; the Design/Build Entity's remedy shall be as described elsewhere in these General Conditions.

Written assurance shall be in the form of an Amendment to the Contract reciting the source and amount of such appropriation available for the Project. No remedy granting provision of this Contract shall obligate the Principal Representative to seek appropriations to cover costs in excess of the amounts recited as available to pay for the Work to be performed.

## 36 ARTICLE 36 CLAIMS

It is the intent of these General Conditions to provide procedures for speedy and timely resolution of disagreements and disputes at the lowest level possible. In the spirit of on the job resolution of job site issues, the parties are encouraged to use the partnering processes of Article 2.4, Partnering, Communications and Cooperation, before turning to the more formal claims processes described in this Article 36, Claims. The use of non-binding dispute resolution, whether through the formal processes described in Article 39, Non-Binding Dispute Resolution - Facilitated Negotiations, or through less formal alternative processes developed as part of a partnering plan, are also encouraged. Where such process cannot resolve the issues in dispute, the claims process that follows is intended to cause the issues to be presented, decided and where necessary, documented in close proximity to the events from which the issues arise. To that end, and in summary of the remedy granting process that follows commencing with the next paragraph of this Article 36, Claims, the Design/Build Entity shall 1) first, informally present the claim to Principal Representative as described hereafter, and 2) failing resolution in the field, give Notice of intent to exercise statutory rights of review of a formal contract controversy, and 3) seek resolution outside the Contract as

provided by the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

If the Design/Build Entity claims that any instructions, by detailed drawings, or otherwise, or any other act or omission of the Principal Representative affecting the scope of the Design/Build Entity's Work, involve extra cost, extra time or changes in the scope of the Work under this Contract, the Design/Build Entity shall have the right to assert a claim for such costs or time.

Unless it is the Principal Representative's judgment and determination that the Work is not included in the performance required by the Contract Documents, the Design/Build Entity shall proceed with the work as originally directed. Where the Design/Build Entity's claim involves a dispute concerning the value of Work unilaterally directed pursuant to Article 35.1, the Design/Build Entity shall also proceed with the Work as originally directed while their claim is being considered.

The Design/Build Entity shall give the Principal Representative Notice of any claim promptly but in no case later than ten (10) days from the date of the occurrence affecting the claim. The Notice of claim shall state the grounds for the claim and the amount of the claim to the extent known in accordance with the procedures of Article 35, Changes in the Work. The period in which Notice must be given may be extended by the Principal Representative if requested in writing by the Design/Build Entity with good cause shown, but any such extension to be effective shall be in writing.

The Principal Representative shall respond in writing within a reasonable time, and except where a request for facilitation of negotiation has been made as hereafter provided, in no case later than fourteen (14) business days (or at such other time as the Design/Build Entity and Principal Representative agree) after receipt of the Design/Build Entity's Notice of claim regarding such instructions or alleged act or omission. If no response to the Design/Build Entity's claim is received within fourteen (14) business days of Design/Build Entity's Notice (or at such other time as the Design/Build Entity and Principal Representative agree) and the instructions have not been retracted, it shall be deemed that the Principal Representative has denied the claim.

The Principal Representative may grant or deny the claim in whole or in part, and a Change Order shall be issued if the claim is granted. To the extent any portion of claim is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. Except in the case of a deemed denial, the Principal Representative shall provide a written explanation regarding any portion of the Design/Build Entity's claim that is denied.

If the Design/Build Entity disagrees with the Principal Representative's judgment and determination on the claim and seeks an equitable adjustment of the Contract sum or time for performance, he or she shall give Notice of intent to

exercise their statutory right to seek a decision on the contract controversy within ten (10) days of receipt of the Principal Representative's decision denying the claim. A "contract controversy," as such term is used in the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall not arise until the initial claim process described above in this Article 36 has been properly exhausted by the Design/Build Entity. The Design/Build Entity's failure to proceed with Work directed by the Principal Representative or to exhaust the claim process provided above in this Article 36, shall constitute an abandonment of the claim by the Design/Build Entity and a waiver of the right to contest the decision in any forum.

At the time of filing the Notice of intent to exercise their statutory right to seek a decision on the contract controversy, the Design/Build Entity may request that the Principal Representative defer a decision on the contract controversy until a later date or until the end of the Project. If the Principal Representative agrees, he or she shall so advise the Design/Build Entity in writing. If no such request is made, or if the Principal Representative does not agree to such a request, the Principal Representative shall render a written decision within twenty (20) business days and advise the Design/Build Entity of the reasons for any denial. Unless the claim has been decided by the Principal Representative (as opposed to delegates of the Principal Representative), the person who renders the decision on this statutory contract controversy shall not be the same person who decided the claim. To the extent any portion of the contract controversy is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. In the event of a denial the Principal Representative shall give Notice to the Design/Build Entity of their right to administrative and judicial reviews as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education. If no decision regarding the contract controversy is issued within twenty (20) business days of the Design/Build Entity's giving Notice (or such other date as the Design/Build Entity and Principal Representative have agreed), and the instructions have not been retracted or the alleged act or omission have not been corrected, it shall be deemed that the Principal Representative has ruled by denial on the contract controversy. Except in the case of a deemed denial, the Principal Representative shall provide an explanation regarding any portion of the contract controversy that involves denial of the Design/Build Entity's claim.

Either the Design/Build Entity or the Principal Representative may request facilitation of negotiations concerning the claim or the contract controversy, and if requested, the parties shall consult and negotiate before the Principal Representative decides the issue. Any request for facilitation by the Design/Build Entity shall be made at the time of the giving of Notice of the claim or Notice of the contract controversy. Facilitation shall extend the time for the Principal Representative to respond by commencing the applicable period at the completion of the facilitated negotiation, which shall be the last day of the parties' meeting, unless otherwise agreed in writing.

Disagreement with the decision of the Principal Representative to deny any claim or denying the contract controversy, shall not be grounds for the Design/Build Entity to refuse to perform the Work directed or to suspend or terminate performance. During the period that any claim or contract controversy decision is pending under this Article 36, Claims, the Design/Build Entity shall proceed diligently with the Work directed.

In all cases where the Design/Build Entity proceeds with the Work and seeks equitable adjustment by filing a claim and or statutory appeal, the Design/Build Entity shall keep a correct account of the extra cost, in accordance with Article 35.2, Detailed Breakdown supported by receipts. The Principal Representative shall be entitled to reject any claim or contract controversy whenever the foregoing procedures are not followed and such accounts and receipts are not presented.

The payments to the Design/Build Entity in respect of such extra costs shall be limited to reimbursement for the current additional expenditure by the Design/Build Entity made necessary by the change in the Work, plus a reasonable amount for overhead and profit, determined in accordance with Article 35.2, Detailed Breakdown, determined solely with reference to the additional work, if any, required by the change.

## **37 ARTICLE 37 DIFFERING SITE CONDITIONS**

### **37.1 NOTICE IN WRITING**

The Design/Build Entity shall promptly, and where possible before conditions are disturbed, give the Principal Representative Notice in writing of:

- a) Subsurface or latent physical conditions at the site differing materially from those indicated in or reasonably assumed from the information provided in the Contract Documents; and,
- b) Unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents.

The Principal Representative shall promptly investigate the conditions, and if it is found that such conditions do materially so differ and cause an increase or decrease in the Design/Build Entity's costs of performance of any part of the Work required by the Contract Documents, whether or not such Work is changed as a result of such conditions, an equitable adjustment shall be made and the Contract sum shall be modified in accordance with Article 35, Changes in the Work.

If the time required for completion of the Work affected by such materially differing conditions will extend the Work on the critical path as indicated on the CPM schedule, the time for completion shall also be equitably adjusted.

## 37.2 LIMITATIONS

No claim of the Design/Build Entity under this clause shall be allowed unless the Design/Build Entity has given the Notice required in Article 37.1, Notice In Writing, above. The time prescribed for presentation and adjustment in Articles 36, Claims and Article 38, Delays And Extensions Of Time, shall be reasonably extended by the Principal Representative to the extent required by the nature of the differing conditions; provided, however, that even when so extended no claim by the Design/Build Entity for an equitable adjustment hereunder shall be allowed if not quantified and presented prior to the date the Design/Build Entity requests a final inspection pursuant to Article 41.1, Notice Of Completion.

## 38 ARTICLE 38 DELAYS AND EXTENSIONS OF TIME

If the Design/Build Entity is delayed at any time in the progress of the Work by any act or neglect of the Principal Representative, or of its employee or agent, or by any separately employed contractor or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any other causes beyond the Design/Build Entity's control, including weather delays as defined below, the time of Completion of the Work shall be extended for a period equal to such portion of the period of delays directly affecting the completion of the Work as the Design/Build Entity shall be able to show he or she could not have avoided by the exercise of due diligence.

The Design/Build Entity shall provide Notice in writing to the Principal Representative and State Buildings Program within three (3) business days from the beginning of such delay and shall file a written claim for an extension of time within seven (7) business days after the period of such delay has ceased, otherwise, any claim for an extension of time is waived.

All claims for extension of time due to a delay claimed to arise or result from ordered changes in the scope of the Work, or due to instructions claimed to increase the scope of the Work, shall be presented to the Principal Representative and State Buildings Program as part of a claim for extra cost, if any, in accordance with Article 36, Claims, and in accordance with the Change Order procedures required by Article 35, Changes in the Work.

Except as otherwise provided in this paragraph, no extension of time shall be granted when the Design/Build Entity has failed to utilize a CPM schedule or otherwise identify the Project's critical path as specified in Article 12, Requests for Information and Schedules, or has elected not to do so when allowed by the Supplementary General Conditions or the Specifications to use less sophisticated scheduling tools, or has failed to maintain such a schedule. Delay directly affecting the completion of the Work shall result in an extension of time only to the extent that completion of the Work was affected by impacts to the critical path shown on the Design/Build Entity's CPM schedule.

Extension of the time for completion of the Work will be granted for delays due to weather conditions only when the Design/Build Entity demonstrates that such conditions were more severe and extended than those reflected by the ten-year average for the month, as evidenced by the Climatological Data, U. S. Department of Commerce, for the Project area.

Extensions of the time for completion of the Work due to weather will be granted on the basis of one and three tenths (1.3) calendar days for every day that the Design/Build Entity would have worked but was unable to work, with each separate extension figured to the nearest whole calendar day.

For weather delays and delays caused by events, acts or omissions not within the control of the Principal Representative or any person acting on the Principal Representative's behalf, the Design/Build Entity shall be entitled to an extension of time only and shall not be entitled to recovery of additional cost due to or resulting from such delays. This Article does not, however, preclude the recovery of damages for delay by either party under other provisions in the Contract Documents.

### **39 ARTICLE 39 NON-BINDING DISPUTE RESOLUTION - FACILITATED NEGOTIATIONS**

The Design/Build Entity and Principal Representative agree to designate one or more mutually acceptable persons willing and able to facilitate negotiations and communications for the resolution of conflicts, disagreements or disputes between them at the specific request of either party with regard to any Project decision of either of them. The designation of such person(s) shall not carry any obligation to use their services except that each party agrees that if the other party requests the intervention of such person(s) with respect to any such conflict, dispute or disagreement, the non-requesting party shall participate in good faith attempts to negotiate a resolution of the issue in dispute. If the parties cannot agree on a mutually acceptable person to serve in this capacity one shall be so appointed; provided, however, that either party may request the director of State Buildings Program to appoint such a person, who, if appointed, shall be accepted for this purpose by both the Design/Build Entity and the Principal Representative.

The cost, if any, of the facilitative services of the person(s) so designated shall be shared if the parties so agree in any partnering plan; or in the absence of agreement the cost shall be borne by the party requesting the facilitation of negotiation.

Any dispute, claim, question or disagreement arising from or relating to the Contract or an alleged breach of the Contract may be subject to a request by either party for facilitated negotiation subject to the limitations hereafter listed, and the parties shall participate by consultation and negotiation with each other, as guided by the facilitator and with recognition of their mutual interests, in an attempt to reach an equitable solution satisfactory to both parties.

The obligation to participate in facilitated negotiations shall be as described above and elsewhere in these General Conditions, as by way of example in Article 36, Claims, or Article 34, Deductions for Uncorrected Work, and to the extent not more particularly described or limited elsewhere, each party's obligations shall be as follows:

- a) A party shall not initiate communication with the facilitator regarding the issues in dispute; except that any request for facilitation shall be made in writing with copies sent, faxed or delivered to the other party;
- b) A party shall prepare a brief written description of its position if so requested by the facilitator (who may elect to first discuss the parties' positions with each party separately in the interest of time and expense);
- c) A party shall respond to any reasonable request for copies of documents requested by the facilitator, but such requests, if voluminous, may consist of an offer to allow the facilitator access to the parties' documents;
- d) A party shall review any meeting agenda proposed by a facilitator and endeavor to be informed on the subjects to be discussed;
- e) A party shall meet with the other party and the facilitator at a mutually acceptable place and time, or, if none can be agreed to, at the time and place designated by the facilitator for a period not to exceed four hours unless the parties agree to a longer period;
- f) A party shall endeavor to assure that any facilitation meeting shall be attended by any other persons in their employ that the facilitator requests be present, if reasonably available including the Design Build Entity's Architect/Engineer;
- g) Each party shall participate in such facilitated face-to-face negotiations of the issues in dispute through persons fully authorized to resolve the issue in dispute;
- h) Each party shall be obligated to participate in negotiations requested by the other party and to perform the specific obligations described in paragraphs (1) through (10) this Article 39, Facilitated Negotiation, no more than three times during the course of the Project;
- i) Neither party shall be under any obligation to resolve any issue by facilitated negotiation, but each agrees to participate in good faith and the Principal Representative shall appropriately document any resolution or agreement reached and to execute any Amendment or Change Order to the Contract necessary to implement their agreement; and,
- j) Any discussions and documents prepared exclusively for use in the negotiations shall be deemed to be matters pertaining to settlement negotiations and shall not be subsequently available in further proceedings except to the extent of any documented agreement.

In accordance with State Fiscal Rules and Article 52.7, Prohibited Terms, nothing in this Article 39 shall be deemed to call for arbitration or otherwise obligate the State to participate in any form of binding alternative dispute resolution.

A partnering plan developed as described in Article 2.4, Partnering, Communications and Cooperation, may modify or expand the requirements of this Article but may not reduce the obligation to participate in facilitated negotiations when applicable. In the case of small projects estimated to be valued under \$500,000, the requirements of this Article may be deleted from this Contract, by modification in Article 7, Optional Provisions and Elections (Design/Build Guaranteed Maximum Price Agreement SC-9.0). When so modified, the references to the parties' right to elect facilitated negotiation elsewhere in these General Conditions shall be deleted.

#### **40 ARTICLE 40 RIGHT OF OCCUPANCY**

The Principal Representative shall have the right to take possession of and to use any completed or partially completed portions of the Work, even if the time for completing the entire Work or portions of the Work has not expired and even if the Work has not been finally accepted, and the Design/Build Entity shall fully cooperate with the Principal Representative to allow such possession and use. Such possession and use shall not constitute an acceptance of such portions of the Work.

Prior to any occupancy of the Project, an inspection shall be made by the Principal Representative, the Design Build Entity's Architect/Engineer, State Buildings Program and the Design/Build Entity. Such inspection shall be made for the purpose of ensuring that the building is secure, protected by operation safety systems as designed, operable exits, power, lighting and HVAC systems, and otherwise ready for the occupancy intended and the Notice of Substantial Completion has been issued for the occupancy intended. The inspection shall also document existing finish conditions to allow assessment of any damage by occupants. The Design/Build Entity shall assist the Principal Representative in completing and executing State Form SBP-01, Approval of Occupancy/Use, prior to the Principal Representative's possession and use. Any and all areas so occupied will be subject to a final inspection when the Design/Build Entity complies with Article 41, Completion, Final Inspection, Acceptance and Settlement.

#### **41 ARTICLE 41 COMPLETION, FINAL INSPECTION, ACCEPTANCE AND SETTLEMENT**

##### **41.1 NOTICE OF COMPLETION**

When the Work, or a discrete physical portion of the Work (as hereafter described) which the Principal Representative has agreed to accept separately, is substantially complete and ready for final inspection, the Design/Build Entity shall file a written Notice with the Principal Representative that the Work, or such discrete physical portion, in the opinion of the Design/Build Entity, is substantially complete under the terms of the Contract. The Design/Build Entity

shall prepare and submit with such Notice a comprehensive list of items to be completed or corrected prior to final payment, which shall be subject to review and additions as the Principal Representative shall determine after inspection. If the Design Build Entity's Architect/Engineer or the Principal Representative believe that any of the items on the list of items submitted, or any other item of work to be corrected or completed, or the cumulative number of items of work to be corrected or completed, will prevent a determination that the Work is substantially complete, those items shall be completed by the Design/Build Entity and the Notice shall then be resubmitted.

#### 41.2 FINAL INSPECTION

Within ten (10) days after the Design/Build Entity files written Notice that the Work is substantially complete, the Design Build Entity's Architect/Engineer, the Principal Representative, and the Design/Build Entity shall make a "final inspection" of the Project to determine whether the Work is substantially complete and has been completed in accordance with the Contract Documents. State Buildings Program shall be notified of the inspection not less than three (3) business days in advance of the inspection. The Design/Build Entity shall provide the Principal Representative and the Design Build Entity's Architect/Engineer an updated punch list in sufficient detail to fully outline the following:

- a) Work to be completed, if any; and
- b) Work not in compliance with the Drawings or Specifications, if any.

A final punch list shall be made by the Design Build Entity's Architect/Engineer and Principal Representative in sufficient detail to fully outline to the Design/Build Entity:

- a) Work to be completed, if any;
- b) Work not in compliance with the Drawings or Specifications, if any; and
- c) Unsatisfactory Work for any reason, if any.

The required number of copies of the final punch list will be countersigned by the authorized representative of the Principal Representative and will then be transmitted by the Design Build Entity's Architect/Engineer to the Design/Build Entity, the Principal Representative, and State Buildings Program.

#### 41.3 NOTICE OF SUBSTANTIAL COMPLETION

Notice of Substantial Completion shall establish the date of substantial completion of the Project. The Design/Build Entity acknowledges and agrees that because the departments, agencies and institutions of the State of Colorado are generally involved with the business of the public at large, greater care must be taken in establishing the date of substantial completion than might otherwise be the case to confirm that a project or building or discrete physical portion of the Work is fully usable and safe for public use, and that such care necessarily raises the standard by which the concept of substantial completion is applied for a public building.

The Notice of Substantial Completion shall not be issued until the following have been fully established:

- a) All required building code inspections have been called for and the appropriate code officials have affixed their signatures to the Building Inspection Record indicating successful completion of all required code inspections;
- b) All required corrections noted on the Building Inspection Record shall have been completed unless the Design Build Entity's Architect/Engineer, the Principal Representative and State Buildings Program, in their complete and absolute discretion, all concur that the condition requiring the remaining correction is not in any way life threatening, does not otherwise endanger persons or property, and does not result in any undue inconvenience or hardship to the Principal Representative or the public;
- c) The building, structure or Project can be fully and comfortably used by the Principal Representative and the public without undue interference by the Design/Build Entity's employees and workers during the completion of the final punch list taking into consideration the nature of the public uses intended and taking into consideration any stage or level of completion of HVAC system commissioning or other system testing required by the Specifications to be completed prior to issuance of the Notice of Substantial Completion;
- d) The Project has been fully cleaned as required by these General Conditions, and as required by any stricter requirements of the Specifications, and the overall state of completion is appropriate for presentation to the public; and
- e) The Design/Build Entity has provided a schedule for the completion of each and every item identified on the punch list which specifies the Subcontractor or trade responsible for the Work, and the dates the completion or correction of the item will be commenced and finished; such schedule will show completion of all remaining final punch list items within the period indicated in the Contract for final punch list completion prior to Final Acceptance, with the exception of only those items which are beyond the control of the Design/Build Entity despite due diligence. The schedule shall provide for a reasonable punch list inspection process. Unless liquidated damages have been specified in Article 7.6 Design/Build Guaranteed Maximum Price Agreement SC-9.0, the cost to the Principal Representative, if any, for re-inspections due to failure to adhere to the Design/Build Entity's proposed punch-list completion schedule shall be the responsibility of the Design/Build Entity and may be deducted by the Principal Representative from final amounts due to the Design/Build Entity.

Substantial completion of the entire Project shall not be conclusively established by a decision by the Principal Representative to take possession and use of a portion, or all of the Project, where portions of the Project cannot meet all the criteria noted above. Notice of Substantial Completion for the entire Project shall, however, only be withheld for substantial reasons when the Principal

Representative has taken possession and uses all of the Project in accordance with the terms of Article 40, Right Of Occupancy. Failure to furnish the required completion schedule shall constitute a substantial reason for withholding the issuance of any Notice of Substantial Completion.

The Design/Build Entity shall have the right to request a final inspection of any discrete physical portion of the Project when in the opinion of the Principal Representative, the Design Build Entity's Architect/Engineer and State Buildings Program a final punch list can be reasonably prepared, without confusion as to which portions of the Project are referred to in any subsequent Notice of Partial Final Settlement which might be issued after such portion is finally accepted. Discrete physical portions of the Project may be, but shall not necessarily be limited to, such portions of the Project as separate buildings where a Project consists of multiple buildings. Similarly, an addition to an existing building where the Project also calls for renovation or remodeling of the existing building may constitute a discrete physical portion of the Project. In such circumstances, when in the opinion of the Principal Representative, the Design Build Entity's Architect/Engineer and State Buildings Program, the requirements for issuance of a Notice of Substantial Completion can be satisfied with respect to the discrete portion of the Project, a partial Notice of Substantial Completion may be issued for such discrete physical portion of the Project.

#### 41.4 NOTICE OF ACCEPTANCE

The Notice of Acceptance shall establish the completion date of the Project. It shall not be authorized until the Design/Build Entity shall have performed all of the Work to allow completion and approval of the Pre-Acceptance Checklist (SBP-05).

Where partial Notices of Substantial Completion have been issued, partial Notices of Final Acceptance may be similarly issued when appropriate for that portion of the Work. Partial Notice of Final Acceptance may also be issued to exclude the Work described in Change Orders executed during late stages of the Project where a later completion date for the Change Ordered Work is expressly provided for in the Contract as amended by the Change Order, provided the Work can be adequately described to allow partial advertisement of any Notice of Partial Final Settlement to be issued without confusion as to the Work included for which final payment will be made.

#### 41.5 SETTLEMENT

Final payment and settlement shall be made on the date fixed and published for such payment except as hereafter provided. The Principal Representative shall not authorize final payment until all items on the Pre-Acceptance check list (SBP-05) have been completed, the Notice of Acceptance issued, and the Notice of Contractors Settlement published. If the Work shall be substantially completed, but Final Acceptance and completion thereof shall be prevented through delay in correction of minor defects, or unavailability of materials or other causes beyond the control of the Design/Build Entity, the Principal Representative in their

discretion may release all amounts due to the Design/Build Entity except such amounts as may be in excess of three times the cost of completing the unfinished Work or the cost of correcting the defective Work, as estimated by the Principal Representative and approved by State Buildings Program. Before the Principal Representative may issue the Notice of Design/Build Entity's Settlement and advertise the Project for final payment, the Design/Build Entity shall have corrected all items on the punch list except those items for which delayed performance is expressly permitted, subject to withholding for the cost thereof, and shall have delivered to the Principal Representative:

- a) All guarantees and warranties;
- b) All statements to support local sales tax refunds, if any;
- c) Required operating maintenance instructions as per the Principal Representative; and,
- d) One (1) set of hard copy as-built Contract Documents, and one (1) electronic copy showing all job changes.
- e) Demonstrated to the operating personnel of the Principal Representative the proper operation and maintenance of all equipment.
- f) A written disclosure of the Five Most Costly Goods incorporated into the project, including iron, steel, or related manufactured goods and the total cost and country of origin of those five goods and whether the project was subject to any existing domestic content preferences.
- g) All approved project Environmental Product Declarations (EPDs) and waivers for products incorporated into the project in a zip folder.
- h) If applicable, the signed Buy Clean Colorado Act EPD Submittal & Sign-Off (EE-5.2) forms.

Upon completion of the foregoing, the Project shall be advertised in accordance with the Notice of Design/Build Entity's Settlement by publications of Notice, appearing at least ten (10) days prior to the time of final settlement. Publication and final settlement should not be postponed or delayed solely by virtue of unresolved claims against the Project or the Design/Build Entity from Subcontractors, suppliers or materialmen based on good faith disputes; the resolution of the question of payment in such cases being directed by statute.

Except as hereafter provided, on the date of final settlement thus advertised, provided the Design/Build Entity has submitted a written Notice to the Principal Representative that no claims have been filed, and further provided the Principal Representative shall have received no claims, final payments and settlement shall be made in full. If any unpaid claim for labor, materials, rental machinery, tools, supplies or equipment is filed before payment in full of all sums due the Design/Build Entity, the Principal Representative and the State Controller shall withhold from the Design/Build Entity on the date established for final settlement, sufficient funds to insure the payment of such claim, until the same shall have been paid or withdrawn, such payment or withdrawal to be evidenced by filing a receipt in full or an order for withdrawal signed by the claimant or

their duly authorized agent or assignee. The amount so withheld may be in the amount of 125% of the claims or such other amount as the Principal Representative reasonably deems necessary to cover expected legal expenses. Such withheld amounts shall be in addition to any amount withheld based on the cost to compete unfinished Work or the cost to repair defective Work. However, as provided by statute, such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement with the Design/Build Entity, as set forth in the published Notice of Design/Build Entity's Settlement, unless an action at law shall be commenced within that time to enforce such unpaid claim and a Notice of such action at law shall have been filed with the Principal Representative and the State Controller. At the expiration of the ninety (90) day period, the Principal Representative shall authorize the State Controller to release to the Design/Build Entity all other money not the subject of such action at law or withheld based on the cost to compete unfinished Work or the cost to repair defective Work.

Notices of Partial Final Settlement may be similarly advertised, provided all conditions precedent have been satisfied as though that portion of the Work affected stood alone, a Notice of Partial Acceptance has been issued, and the consent of surety to the partial final settlement has been obtained in writing. Thereafter, partial final payments may be made to the Design/Build Entity subject to the same conditions regarding unpaid claims.

#### **42 ARTICLE 42 GENERAL WARRANTY AND CORRECTION OF WORK AFTER ACCEPTANCE**

The Design/Build Entity warrants that the materials used and the equipment furnished shall be new and of good quality unless specified to the contrary. The Design/Build Entity further warrants that the Work shall in all respects be free from material defects not permitted by the Specifications and shall be in accordance with the requirements of the Contract Documents. Neither the final certificate for payment nor any provision in the Contract Documents shall relieve the Design/Build Entity of responsibility for defects or faulty materials or workmanship. The Design/Build Entity shall be responsible to the Principal Representative for such warranties for the longest period permitted by any applicable statute of limitations.

In addition to these general warranties, and without limitation of these general warranties, for a period of one year after the date of any Notice of Substantial Completion, or any Notice of Partial Substantial Completion if applicable, the Design/Build Entity shall remedy defects, and faulty workmanship or materials, and Work not in accordance with the Contract Documents which were not accepted at the time of the Notice of Final Acceptance, all in accordance with the provisions of Article 44, One-Year Guarantee And Special Guarantees And Warranties.

### **43 ARTICLE 43 LIENS**

Colorado statutes do not provide for any right of lien against public buildings. In lieu thereof, C.R.S. § 38-26-107, provides adequate relief for any claimant having furnished labor, materials, rental machinery, tools, equipment, or services toward construction of the particular public work in that final payment may not be made to a Design/Build Entity until all such creditors have been put on Notice by publication in the public press of such pending payment and given opportunity for a period of up to ninety (90) days to stop payment to the Design/Build Entity in the amount of such claims.

### **44 ARTICLE 44 ONE-YEAR GUARANTEE AND SPECIAL GUARANTEES AND WARRANTIES**

#### **44.1 ONE-YEAR GUARANTEE OF THE WORK**

The Design/Build Entity shall guarantee to remedy defects and repair or replace the Work for a period of one year from the date of the Notice of Substantial Completion or from the dates of any partial Notices of Substantial Completion issued for discrete physical portions of the Work. The Design/Build Entity shall remedy any defects due to faulty materials or workmanship and shall pay for, repair and replace any damage to other Work resulting there from, which shall appear within a period of one year from the date of such Notice(s) of Substantial Completion. The Design/Build Entity shall also remedy any deviation from the requirements of the Contract Documents which shall later be discovered within a period of one year from the date of the Notice of Substantial Completion; provided, however, that the Design/Build Entity shall not be required to remedy deviations from the requirements of the Contract Documents where such deviations were obvious, apparent and accepted by the Principal Representative at the time of the Notice of Final Acceptance. The Principal Representative shall give Notice of observed defects or other Work requiring correction with reasonable promptness. Such Notice shall be in writing to the Design/Build Entity.

The one year guarantee of the Design/Build Entity's Work may run separately for discrete physical portions of the Work for which partial Notices of Substantial Completion have been issued, however, it shall run from the last Notice of Substantial Completion with respect to all or any systems common to the Work to which more than one Notice of Substantial Completion may apply.

This one-year guarantee shall not be construed to limit the Design/Build Entity's general warranty described in Article 42, General Warranty and Correction of Work After Acceptance, that all materials and equipment are new and of good quality, unless specified to the contrary, and that the Work shall in all respects be free from material defects not permitted by the Specifications and in accordance with the requirements of the Contract Documents.

#### 44.2 SPECIAL GUARANTEES AND WARRANTIES

In case of Work performed for which product, manufacturers or other special warranties are required by the Specifications, the Design/Build Entity shall secure the required warranties and deliver copies thereof to the Principal Representative upon completion of the Work.

These product, manufacturers or other special warranties, as such, do not in any way lessen the Design/Build Entity's responsibilities under the Contract. Whenever guarantees or warranties are required by the Specifications for a longer period than one year, such longer period shall govern.

#### 45 ARTICLE 45 GUARANTEE INSPECTIONS AFTER COMPLETION

The Design Build Entity's Architect/Engineer, the Principal Representative and the Design/Build Entity together shall make at least two (2) complete inspections of the Work after the Work has been determined to be substantially complete and accepted. One such inspection, the "Six-Month Guarantee Inspection," shall be made approximately six (6) months after date of the Notice of Substantial Completion, unless in the case of smaller projects valued under \$500,000 this inspection is declined in Article 7.2 (Design/Build Agreement), Modification of Article 45, in which case the inspection to occur at six months shall not be required. Another such inspection, the "Eleven-Month Guaranty Inspection" shall be made approximately eleven (11) months after the date of the Notice of Substantial Completion. The Design/Build Entity shall schedule and so notify all parties concerned, and the Principal Representative shall notify State Buildings Program, of these inspections. If more than one Notice of Substantial Completion has been issued at the reasonable discretion of the Principal Representative separate eleven month inspections may be required where the one year guarantees do not run reasonably concurrent.

Written punch lists and reports of these inspections shall be prepared by the Design Build Entity's Architect/Engineer, approved by the Principal Representative, and forwarded to the Design/Build Entity and State Buildings Program, and all other participants within ten (10) days after the completion of the inspections. The punch list shall itemize all guarantee items, prior punch list items still to be corrected or completed and any other requirements of the Contract Documents to be completed which were not waived by final acceptance because they were not obvious or could not reasonably have been previously observed. The Design/Build Entity shall immediately initiate such remedial work as may be necessary to correct any deficiencies or defective Work shown by this report, and shall promptly complete all such remedial work in a manner satisfactory to the Principal Representative and State Buildings Program.

If the Design/Build Entity fails to promptly correct all deficiencies and defects shown by this report, the Principal Representative may do so, after giving the Design/Build Entity ten (10) days written Notice of intention to do so.

The State of Colorado, acting by and through the Principal Representative, shall be entitled to collect from the Design/Build Entity all costs and expenses incurred by it in correcting such deficiencies and defects, as well as all damages resulting from such deficiencies and defects.

#### **46 ARTICLE 46 TIME OF COMPLETION AND LIQUIDATED DAMAGES**

It is hereby understood and mutually agreed, by and between the parties hereto, that the date of beginning, rate of progress, and the time for completion of the Work to be done hereunder are ESSENTIAL CONDITIONS of this Agreement, and it is understood and agreed that the Work embraced in this Contract shall be commenced at the time specified in the Notice to Proceed to Commence Design Phase (SBP-8.26).

It is further agreed that time is of the essence of each and every portion of this Contract, and of any portion of the Work described on the Drawings or Specifications, wherein a definite and certain length of time is fixed for the performance of any act whatsoever. The parties further agree that where under the Contract additional time is allowed for the completion of the Work or any identified portion of the Work, the new time limit or limits fixed by such extension of the time for completion shall be of the essence of this Agreement.

The Design/Build Entity acknowledges that subject to any limitations in the Request for Proposal, issued for the Project, the Design/Build Entity's proposal is consistent with and considers the number of days to substantially complete the Project and the number of days to finally complete the Project to which the parties may have stipulated in the Agreement, which stipulation was based on the Design/Build Entity's proposal. The Design/Build Entity agrees that Work shall be prosecuted regularly, diligently and uninterruptedly at such rate of progress as will confirm the Project will be substantially complete, and fully and finally complete, as recognized by the issuance of all required Notices of Substantial Completion and Notices of Final Acceptance, within any times stipulated and specified in the Agreement, as the same may be amended by Change Order or other written modification, and that the Principal Representative will be damaged if the times of completion are delayed.

It is expressly understood and agreed, by and between the parties hereto, that the times for the Substantial Completion of the Work or for the final acceptance of the Work as may be stipulated in the Agreement, and as applied here and in Article 7.6 of the Design/Build Guaranteed Maximum Price Agreement SC-9.0), Modifications of Article 46, are reasonable times for these stages of completion of the Work, taking into such consideration all factors, including the average climatic range and usual industrial conditions prevailing in the locality of the building operations.

If the Design/Build Entity shall neglect, fail or refuse to complete the Work within the times specified in the Agreement, such failure shall constitute a

breach of the terms of the Contract and the State of Colorado, acting by and through the Principal Representative, shall be entitled to liquidated damages for such neglect, failure or refusal, as specified in Article 7.6 of the Design/Build Guaranteed Maximum Price Agreement), Modification of Article 46.

The Design/Build Entity and the Design/Build Entity's Surety shall be jointly liable for and shall pay the Principal Representative, or the Principal Representative may withhold, the sums hereinafter stipulated as liquidated damages for each calendar day of delay until the entire Project is 1) substantially completed, and the Notice (or all Notices) of Substantial Completion are issued, 2) finally complete and accepted and the Notice (or all Notices) of Acceptance are issued, or 3) both. Delay in substantial completion shall be measured from the Date of the Notice to Proceed and delay in final completion and acceptance shall be measured from the Date of the Notice of Substantial Completion.

In the first instance, specified in Article 7.6.1 of the Design/Build Guaranteed Maximum Price Agreement SC-9.0), Modification of Article 46, liquidated damages, if any, shall be the amount specified therein, for each calendar day of delay beginning after the stipulated number of days for Substantial Completion from the date of the Notice to Proceed to Commence Design Phase, until the date of the Notice of Substantial Completion. Unless otherwise specified in any Supplementary General Conditions, in the event of any partial Notice of Substantial Completion, liquidated damages shall accrue until all required Notices of Substantial Completion are issued.

In the second instance, specified in Article 7.6.2 of the Design/Build Guaranteed Maximum Price Agreement SC-9.0), Modification of Article 46, liquidated damages, if any, shall be the amount specified in Article 7.6.2 in the Design/Build Guaranteed Maximum Price Agreement SC-9.0, Modification of Article 46, for each calendar day in excess of the number of calendar days specified in the Design/Build Entity's proposal for the Project and stipulated in the Agreement to finally complete the Project (as defined by the issuance of the Notice of Acceptance) after the final Notice of Substantial Completion has been issued.

In the third instance, when so specified in both Articles 7.6.1 and 7.6.2 of the Design/Build Guaranteed Maximum Price Agreement SC-9.0, both types of liquidated damages shall be separately assessed where those delays have occurred.

The parties expressly agree that said amounts are a reasonable estimate of the presumed actual damages that would result from any of the breaches listed, and that any liquidated damages that are assessed have been agreed to in light of the difficulty of ascertaining the actual damages that would be caused by any of these breaches at the time this Contract was formed; the liquidated damages in the first instance representing an estimate of damages due to the inability to use the Project; the liquidated damages in the second instance representing an estimate of damages due to the additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period including delivery of any or all guarantees and warranties, the submittals

of sales and use tax payment forms, the calling for the final inspection and the completion of the final punch list.

The parties also agree and understand that the liquidated damages to be assessed in each instance are separate and distinct, although potentially cumulative, damages for the separate and distinct breaches of delayed substantial completion or final acceptance. Such liquidated damages shall not be avoided by virtue of the fact of concurrent delay caused by the Principal Representative, or anyone acting on behalf of the Principal Representative, but in such event, the period of delay for which liquidated damages are assessed shall be equitably adjusted in accordance with Article 38, Delays And Extensions Of Time.

#### **47 ARTICLE 47 DAMAGES**

If either party to this Contract shall suffer damage under this Contract in any manner because of any wrongful act or neglect of the other party or of anyone employed by either of them, then the party suffering damage shall be reimbursed by the other party for such damage. Except to the extent of damages liquidated for the Design/Build Entity's failure to achieve timely completion as set forth in Article 46, Time of Completion and Liquidated Damages, the Principal Representative shall be responsible for, and at their option may insure against, loss of use of any existing property not included in the Work, due to fire or otherwise, however caused. Notwithstanding the foregoing, or any other provision of this Contract, to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, Section C.R.S. § 24-10-101, *et seq.*, as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of Section C.R.S. § 24-10-101, *et seq.*, as now or hereafter amended and the risk management statutes, Section C.R.S. § 24-30-1501, *et seq.*, as now or hereafter amended.

Notice of intent to file a claim under this clause shall be made in writing to the party liable within a reasonable time of the first observance of such damage and not later than the time of final payment, except that in the case of claims by the Principal Representative involving warranties against faulty Work or materials Notice shall be required only to the extent stipulated elsewhere in these General Conditions. Claims made to the Principal Representative involving extra cost or extra time arising by virtue of instructions to the Design/Build Entity to which Article 36, Claims, applies shall be made in accordance with Article 36. Other claims arising under the Contract involving extra cost or extra time which are made to the Principal Representative under this clause shall also be made in accordance with the procedures of Article 36, whether or not arising by virtue of instructions to the Design/Build Entity.

Provided written Notice of intent to file a claim is provided as required in the preceding paragraph, nothing in this Article shall limit or restrict the rights of either party to bring an action at law or to seek other relief to which either party may be entitled, including consequential damages, if any, and shall not be construed to limit the time during which any action might be brought. Nothing in these General Conditions shall be deemed to limit the period of time during which any action may be brought as a matter of contract, tort, warranty or otherwise, it being the intent of the parties to allow any and all actions at law or in equity for such periods as the law permits. All such rights shall, however be subject to the obligation to assert claims and to appeal denials pursuant to Article 36, Claims, where applicable.

#### **48 ARTICLE 48 STATE'S RIGHT TO DO THE WORK; TEMPORARY SUSPENSION OF WORK; DELAY DAMAGES**

##### **48.1 STATE'S RIGHT TO DO THE WORK**

If after receipt of Notice to do so, the Design/Build Entity should neglect to prosecute the Work properly or fail to perform any provision of the Contract, the Principal Representative, after a second seven (7) days' advance written Notice to the Design/Build Entity and the Surety may, without prejudice to any other remedy the Principal Representative may have, take control of all or a portion of the Work, as the Principal Representative deems necessary and make good such deficiencies deducting the cost thereof from the payment then or thereafter due the Design/Build Entity, as provided in Article 30, Correction Of Work Before Acceptance and Article 33, Payments Withheld.

##### **48.2 TEMPORARY SUSPENSION OF WORK**

The Principal Representative shall have the authority to suspend the Work, either wholly or in part, for such period or periods as may be deemed necessary due to:

- a) Unsuitable weather;
- b) Faulty workmanship;
- c) Improper superintendence or project management;
- d) Design/Build Entity's failure to carry out orders or to perform any provision of the Contract Documents;
- e) Loss of, or restrictions to, appropriations;
- f) Conditions, which may be considered unfavorable for the prosecution of the Work.

If it should become necessary to stop work for an indefinite period, the Design/Build Entity shall store materials in such manner that they will not become an obstruction or become damaged in any way; and he or she shall take every precaution to prevent damage to or deterioration of the Work, provide suitable drainage and erect temporary structures where necessary.

Notice of suspension of work shall be provided to the Design/Build Entity in writing stating the reasons therefore. The Design/Build Entity shall again proceed with the Work when so notified in writing.

The Design/Build Entity understands and agrees that the State of Colorado cannot predict with certainty future revenues and could ultimately lack the revenue to fund the appropriations applicable to this Contract. The Design/Build Entity further acknowledges and agrees that in such event that the Principal Representative may, upon Notice to the Design/Build Entity, suspend the work in anticipation of a termination of the Contract for the convenience of the State, pursuant to Article 50, Termination For Convenience of State. If the Contract is not so terminated the Contract sum and the Contract time shall be equitably adjusted at the time the Principal Representative directs the Work to be recommenced and gives Notice that the revenue to fund the appropriation is available.

### **48.3 DELAY DAMAGES**

The Principal Representative and the State of Colorado shall be liable to the Design/Build Entity for the payment of any claim for extra costs, extra compensation or damages occasioned by hindrances or delays encountered in the Work only when and to the limited extent that such hindrance or delay is caused by an act or omission within the control of the Principal Representative or other persons or entities acting on behalf of the Principal Representative. Further, the Principal Representative and the State of Colorado shall be liable to the Design/Build Entity for the payment of such a claim only if the Design/Build Entity has provided required Notice of the delay or impact, or has presented its claim for an extension of time or claim of other delay or other impact due to changes ordered in the Work before proceeding with the changed Work. Except as otherwise provided, claims for extension of time shall be Noticed and filed in accordance with Article 38, Delays and Extensions of Time, within three (3) business days of the beginning of the delay with any claim filed within seven (7) days after the delay has ceased, or such claim is waived. Claims for extension of time or for other delay or other impact resulting from changes ordered in the Work shall be presented and adjusted as provided in Article 35, Changes in the Work.

## **49 ARTICLE 49 STATE'S RIGHTS TO TERMINATE CONTRACT**

### **49.1 GENERAL**

If the Design/Build Entity should be adjudged bankrupt, or if he or she should make a general assignment for the benefit of their creditors, or if a receiver should be appointed to take over his affairs, or if he or she should fail to prosecute their Work with due diligence and carry the Work forward in accordance with the construction schedule and the time limits set forth in the Contract Documents, or if he or she should fail to subsequently perform one or

more of the provisions of the Contract Documents to be performed by him, the Principal Representative may serve written Notice on the Design/Build Entity and the Surety on performance and payment bonds, stating their intention to exercise one of the remedies hereinafter set forth and the grounds upon which the Principal Representative bases their right to exercise such remedy.

In such event, unless the matter complained of is satisfactorily cleared within ten (10) days after delivery of such Notice, the Principal Representative may, without prejudice to any other right or remedy, exercise one of such remedies at once.

#### 49.2 CONDITIONS AND PROCEDURES

- a) The Principal Representative may terminate the services of the Design/Build Entity, which termination shall take effect immediately upon service of Notice thereof on the Design/Build Entity and their Surety, whereupon the Surety shall have the right to take over and perform the Contract. If the Surety does not provide Notice to the Principal Representative of its intent to commence performance of the Contract within ten (10) days after delivery of the Notice of termination, the Principal Representative may take over the Work, take possession of and use all materials, tools, equipment and appliances on the premises and prosecute the Work to completion by such means as he or she shall deem best. In the event of such termination of their service, the Design/Build Entity shall not be entitled to any further payment under the Contract until the Work is completed and accepted. If the Principal Representative takes over the Work and if the unpaid balance of the Contract Sum exceeds the cost of completing the Work, including compensation for any damages or expenses incurred by the Principal Representative through the default of the Design/Build Entity, such excess shall be paid to the Design/Build Entity. If, however, the cost, expenses and damages exceed such unpaid balance of the contract price, the Design/Build Entity and their Surety shall pay the difference to the Principal Representative.
- b) The Principal Representative may require the Surety on the Design/Build Entity's bond to take control of the Work and see to it that all the deficiencies of the Design/Build Entity are made good, with due diligence within ten (10) days of delivery of Notice to the Surety to do so. As between the Principal Representative and the Surety, the cost of making good such deficiencies shall all be borne by the Surety. If the Surety takes over the Work, either by election upon termination of the services of the Design/Build Entity pursuant to Section B(1) of this Article 49, State's Right To Terminate Contract, or upon instructions from the Principal Representative to do so, the provisions of the Contract Documents shall govern the Work to be done by the Surety, the Surety being substituted for the Design/Build Entity as to such provisions, including provisions as to payment for the Work, the times of completion and provisions of this Article as to the right of the Principal Representative to do the Work or to take control of all or a portion of the Work.
- c) The Principal Representative may take control of all or a portion of the Work and make good the deficiencies of the Design/Build Entity, or the Surety if the

Surety has been substituted for the Design/Build Entity, with or without terminating the Contract, employing such additional help as the Principal Representative deems advisable in accordance with the provisions of Article 48.1, State's Right To Do The Work; Temporary Suspension Of Work; Delay Damages. In such event, the Principal Representative shall be entitled to collect from the Design/Build Entity and their Surety, or to deduct from any payment then or thereafter due the Design/Build Entity, the costs incurred in having such deficiencies made good and any damages or expenses incurred through the default of Design/Build Entity. If the Contract is not terminated, a Change Order to the Contract shall be executed, unilaterally if necessary, in accordance with the procedures of Article 35, Changes in the Work.

#### **49.3 ADDITIONAL CONDITIONS**

If any termination by the Principal Representative for cause is later determined to have been improper, the termination shall be automatically converted to and deemed to be a termination by the Principal Representative for convenience and the Design/Build Entity shall be limited in recovery to the compensation provided for in Article 50, Termination for Convenience of State. Termination by the Design/Build Entity shall not be subject to such conversion.

### **50 ARTICLE 50 TERMINATION FOR CONVENIENCE OF STATE**

#### **50.1 NOTICE OF TERMINATION**

The performance of Work under this Contract may be terminated, in whole or from time to time in part, by the Principal Representative whenever for any reason the Principal Representative shall determine that such termination is in the best interest of the State. Termination of Work hereunder shall be effected by delivery to the Design/Build Entity of a Notice of such termination specifying the extent to which the performance of Work under the Contract is terminated and the date upon which such termination becomes effective.

#### **50.2 PROCEDURES**

After receipt of the Notice of termination, the Design/Build Entity shall, to the extent appropriate to the termination, cancel outstanding commitments hereunder covering the procurement of materials, supplies, equipment and miscellaneous items. In addition, the Design/Build Entity shall exercise all reasonable diligence to accomplish the cancellation or diversion of all applicable outstanding commitments covering personal performance of any Work terminated by the Notice. With respect to such canceled commitments, the Design/Build Entity agrees to:

- a) Settle all outstanding liabilities and all claims arising out of such cancellation of commitments, with approval or ratification of the Principal Representative, to the extent he or she may require, which approval or ratification shall be final for all purposes of this clause; and,

- b) Assign to the Principal Representative, in the manner, at the time, and to the extent directed by the Principal Representative, all of the right, title, and interest of the Design/Build Entity under the orders and subcontracts, consultants and subconsultants so terminated, in which case the Principal Representative shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts, consultants and subconsultants.

The Design/Build Entity shall submit their termination claim to the Principal Representative promptly after receipt of a Notice of termination, but in no event later than three (3) months from the effective date thereof, unless one or more extensions in writing are granted by the Principal Representative upon written request of the Design/Build Entity within such three (3) month period or authorized extension thereof. Upon failure of the Design/Build Entity to submit their termination claim within the time allowed, the Principal Representative may determine, on the basis of information available to him, the amount, if any, due to the Design/Build Entity by reason of the termination and shall thereupon pay to the Design/Build Entity the amount so determined.

Costs claimed, agreed to, or determined pursuant to the preceding and following paragraph shall be in accordance with the provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education, and associated Cost Principles of the Colorado Procurement Rules as in effect on the date of this Contract.

Subject to the preceding provisions, the Design/Build Entity and the Principal Representative may agree upon the whole or any part of the amount or amounts to be paid to the Design/Build Entity by reason of the termination under this clause, which amount or amounts may include any reasonable cancellation charges thereby incurred by the Design/Build Entity and any reasonable loss upon outstanding commitments for personal services which he or she is unable to cancel; provided, however, that in connection with any outstanding commitments for personal services which the Design/Build Entity is unable to cancel, the Design/Build Entity shall have exercised reasonable diligence to divert such commitments to other activities and operations. Any such agreement shall be embodied in an Amendment to this Contract and the Design/Build Entity shall be paid the agreed amount.

The Principal Representative may from time to time, under such terms and conditions as it may prescribe, make partial payments against costs incurred by the Design/Build Entity in connection with the termination portion of this Contract, whenever, in the opinion of the Principal Representative, the aggregate of such payments is within the amount to which the Design/Build Entity will be entitled hereunder.

The Design/Build Entity agrees to transfer title and deliver to the Principal Representative, in the manner, at the time, and to the extent, if any, directed by the Principal Representative, such information and items which, if the Contract

had been completed, would have been required to be furnished to the Principal Representative, including:

- a) Completed or partially completed plans, Drawings and information; and,
- b) Materials or equipment produced or in process or acquired in connection with the performance of the Work terminated by the Notice.

Other than the above, any termination inventory resulting from the termination of the Contract may, with written approval of the Principal Representative, be sold or acquired by the Design/Build Entity under the conditions prescribed by and at a price or prices approved by the Principal Representative. The proceeds of any such disposition shall be applied in reduction of any payments to be made by the Principal Representative to the Design/Build Entity under this Contract or shall otherwise be credited to the price or cost of Work covered by this Contract or paid in such other manners as the Principal Representative may direct.

Pending final disposition of property arising from the termination, the Design/Build Entity agrees to take such action as may be necessary, or as the Principal Representative may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Design/Build Entity and in which the State has or may acquire an interest.

Any disputes as to questions of fact, which may arise hereunder, shall be subject to the Remedies provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

## **51 ARTICLE 51 DESIGN/BUILD ENTITY'S RIGHT TO STOP WORK AND/OR TERMINATE CONTRACT**

If the Work shall be stopped under an order of any court or other public authority for a period of three (3) months through no act or fault of the Design/Build Entity or of any one employed by him, then the Design/Build Entity may on seven (7) days' written Notice to the Principal Representative stop Work or terminate this Contract and recover from the Principal Representative payment for all Work executed, any losses sustained on any plant or material, and a reasonable profit only for the Work completed. If the Principal Representative shall fail to issue or otherwise act in writing upon any certificate for payment within ten (10) days after it is due, or if the Principal Representative shall fail to pay the Design/Build Entity any sum certified that is not disputed in whole or in part by the Principal Representative in writing to the Design/Build Entity within thirty (30) days then the Design/Build Entity may on ten (10) days' written Notice to the Principal Representative stop Work and/or give written Notice of intention to terminate this Contract.

If the Principal Representative shall thereafter fail to pay the Design/Build Entity any amount not disputed in writing by the Principal Representative within ten (10) days after receipt of such Notice, then the Design/Build Entity may terminate this Contract and recover from the Principal Representative payment

for all Work executed, any losses sustained upon any plant or materials, and profit only for Work completed. The Principal Representative's right to dispute an amount certified by the Architect/Engineer shall not relieve the Principal Representative of the obligation to pay amounts not in dispute as certified by the Architect/Engineer.

## **52 ARTICLE 52 COLORADO SPECIAL PROVISIONS**

### **52.1 CONTROLLER'S APPROVAL, C.R.S. § 24-30-202(1)**

This contract shall not be valid until it has been approved by the Colorado State Controller or designee.

### **52.2 FUND AVAILABILITY, C.R.S. § 24-30-202(5.5)**

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

### **52.3 GOVERNMENTAL IMMUNITY**

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

### **52.4 INDEPENDENT CONTRACTOR**

Contractor shall perform its duties hereunder as an independent Contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

## 52.5 COMPLIANCE WITH LAW

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

## 52.6 CHOICE OF LAW, JURISDICTION, AND VENUE

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

## 52.7 PROHIBITED TERMS

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109, C.R.S.

## 52.8 SOFTWARE PIRACY PROHIBITION. SOFTWARE PIRACY PROHIBITION

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

## 52.9 EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST

C.R.S. § 24-18-201 and C.R.S. § 24-50-507

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor services and Contractor shall not employ any person having such known interests.

## 52.10 VENDOR OFFSET AND ERRONEOUS PAYMENTS

C.R.S. § 24-30-202(1) & C.R.S. § 24-30-202.4

Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies

for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

## **53 ARTICLE 53 MISCELLANEOUS PROVISIONS**

### **53.1 PROFESSIONAL ASSOCIATION PERMITTED**

The Contractor may, with the prior written consent of the Principal Representative, join with him in the performance of this Agreement any other duly licensed Architect or Architects or registered Engineers with whom he may, in good faith, and enter into an association.

### **53.2 DISSOLUTION OF PROFESSIONAL ASSOCIATION**

In the event there is dissolution of the association, other than by death of a member, the State of Colorado, acting by and through the Principal Representative, shall designate which former member shall continue with the work and may make all payments thereafter falling due in connection with the work directly to the person or persons so designated and without being required to look to the application of such payments as among the former members.

### **53.3 WAGE RATES, in accordance with C.R.S. § 24-30-1404 (1)**

As amended, the Contractor has executed a schedule, which is attached hereto and made a part hereof by reference as **Exhibit B**, Wage Rates Schedule, and by doing so is certifying that wage rates and other factual unit costs supporting the compensation paid by the State for these professional services are accurate, complete and current.

The original contract price and any additions thereto shall be adjusted to exclude any significant sums by which the Principal Representative determines the contract price had been increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such contract adjustments shall be made within one year following the end of this contract.

### **53.4 PUBLIC ART LAW**

In recognition of the Public Art Law, C.R.S. § 24-48.5-312, as amended, if the State determines that this project is eligible for the acquisition of artworks in accordance

with this law, the Contractor agrees to participate in the art selection process as an art jury member and to cooperate with and to advise the State in working with the commissioned artist(s) for this Capital Construction Project.

#### 53.5 ASSIGNMENT

Contractor's rights and obligations under this Contract are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Contractor's rights and obligations approved by the State shall be subject to the provisions of this Contract.

#### 53.6 SUBCONTRACTS

Contractor shall not enter into any subcontract in connection with its obligations under this Contract without the prior, written approval of the State. Contractor shall submit to the State a copy of each such subcontract upon request by the State. All subcontracts entered into by Contractor in connection with this Contract shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of Colorado, and shall be subject to all provisions of this Contract.

#### 53.7 BINDING EFFECT

Except as otherwise provided in §17.A, all provisions of this Contract, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

#### 53.8 AUTHORITY

Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party's obligations have been duly authorized.

#### 53.9 CAPTIONS AND REFERENCES

The captions and headings in this Contract are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Contract to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

#### 53.10 COUNTERPARTS

This Contract may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

#### 53.11 ENTIRE UNDERSTANDING

This Contract represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Contract. Prior or

contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

#### 53.12 DIGITAL SIGNATURES

If any signatory signs this Contract using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

#### 53.13 MODIFICATION

Except as otherwise provided in this Contract, any modification to this Contract shall only be effective if agreed to in a formal amendment to this Contract, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Contract, other than contract amendments, shall conform to the policies issued by the Colorado State Controller.

#### 53.14 STATUTES, REGULATIONS, FISCAL RULES AND OTHER AUTHORITY

Any reference in this Contract to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Contract.

#### 53.15 EXTERNAL TERMS AND CONDITIONS

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Contractor's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Contract.

#### 53.16 SEVERABILITY

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

#### 53.17 SURVIVAL AND CERTAIN CONTRACT TERMS

Any provision of this Contract that imposes an obligation on a Party after termination or expiration of this Contract shall survive the termination or expiration of this Contract and shall be enforceable by the other Party.

#### 53.18 TAXES

The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-

730123K) and from State and local government sales and use taxes under §§39-26-704(1), et seq., C.R.S. (Colorado Sales Tax Exemption Identification Number 98-02565). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the state imposes such taxes on Contractor. Contractor shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Contractor may wish to have in place in connection with this Contract.

#### 53.19 THIRD PARTY BENEFICIARIES

Except for the Parties' respective successors and assigns described in § 53.5, this Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

#### 53.20 WAIVER

A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

#### 53.21 CORA DISCLOSURE

To the extent not prohibited by federal law, this Contract and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

#### 53.22 STANDARD AND MANNER OF PERFORMANCE

Contractor shall perform its obligations under this Contract in accordance with the customary standards of care, skill and diligence in Contractor's industry, trade, or profession.

#### LICENSES, PERMITS, AND OTHER AUTHORIZATIONS

Contractor shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

#### 53.23 LICENSES, PERMITS, AND OTHER AUTHORIZATIONS

Contractor shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or

subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

## 53.24 INDEMNIFICATION

### 53.24.1 General Indemnification

Contractor shall indemnify, save, and hold harmless the State, its employees, agents and assignees (the “Indemnified Parties”), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys’ fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Contractor, or its employees, agents, Subcontractors, or assignees in connection with this Contract.

### 53.24.2 Confidential Information Indemnification

Disclosure or use of State Confidential Information by Contractor in violation of §54 may be cause for legal action by third parties against Contractor, the State, or their respective agents. Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys’ fees and costs) incurred by the State in relation to any act or omission by Contractor, or its employees, agents, assigns, or Subcontractors in violation of §54.

### 53.24.3 Intellectual Property Indemnification

Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys’ fees and costs) incurred by the Indemnified Parties in relation to any claim that any Deliverable, Good or Service, software, or Work Product provided by Contractor under this Contract (collectively, “IP Deliverables”), or the use thereof, infringes a patent, copyright, trademark, trade secret, or any other intellectual property right. Contractor’s obligations hereunder shall not extend to the combination of any IP Deliverables provided by Contractor with any other product, system, or method, unless the other product, system, or method is (a) provided by Contractor or Contractor’s subsidiaries or affiliates; (b) specified by Contractor to work with the IP Deliverables; (c) reasonably required in order to use the IP Deliverables in its intended manner and the infringement could not have been avoided by substituting another reasonably available product, system, or method capable of performing the same function; or (d) is reasonably expected to be used in combination with the IP Deliverables.

### 53.24.4 Accessibility Indemnification

Contractor shall indemnify, save, and hold harmless the state, its employees, agents and assignees (collectively, the “Indemnified Parties”), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys’ fees and related costs) incurred by any of the Indemnified Parties in relation to Contractor’s failure to comply with §§24-85-101, et seq., C.R.S., or the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

## 53.25 ACCESSIBILITY

- 53.25.1 Contractor shall comply with and the Work Product provided under this Contract shall be in compliance with all applicable provisions of §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability, as established by the Governor's Office Of Information Technology (OIT), pursuant to Section §24-85-103 (2.5), C.R.S. Contractor shall also comply with all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards.
- 53.25.2 The State may require Contractor's compliance to the State's Accessibility Standards to be determined by a third party selected by the State to attest to Contractor's Work Product and software is in compliance with §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

## 54 ARTICLE 54 CONFIDENTIAL INFORMATION-STATE RECORDS

### 54.1 CONFIDENTIALITY

Contractor shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Contractor shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Contract, permitted by law or approved in writing by the State. Contractor shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. If Contractor or any of its Subcontractors will or may receive the following types of data, Contractor or its Subcontractors shall provide for the security of such data according to the following: (i) the most recently promulgated IRS Publication 1075 for all Tax Information and in accordance with the Safeguarding Requirements for Federal Tax Information attached to this Contract as an Exhibit, if applicable, (ii) the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, (iii) the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and (iv) the federal Health Insurance Portability and Accountability Act for all PHI and the HIPAA Business Associate Agreement attached to this Contract, if applicable. Contractor shall immediately forward any request or demand for State Records to the State's Principal Representative.

## 54.2 OTHER ENTITY ACCESS AND NONDISCLOSURE AGREEMENTS

Contractor may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Contract. Contractor shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Contract, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Contractor shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions if requested by the State.

## 54.3 USE, SECURITY, AND RETENTION

Contractor shall use, hold, and maintain State Confidential Information in compliance with any and all applicable laws and regulations only in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information. Contractor shall provide the State with access, subject to Contractor's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Contract, Contractor shall return State Records provided to Contractor or destroy such State Records and certify to the State that it has done so, as directed by the State. If Contractor is prevented by law or regulation from returning or destroying State Confidential Information, Contractor warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

## 54.4 INCIDENT NOTICE AND REMEDIATION

If Contractor becomes aware of any Incident, Contractor shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Contractor can establish that Contractor and its Subcontractors are not the cause or source of the Incident, Contractor shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Contractor shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may adjust or direct modifications to this plan in its sole discretion, and Contractor shall make all modifications as directed by the State. If Contractor cannot produce its analysis and plan within the allotted time, the State, in its discretion, may perform such analysis and produce a remediation plan, and Contractor shall reimburse the State for the actual costs thereof. The State may, in its sole discretion and at Contractor's sole expense, require Contractor to engage the services of an independent, qualified, State-approved third party to conduct a security audit.

Contractor shall provide the State with the results of such audit and evidence of Contractor's planned remediation in response to any negative findings.

#### 54.5 DATA PROTECTION AND HANDLING

Contractor shall ensure that all State Records and Work Product in the possession of Contractor or any Subcontractors are protected and handled in accordance with the requirements of this Contract, including the requirements of any Exhibits hereto, at all times.

#### 54.6 SAFEGUARDING PERSONAL IDENTIFIABLE INFORMATION (PII)

If Contractor or any of its Subcontractors will or may receive Personal Identifiable Information (PII) under this Contract, Contractor shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections, and audits. Contractor shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 et seq., C.R.S. In addition, as set forth in § 24-74-102, et. seq., C.R.S., Contractor, including, but not limited to, Contractor's employees, agents and Subcontractors, agrees not to share any PII with any third parties for the purpose of investigating for, participating in, cooperating with, or assisting with Federal immigration enforcement. If Contractor is given direct access to any State databases containing PII, Contractor shall execute, on behalf of itself and its employees, a certification as provided by the Office of the State Controller on an annual basis Contractor's duty and obligation to certify shall continue as long as Contractor has direct access to any State databases containing PII. If Contractor uses any Subcontractors to perform services requiring direct access to State databases containing PII, the Contractor shall require such Subcontractors to execute and deliver the certification to the State on an annual basis, so long as the Subcontractor has access to State databases containing PII.

## **Appendix C: Project Concept, Maps, and Specifications**

# **Appendix C1 – Project Concept Narrative**

## **FL2510 Dennison Track and Field Improvements**

### **Mission**

Enhance the experience of Fort Lewis College student-athletes and the broader campus community by delivering a safe, modern, and high-performance turf field and track facility that supports competitive excellence, promotes student wellness, and fosters community engagement. This project reflects the College's commitment to inclusive access, athletic development, and long-term stewardship of campus infrastructure.

### **Vision**

Fort Lewis College envisions a revitalized Athletics and Recreation complex that serves as a regional model for collegiate athletic and recreation facilities. The upgraded venue will elevate training and competition for student-athletes while providing a flexible, high-quality setting for campus traditions such as Commencement and select community events. The project advances the College's goal of strengthening campus vitality through strategic, durable investments.

### **Introduction**

The Dennison Track and Field Improvements project responds to the evolving needs of Fort Lewis College Athletics and Recreation and the growing demand for safe, resilient, and versatile outdoor facilities. Located at Roy Dennison Memorial Field, the project will replace the existing natural grass football field and aging track surface with modern synthetic systems designed for reliable, year-round use.

The improvements will primarily serve intercollegiate football, women's lacrosse, men's lacrosse, track and field, and crosscountry programs, while also supporting conditioning for other athletic teams, student recreation, and campus events. The project addresses documented concerns related to field performance, drainage, maintenance limitations, accessibility, and long-term reliability.

### **Community and Campus Engagement**

Project development has been informed through coordination with Athletics, Recreation, Facilities, campus leadership, students, and external advisors. Feedback has emphasized student user safety, scheduling flexibility, reduced maintenance demands, NCAA alignment, and full ADA compliance. This collaborative approach will continue through the

RFP and Design-Build process to ensure delivery of a facility aligned with institutional goals and operational needs.

### **Project Goals and Objectives**

1. Replace the existing natural grass field with a durable, multi-sport synthetic turf system.
  2. Construct a modern all-weather track meeting current NCAA performance and safety standards.
  3. Address critical infrastructure needs, including grading, subgrade stabilization, drainage, and utility coordination.
  4. Improve facility functionality, aesthetics, and adaptability consistent with Fort Lewis College branding.
  5. Incorporate ADA-compliant access routes and features for athletes, officials, spectators, and maintenance staff.
  6. Deliver an integrated athletic complex designed for long-term performance, safety, and maintainability.
- 

## **Design Concepts**

### **Stormwater Management and Drainage Considerations**

Stormwater management is a critical component of the project due to the site's bowl-like topography and the introduction of impervious and semi-impervious surfaces associated with synthetic turf and all-weather track systems. These improvements will increase surface runoff and reduce subsurface infiltration compared to existing conditions. The design must ensure that post-construction runoff rates do not exceed current levels or overwhelm the campus and city storm drain infrastructure. The design shall include a formal drainage study prepared in compliance with requirements set forth by the City of Durango Storm Drainage Design Criteria Manual.

Fort Lewis College strongly prefers passive stormwater management strategies—such as detention or retention areas, infiltration systems, or other gravity-based solutions—and does not wish to utilize pump stations due to long-term maintenance concerns. The selected team shall evaluate site constraints and hydrologic impacts and propose a comprehensive, low-maintenance approach that manages peak flows, protects adjacent

facilities, and supports long-term performance of the turf and track systems. Stormwater Management during construction shall be the responsibility of the Design/Build Entity.

### **Field Turf**

Dennison Field shall be converted to a multi-sport synthetic turf system in coordination with construction of the surrounding all-weather track. The field will serve as the primary competition venue for intercollegiate football and women's lacrosse, men's lacrosse, while accommodating training, student recreation, Commencement, and campus or community events. These improvements will significantly increase field availability, reliability, and scheduling flexibility.

The turf system shall be delivered as a fully integrated solution, including turf fibers, infill, shock attenuation, base construction, edge conditions, and drainage. The system shall be designed for high-use, year-round performance with emphasis on athlete safety, consistent playability, durability, and efficient maintenance. Field dimensions shall meet applicable requirements for football, women's lacrosse and men's lacrosse while maintaining the existing footprint and coordinating with adjacent track event areas.

Subsurface preparation and grading shall establish proper elevations and slopes, supported by a stable, compacted aggregate subbase. The turf system may include a shock pad designed to meet applicable G-Max performance criteria throughout its service life depending on budget. Infill selection shall balance performance, heat mitigation, durability, and maintenance requirements, with proposals addressing lifecycle performance, warranty coverage, and long-term operations.

Permanent inlaid markings shall be provided for football, women's lacrosse and men's lacrosse, with additional uses accommodated through temporary tick-mark systems to minimize visual clutter. Field colors and graphics shall align with Fort Lewis College branding standards. UV-stabilized fibers, heat-mitigation strategies, coordinated electrical infrastructure, and site security considerations shall be incorporated to protect the investment and support long-term performance.

---

### **Track and Field**

The project includes construction of a comprehensive all-weather Track & Field facility surrounding Roy Dennison Memorial Field, replacing the existing dirt track. The facility will serve as the primary competition and training venue for Track & Field and Cross Country programs, support conditioning for all athletic teams, and remain accessible to students,

faculty, and staff when not scheduled for formal use. Work will be coordinated with the turf installation to ensure integrated design, sequencing, and performance.

The project shall include a six-lane, 400-meter all-weather track designed in accordance with the NCAA Facility Manual. Lane widths shall be a minimum of 42 inches and include required collegiate and high school event markings, including relay exchange zones. The preferred surface is a Beynon BSS 1000 poured system or approved equal.

The north and south D-zones shall be surfaced with the all-weather track material and extend to the football goal posts. The South D-zone shall include two NCAA-compliant horizontal jump runways, each a minimum of 40 meters from the take-off board, with compliant take-off boards and landing pits. The North D-zone shall include a high jump area and a pole vault runway along the back edge of the D-zone with a minimum 40-meter runway measured from the vault box.

A steeplechase water pit shall be located at the north end of the track and designed to meet NCAA specifications, including dedicated drainage and access to a nearby water source. The track shall include an interior perimeter drainage system and an aluminum removable railing system along the inside perimeter. All jump pits, the steeplechase pit, and the pole vault box shall include protective covers when not in use.

---

### **Project Timeline and Next Steps**

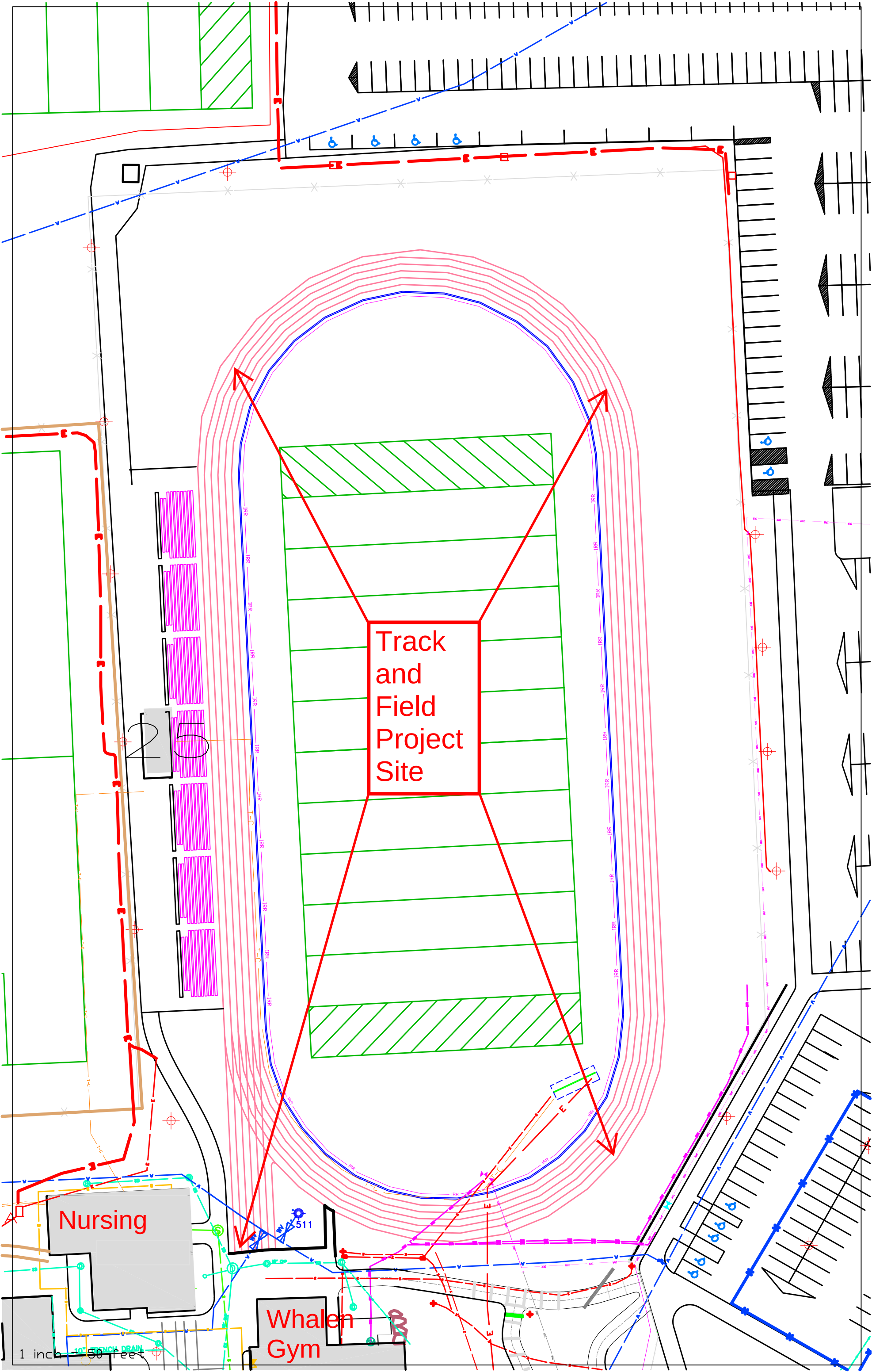
The project is anticipated to begin with site survey and geotechnical evaluation, followed by demolition, earthwork, base construction, drainage installation, and final turf and track installation. Construction is expected to span approximately four to six months, subject to final design approvals, with substantial completion targeted for late August 2027 to align with the academic and athletic calendar.

Upon selection of the successful Design / Build Entity, the project team will need to efficiently move through the contracting process and subsequent design phases as needed to accomplish the installation work during the summer in advance of the college's fall semester.

### **Conclusion**

The Dennison Track and Field Improvements project represents a strategic investment in the future of Skyhawk Athletics and the Fort Lewis College community. By modernizing critical athletic infrastructure with durable, safe, and performance-driven systems, the College will enhance competitive opportunities, improve campus functionality, and support long-term campus vitality.





Track  
and  
Field  
Project  
Site

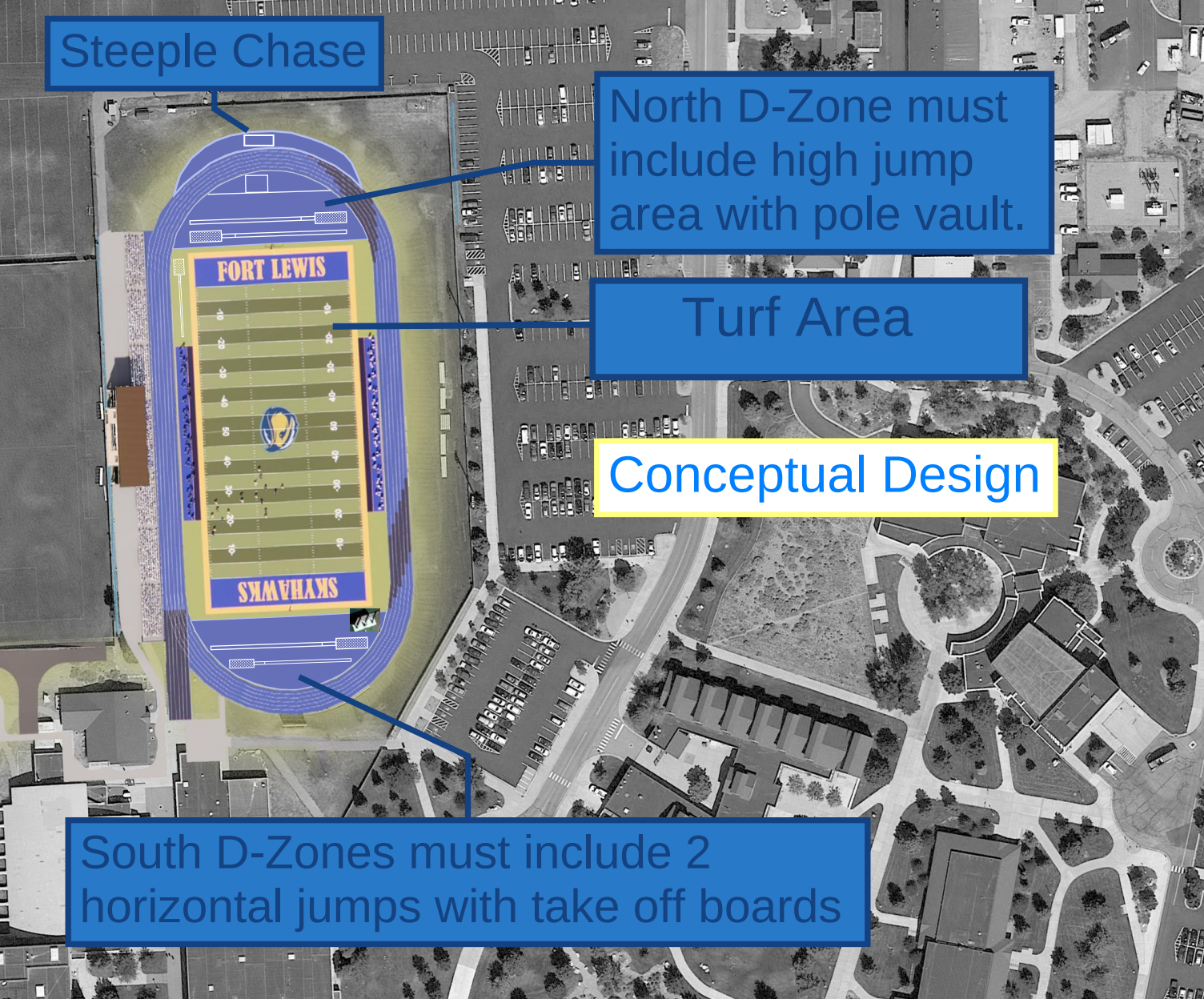
Nursing

Whalen  
Gym

1 inch = 50 feet

## Conceptual Design





The image is an aerial photograph of a site with a conceptual stadium design overlaid. The stadium is an oval shape with a blue running track and a green turf field in the center. The field has 'FORT LEWIS' at the top and 'SKYHAWKS' at the bottom, with a logo in the middle. Blue lines and boxes indicate specific areas for track events. Surrounding the stadium are parking lots, roads, and other buildings. Five blue callout boxes with white text provide specific design requirements for different parts of the stadium.

Steeple Chase

North D-Zone must include high jump area with pole vault.

Turf Area

Conceptual Design

South D-Zones must include 2 horizontal jumps with take off boards

**DIVISION 1  
GENERAL REQUIREMENTS**

**SECTION 01000 - GENERAL**

**WORK INCLUDED**

- 01000 - General
- 01110 - Summary of Work
- 01040 - Coordination
- 01050 - Field Engineering
- 01060 - Codes, Standards, Reports, Permits
- 01200 - Project Meetings
- 01340 - Shop Drawings and Samples
- 013591 - Archaeology and Artifact Procedures
- 01410 - Testing
- 01500 - Temporary Facilities
- 01501 - Landscape Preservation
- 01502 - Preservation of Trees and Shrubbery
- 01512 - Dust Control
- 01530 - Construction Site Barriers and Traffic Control
- 01560 - Cleaning Up
- 01565 - Water and Erosion Control
- 01700 - Project Closeout

Daily Reports: The General Contractor shall keep a daily record of all on-site activities and conditions. This daily record shall include a description of the work being performed, the weather conditions, manpower on-site, visitors, and any other data relevant to the progress of the work. Copies of these daily reports shall be submitted to the Owner's Representative no less than once a month.

Project Meetings: The General Contractor shall schedule and conduct regular job coordination and sub-contractor meetings at the site and shall notify in advance the Architect of such meetings. The Contractor shall keep a record of such meetings and distribute copies of such records to everyone in attendance, to others affected by decisions or actions taken at such meetings, and to the Architect whether in attendance or not.

Record Drawings: The General Contractor shall keep one (1) complete set of contract documents on the premises which shall be an "as-built" record set. All changes in the work from that shown on the original drawings shall be recorded thereon in red pencil. This set shall be turned over to the Architect with the final application for payment.

Operation and Maintenance Manuals: Where O & M manuals are called for, three (3) copies shall be required and shall be in 3 ring binders with hard covers and durable edge labeling.

Existing Conditions: Verify all existing conditions before ordering any fabrications and/or materials. Verify existing locations of all site utilities before beginning any site work.

Schedule of Values: The General Contractor shall provide a "Schedule of Values" within 20 days of receiving the Notice to Proceed to Construction.

End of Section

**SECTION 011000 - SUMMARY****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:**

1. Project information.
2. Work covered by Contract Documents.
3. Work by Owner.
4. Owner-furnished products.
5. Access to site.
6. Coordination with occupants.
7. Work restrictions.
8. Specification and drawing conventions.
9. Miscellaneous provisions.

**B. Related Requirements:**

1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

**1.3 PROJECT INFORMATION****A. Project Identification: FL2510 – Dennison Track and Field Improvements**

1. Project Location: Fort Lewis College, 1000 Rim Drive, Durango, CO, 81301

**B. Owner: Fort Lewis College**

1. Owner's Representative: Hoyt Leonhardt, Project Manager, Fort Lewis College: (716) 440-2114

**C. SCHEDULE OF ACTIVITIES**

|                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| Advertisement                                              | <u>February 3, 2026</u>             |
| RFP Document Release                                       | <u>February 3, 2026</u>             |
| Mandatory Pre -submittal Conference and Tour               | <u>N/A</u>                          |
| Date Email Questions (Clarifications) D                    | <u>February 16, 2026</u>            |
| Date Email Responses Issued                                | <u>February 18, 2026</u>            |
| Submittals (Prequalification: Step I) Due                  | <u>February 23, 2026</u>            |
| Interview Short List Announced                             | <u>March 2, 2026</u>                |
| Sealed Proposal (Evaluation and Award: Step II) Due        | <u>Week of March 16, 2026</u>       |
| Oral Interviews                                            | <u>Week of March 16, 2026</u>       |
| Selection Announced                                        | <u>March 23, 2026</u>               |
| Negotiation of D/B Contract                                | <u>March 23 – April 9, 2026</u>     |
| Contract Approval (projected)                              | <u>April 9, 2026</u>                |
| Anticipated Design Start                                   | <u>April 13, 2026</u>               |
| Anticipated Construction Start (submittals / procurements) | <u>January 2027</u>                 |
| On - site construction activities                          | <u>May 5, 2027 / August 7, 2027</u> |

## D. PROJECT PHASING

1. This project will not be phased

## 1.4 WORK COVERED BY CONTRACT DOCUMENTS

## A. The Work of Project is defined by the Contract Documents and consists of the following:

1. This project will transform the current natural grass football field into a durable, low-maintenance synthetic turf system designed to support multiple intercollegiate sports, club sports, intramural programs, and major campus events such as Commencement. The project will also include the design and construction of a new all-weather Track & Field complex featuring a six-lane, 400-meter track, steeplechase pit, and dedicated event areas for high jump, pole vault, and horizontal jumps.

The Design-Build team will be expected to develop a comprehensive approach that addresses existing site constraints, improves subsurface conditions, and ensures full NCAA code and performance compliance. One of the most critical components of the project will be the drainage and subsurface stabilization system which will include stormwater detention. The team must evaluate and implement solutions for base preparation, stormwater management, and required utility tie-ins to ensure long term field and track integrity. The final design and construction must prioritize athlete safety, operational sustainability, and minimized life-cycle maintenance.

## B. Type of Contract:

1. The Track and Field project will be constructed under a Design Build Guarantee Maximum Price Contract.

## 1.5 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.

## B. Preceding Work: Owner will perform the following construction operations at Project site. Those operations are scheduled to be substantially complete before the completion of the Schematic Design Phase of work.

1. Site Survey showing existing conditions in the construction area.
2. Soils Investigation and Geotech Evaluation.

## C. Concurrent Work: Owner will perform the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

## 1.6 A/V systems and equipment.

**SECTION 01040 - COORDINATION**

The General Contractor shall employ a full-time, on-site, competent project superintendent experienced in projects of this scale and complexity and is fully authorized as his agent on the work. Proof of the adequate experience in projects of this scale and/or type shall be furnished to the Architect or Owner upon request. The superintendent shall be capable of reading and fully understanding the plans and specifications and shall receive and fulfill instructions from the Architect.

The superintendent shall direct and coordinate the work of the various sub-contractors to ensure the progress of the work. He shall familiarize himself fully with the Plans and Specifications in advance of work being constructed and shall notify the Architect immediately of any conflict or discrepancy.

End of Section

**SECTION 01050 - FIELD ENGINEERING**

Prior to the start of any construction, the Contractor's field engineer shall verify existing grades, lines levels, and dimensions as required for the construction. Notify the Architect immediately if any errors or inconsistencies are discovered.

Prior to the start of any excavation work stake out the construction layout lines in accordance with the plans and specifications and notify Architect if not consistent with dimensions shown on plans.

Existing Conditions: Prior to trenching, excavate trench at location where routing crosses existing utilities and verify that proposed pipe elevations do not conflict with existing utility lines, duct bank, etc. Notify Architect immediately if there is any conflict. Verify all existing conditions before ordering any fabrications and/or materials. Verify existing locations of all site utilities before beginning any site work.

End of Section

## **SECTION 01060 - CODES, STANDARDS, REPORTS, PERMITS**

### **CODES and LAWS**

These construction documents, and the joint and several phases of construction hereby contemplated are to be governed at all times by applicable provisions of the Federal Law(s), including but not limited to, the latest amendments of the following:

Williams - Steigler Occupational Safety and Health Act of 1970, Public Law 91-596  
Part 1910 - Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations  
Part 1518 - Safety and Health Regulations for Construction, Chapter XIII of Title 29, Code of Federal Regulations  
Americans with Disabilities Act (ADA) Appendix B - 28 CFR Part 36  
Uniform Building Code, 1991 Edition  
Uniform Plumbing Code, 1991 Edition  
Uniform Mechanical Code, 1991 Edition  
Uniform Fire Code, 1991 Edition  
National Electric Code of the NFPA, latest edition  
National Board of Fire Underwriters, latest edition  
NFPA - latest edition

### **STANDARDS**

The following Standards are hereby made a part of these specifications to the same extent as if they were written herein, except that they may be amended or superseded by these Specifications or the Drawings. The date of the standard that is in effect is the date of the Contract Documents except when a specific date is specified.

American Concrete Institute Guide for Concrete Floor and Slab Construction, ACI-302, latest edition  
American Institute of Steel Construction, latest edition  
American Society for Testing and Materials, latest edition  
American Standards for Nursery Stock, current edition  
American Welding Society, latest edition  
Fort Lewis College Sitework Construction Standards Manual, latest edition  
Manual on Uniform Traffic Control Devices (MUTCD), latest edition  
State of Colorado Division of Highways Standard Specifications for Road & Bridge Construction, latest edition

End of Section

## **SECTION 01200 - PROJECT MEETINGS**

The General Contractor shall schedule and conduct weekly job coordination and sub-contractor meetings at the site and shall notify in advance the Architect and the Owner's Representative of such meetings. The Contractor shall keep a record of such meetings and distribute copies of such records to everyone in attendance, to others affected by decisions or actions taken at such meetings, and to the Architect and Owner's Representative, whether in attendance or not.

The minimum agenda for the above meetings is as follows:

1. Previous meeting minutes
2. Project schedule
3. Submittal status
4. Problems that will impede progress
5. Material and equipment delivery schedules
6. Sub-Contractor coordination
7. Quality Control
8. Safety
9. Change Orders

End of Section

**SECTION 01340 - SHOP DRAWINGS AND SAMPLES****SHOP DRAWINGS**

The General Contractor shall be responsible for the submission of all shop drawings and samples to the Architect. Shop drawings or samples submitted directly by a sub-contractor will not be accepted. Shop drawings and other drawing submittals shall be accurately drawn and dimensioned and shall be submitted in the form of a rolled sepia and five sets of prints. Sepia and four sets of prints shall be submitted to Architect and remaining print shall be submitted directly to Owner's Representative. Exclusion of sepia shall be a cause for rejection. Approval of shop drawings is for design intent only. The Contractor is responsible for dimensions, quantities and coordination with other trades.

**SAMPLES**

The Contractor shall arrange for the submittal of up to date samples including a complete range of colors, textures and patterns manufactured for each specific product. Color samples shall be of actual colored material, not photographic reproductions. Larger size samples may be requested once a tentative selection has been made.

**SUBMITTAL SCHEDULE**

All shop drawings not requiring field measurements for fabrication and all color and/or finish samples shall be submitted no later than 8 weeks following the receipt of the Notice to Proceed. No color selections shall be made until all color samples are received and failure to meet this requirement shall not be cause for a delay claim by the Contractor. All remaining shop drawings shall be submitted in a timely manner and so as to allow a minimum of two weeks review and approval time. Note that submittals or shop drawings that are inaccurate, incomplete, incorrect or otherwise insufficient may be rejected and that the re-submitted material will also be subject to the two week approval period.

**REQUIRED SHOP DRAWINGS AND/OR SUBMITTALS**

Site Use Plan – Submit for approval prior to construction phase  
Other submittals / shop drawings: as determined by project design

End of Section

**SECTION 013591 – ARCHAEOLOGICAL AND ARTIFACT PROCEDURES**

**INDIAN ARTIFACTS:** Archaeological sites, Indian artifacts, and evidence of the possibility of ancient grave or campsites have been found on the campus. All workmen involved in the excavation work shall be informed by the Contractor as to the possibility of archaeological structures and artifacts on campus. The Contractor is cautioned that all such materials are the property of the State of Colorado, through the college, and when discovered shall not be removed or disturbed until the college officials have evaluated the archaeological findings. In the event the historical, prehistorical, or archaeological resources are discovered in the course of construction, the Contractor should refrain from knowingly damaging such resources and should notify the College. To knowingly disturb historical, prehistorical, or archaeological resources on public land is a misdemeanor; to knowingly disturb human remains on public or private lands is also a misdemeanor.

The State of Colorado reserves to itself title to all historical, prehistorical, or archaeological resources in all lands, rivers, lakes, reservoirs, and other areas owned by the State. Historical, prehistorical, or archaeological resources shall include all deposits, structures, or objects which provide information pertaining to the historical or prehistorical culture of the people within the boundaries of the State of Colorado, as well as fossils and other remains of animals, plants, insects, and other objects of natural history within such boundaries.

Any person who knowingly appropriates, excavates, injures, or destroys any historical prehistorical, or archaeological resource on land owned by the state without a valid permit is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than five hundred dollars, or by imprisonment in the county jail for not more than thirty days, or by both such fine and imprisonment. All articles illegally taken and all moneys and materials derived from the sale or trade of the same shall be forfeited to the State Historical Society.

Any person who discovers on any land suspected human skeletal remains or who knowingly disturbs such remains shall immediately notify the coroner or the county wherein the remains are located and the college. If it is confirmed that the remains are human remains but of no forensic value, the coroner shall notify the state archaeologist of the discovery. The state archaeologist shall recommend security measures for the site. Prior to further disturbance, the state archaeologist shall cause the human remains to be examined by a qualified archaeologist to determine whether the remains are more than one hundred years old and to evaluate the integrity of their archaeological context. Complete documentation of the archaeological context of the human remains shall be accomplished in a timely manner.

Any person who knowingly disturbs an unmarked human burial in violation of this part 13 commits a class 1 misdemeanor and shall be punished as provided in section 18-1-1-6, C.R.S. Any person who has knowledge that an unmarked human burial is being unlawfully disturbed and fails to notify the local law enforcement agency with jurisdiction in the area where the unmarked human burial is located commits a class 2 misdemeanor and shall be punished as provided in section 18-1-106, C.R.S.

The college will have a consultant on site as needed to assist with the management of the discovery of any archaeological sites, artifacts, or human remains that may be encountered. The resolution of any situation related to the discovery of archaeological sites, artifacts, or human remains shall be in compliance with State of Colorado laws governing the disposition thereof. The state laws include all applicable provisions of the Historical, Prehistorical, and Archaeological Resources Act of 1973 (CRS 24-80-401 ff), as amended, and An Act Concerning the Preservation of Historical, Prehistorical, or Archaeological resources of Colorado, 1990 (CRS 24-80-401, 405, 408, 409, 411, and 24-80-1301 through 1305).

**END OF SECTION 013591**

**SECTION 01410 - TESTING**

The testing agency shall be an independent laboratory approved by the Owner. The Owner will pay for the costs of initial testing. The cost of subsequent retesting necessitated by the failure to meet the specifications based on the initial test shall be paid for by the Contractor. The Contractor shall be responsible for providing the Owner with advance notification as to when areas will be ready for testing and coordinating with the Testing Agency to see that their work is accomplished.

**COMPACTION TESTING**

- A. Compaction Testing. Testing shall be made prior to the placement of improvements at the top of the subbase, at the top of the base course, and as otherwise required by these Specifications. Contractor to cooperate fully with all persons engaged in testing. Contractor to excavate as required to allow testing; Contractor to backfill all test excavations in accordance to these Specifications.
- B. Reference Standards. Density/moisture relationships to be developed for all soil types encountered according to ASTM D698 or ASSHTO T99.
- C. Field Testing. Testing for density during compaction operations to be done in accordance with ASTM D29922 using nuclear density methods.
- D. Frequency of Testing. Conduct a minimum of one test for each layer of specified depth of fill or back-fill as follows:

Foundations: For each 100 lineal feet or less of trench.  
 Slabs on Grade: For each 2,000 square feet or less of building area.  
 Pavement and Walks: For each 2,000 square feet or less.  
 All Other Areas: For each 5,000 square feet or less.  
 Utility Trenches: For each 250 lineal feet or less of trench.  
 Other: As directed by Engineer or Owner's Representative.

**CONCRETE TESTING**

The Testing laboratory shall take four (4) cylinders for each test; break one (1) at seven days; two (2) at twenty-eight days; retain one (1) for forty-five day break if necessary.

During the progress of construction, tests under the direction of the engineer shall be made to determine whether the concrete being produced complies with the quality specified. The General Contractor shall cooperate in the making of such tests by furnishing the labor, cylinders, and concrete required, and providing protection of the specimens against injury or loss through his operations. The General Contractor shall notify the Owner's testing laboratory twenty-four (24) hours in advance of any pour.

**ASPHALT TESTING**

Asphalt compaction testing shall be done at a frequency as determined by the Engineer. Asphalt shall be compacted to a minimum 95% density of the laboratory specimen as determined by AASHTO T-209.

End of Section

**SECTION 01500 - TEMPORARY FACILITIES**

Water from Owner's existing water system is available for use without metering and without payment of use charges. Electric power from Owner's existing system is available for use without metering and without payment of use charges. The Contractor shall arrange and pay for the temporary connection and provision of electrical power, space heating, and water. All services to the existing Campus shall be maintained at all times.

Temporary storage facilities shall be provided for the purpose of protecting stored materials that may be damaged by storage in the open. The Contractor shall do no work at any time, nor shall he permit work to be performed, under any conditions unsuited to its perfect execution, safety and permanence. At all times when the temperature is low enough to require it, the Contractor shall heat and protect any materials subject to injury by cold or frost.

Temporary fencing, barricades, sidewalks and walkways shall be provided as required for the duration of the construction period or until permanent facilities are in place and accepted by the Owner. Contractor shall be responsible for the removal of all temporary facilities at the completion of the job and the return of all areas damaged to their original condition before work began.

If temporary heat is required for the protection, or expediting of the work, the Contractor shall provide approved heating apparatus, and shall provide adequate and proper fuel, and shall maintain heat as required for protection, expediting or drying out of the work. The temporary heating apparatus shall be installed and operated in such a manner that the finished work will not be damaged, and any such damage shall be corrected at the expense of the Contractor.

The Contractor shall provide storage suitable for the protection of materials and tools. Provide temporary toilet facilities to comply with governing health and safety regulations. Provide drinking water for construction personnel through either water supply connected fixtures or by containerized dispensers.

Provide protection for existing trees and vegetation. Protection to be set at tree drip lines. Protection of existing vegetation is very important to the Owner. All trenching through the undisturbed area(s) outlined in the Drawings shall be approved by the Architect prior to construction. An attempt will be made to miss all large existing trees and shrubs, etc.

End of Section

**SECTION 01501 - LANDSCAPE PRESERVATION**

- A. General: The contractor shall exercise care to preserve the natural landscape and shall conduct his construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, approved construction roads, or excavation operations, all trees, native shrubbery, and vegetation shall be preserved and shall be protected from damage by the contractor's operations and equipment. The edges of clearings and cuts through trees, shrubbery and vegetation shall be irregularly shaped to soften the undesirable visual impact of straight lines. Movement of crews and equipment within the right-of-way and over routes provided for access to the work shall be performed in a manner to prevent damage to property and existing landscaping. All unnecessary destruction, scarring, damage, or defacing of the landscape resulting from the contractor's operations shall be repaired, replanted, reseeded, or otherwise corrected as directed by the Owner and at the contractor's expense.
- B. Construction Roads: The location, alignment, and grade of construction roads shall be subject to the approval of the Owner. When no longer required by the contractor, all construction roads shall be returned to the original contour, surface scarified and revegetated as specified.
- C. Temporary Facilities: All construction temporary facilities shall be located and arranged in a manner to preserve tree and vegetation to the maximum extent possible. When no longer required, all temporary facilities shall be totally removed from the site. The area shall be regraded as required so that all surfaces drain naturally, blend with the natural terrain and are revegetated as specified.
- D. Borrow Areas and Quarry Sites: Borrow pits and quarry sites shall be so excavated that water will not collect and stand therein. Before being abandoned, the sides of borrow pits and quarry sites shall be brought to stable slopes with slope intersections shaped to carry the natural contour of adjacent undisturbed terrain into the pit or borrow area giving a natural appearance. All rubbish, construction equipment and structures shall be removed from the site.

End of Section

**SECTION 01502 - PRESERVATION OF TREES AND SHRUBBERY**

- A. Preservation: All trees and shrubbery which are not specifically required to be cleared or removed for construction purposes shall be preserved and shall be protected from any damage that may be caused by the contractor's construction operations and equipment. Special care shall be exercised where trees or shrubs are exposed to injuries by construction equipment, excavating, dumping, chemical damage, or other operations; and the contractor shall adequately protect such trees by the use of protective barriers or other methods as directed by the Owner's Representative. The removal of trees or shrubs shall only be permitted after written approval by the Owner.

The layout of the contractor's temporary facilities and operations in borrow and spoil areas shall be planned and conducted in such manner that all trees and shrubbery not approved for removal shall be preserved and adequately protected from either direct or indirect damage by the contractor's operations.

Except in emergency cases or when otherwise approved by the Owner, trees shall not be used for anchorages. Where such use is approved by the Owner, the trunk shall be wrapped with a sufficient thickness of protective material before any rope cable or wire is placed.

- B. Repair or Treatment of Damage: The contractor shall be responsible for injuries to trees and shrubs caused by his operations. The term "injury" shall include, without limitations, bruising, scarring, tearing, and breaking of roots, trunk or branches. All injured trees and shrubs shall be repaired or treated without delay, at the contractor's expense. If damage occurs, the Owner shall determine the method of repair or treatment to be used for the injured trees or shrubs as recommended by an experienced horticulturist or a licensed tree surgeon provided by and at the contractor's expense. All repairs or treatment of injured trees shall be performed under the direction of an experienced horticulturist or a licensed tree surgeon provided by and at the expense of the contractor.
- C. Replacement: Trees or shrubs that, in the opinion of the Owner, are beyond saving shall be removed and replaced early in the next planting season. The replacement shall be the same species, or other approved species, of equal size or the maximum size that is practical to plant and sustain growth in the particular environment. Replacement trees and shrubs shall be guyed if necessary, watered, and guaranteed for a period of 1 year. Any replacement tree or shrub that dies during this period shall be removed and replaced as noted in this paragraph.

End of Section

**SECTION 01512 - DUST CONTROL**

The Contractor shall employ all means necessary and shall furnish all labor, equipment and materials required to carry out proper and efficient dust control, and to prevent dust which has originated from his operations from damaging landscaped areas and structures and from causing a hazard to traffic or a nuisance to persons. The Contractor will be held liable for any damage resulting from dust originating from his operations under this Contract. The cost of sprinkling or of other methods of dust control shall be included in the prices bid for the other items of work.

End of Section

**SECTION 01530 - CONSTRUCTION SITE BARRIERS****1.00 GENERAL**

- 1.01 Scope. The work of this section consists of furnishing, installing and maintaining barricades, signage, temporary detours, etc., for control of automobile, bicycle and pedestrian traffic during construction. Also included in the work is furnishing, installing and maintaining suitable barriers to prevent public entry and to protect existing facilities, existing landscaping (identified to remain) and the public from construction operations.

1.02 Related Work Specified Elsewhere.

Section 01500 - Temporary Facilities  
Section 01512 - Dust Control

- 1.03 Submittals. Submit a traffic control plan for all phases of construction describing traffic patterns, control measures, and daily maintenance and cleanup measures. Improve and implement as directed by the College.

**2.00 MATERIALS**

- 2.01 General. Material may be new or used, but shall be suitable for intended purposes. Fences and barriers shall be structurally adequate and neat in appearance.
- 2.02 Fencing. Minimum height, 6 feet, unless authorized otherwise by the Owner.
- 2.03 Barricades and Signs. MUTCD, Part VI, Traffic Controls for Street and Highway Construction and Maintenance Operations, and Colorado Division of Transportation (CDOT) AS@ Standards. Where CDOT Type 4 precast concrete barriers are utilized, they shall have reflectors as specified in Standard S-614-51.
- 2.04 Wood Planking. Lumber, free of nails, large knot holes and splinters.
- 2.05 Material for Surface of Stabilized Construction Entrance. AASHTO Designation M43, Size No. 2 (8-1/2" to 1-1/2").

**3.00 METHODS AND PROCEDURES**

- 3.01 General. Any work within a public thoroughfare that involves the temporary closure of a lane of traffic shall be approved by the College in advance of the work and shall be completed between the hours of 8:00 A.M. and 6:00 P.M., at which time all barricades shall be removed and the roadway completely opened to traffic. All requirements herein shall be in accordance with the A Manual on Uniform Traffic Control Devices@ (MUTCD), latest revision, as well as any additional requirements of the College.
- 3.02 Barricades, Flagging and Watchmen. The Contractor shall erect and maintain barricades and sufficient safeguards around all excavations, embankments, and obstructions; shall provide suitable warning lights near the work and keep them lighted at night or other times when visibility is limited and shall employ such watchmen as may be necessary for the protection of the public. When a traffic lane is temporarily closed and two way traffic must be maintained, the Contractor shall use flag personnel to control traffic movement.
- 3.03 Street and Service Drive Closures. No street or service drive shall be closed by the Contractor except as authorized by the Engineer and in accordance with procedures outlined herein. Wherever, in the prosecution of the work, the Contractor finds it necessary to close a street to traffic, he shall advise the College forty-eight (48) hours in advance of the time when the street will require closing. Twenty-four (24) hours prior to commencement of work, the Contractor shall furnish and install approved ANo Parking@ signs giving the day of the week; i.e. ANo Parking in this area on Thursday@. At the time of posting, verbal notice of intent shall be given to occupants of premises involved. In cases of emergency, involving conditions over which the Contractor has no control, the street may be closed. In these cases, the Contractor is required to immediately notify the Fort Lewis College Security Department.
- 3.04 Detours. Wherever streets or alleys are closed as provided herein, it will be the sole responsibility of the Contractor to adequately mark and light the detours as determined by the Contractor and the Engineer after consultation with

the College, and in accordance with standard details indicated on plans for this project.

Traffic shall not be routed over detours until they have been bladed and shaped (and paved where required) in such a way as to provide a reasonably safe and convenient roadway to the traveling public. Where detours are established over such areas or over unpaved streets, it shall be the responsibility of the Contractor to maintain such detours with a minimum of inconvenience to the public. The Contractor shall minimize inconvenience from dust.

- 3.05 Traffic Maintained Over Construction. Where traffic is maintained along the street or service drive under construction, care shall be used to shape and maintain the roadbed so that a safe and convenient roadway is available to the traveling public. Ramps from undisturbed streets into excavated areas shall be maintained for traffic on gradual grades and in no case shall a ramp be steeper than a 10:1 slope. The Contractor shall make full provisions for minimizing inconvenience from dust. During periods when actual construction is not in progress, streets shall be properly maintained and dust control measures shall be employed.
- 3.06 Protection of Street Signs, Traffic Signs, and Signals. Street signs, traffic signs, signals and other traffic control devices already in place for information and to safeguard traffic must be protected by the Contractor. Where it is necessary to disturb or remove any of these items, the Contractor shall secure approval of the Engineer prior to any such work.
- 3.07 Protection of the Public. Fence, barricade, or otherwise block off the immediate work area to prevent unauthorized entry to the work area. Erect and maintain barricades, lights, danger signals, and warning signs in accordance with ANSI/ANSI D6.1. Illuminate barricades and obstructions at night; keep safety lights burning from sunset to sunrise. Adequately barricade and post all open cuts including special provisions for those adjacent to thoroughfares. Protect pedestrian traffic by fences to channelize and direct pedestrian traffic along approved routes. When pedestrian traffic is detoured into a roadway, provide temporary walkways with any necessary protection at ends and overhead. For walkways, use lumber running parallel to direction of traffic movement and provide ramps at changes of elevation. Cover pipes, hoses, and power lines crossing sidewalks and walkways with troughs using beveled edge boards. Erect and maintain sufficient detour signs at road closures and along detour routes.
- 3.08 Removal. Completely remove barriers no longer needed and when approved by the Engineer.

End of Section

**SECTION 01560 - CLEANING UP**

The General Contractor shall be responsible on a regular basis for the sweeping, brushing, and other general cleaning of the completed work and the removal from the site of debris, surplus material, tools not in active use, and scaffolding or other equipment no longer needed. All trash container rental, hauling and dump fees are to be included in this Section. The final cleanup shall be done prior to the punch list being made and shall be done with care, removing all marks, stains and smears. All items that are stained, smeared, scratched or cannot be cleaned shall be replaced at no cost to the Owner.

End of Section

**SECTION 01565 - WATER AND EROSION CONTROL****1.00 GENERAL**

1.01 Scope. All work performed under this specification will be considered as part of the General Conditions of the contract. Furnish all labor, material and equipment necessary for completion of the following work during construction:

- A. To temporarily provide, place and maintain ample means and devices with which to promptly remove and properly dispose of all water entering excavations or which may flow along or across the site.
- B. To protect excavations from the effects of water entering or leaving the excavation.
- C. To control the amount of sediment-laden water leaving the construction site which is created from excavation, backfilling and any other construction operations.
- D. To control all surface water and/or ground water that impacts the construction site.

1.02 Related Work Specified Elsewhere.

Section 02140 - Dewatering

Section 02220 - Excavation, Backfilling and Compaction

Section 02221 – Trenching, Backfilling and Compaction

1.03 Project Conditions.

- A. The Contractor shall determine the methods by which he will temporarily divert, detain or otherwise control the flow of water from drainage through the construction area. The Contractor shall also determine the means by which he will control alluvial or subsurface flow, springs, surface runoff, irrigation water, excessive soil moisture and any and all other forms of water which may occur under normal or flood conditions. Any controlling of surface and/or ground water shall be performed in such a manner that recently constructed portions of the project are not damaged by either normal or flood flows. If necessitated by storm water events, the Contractor shall be responsible for the re-establishment of soil, topsoil, grading, reseeding, or sod replacement; replacement of damaged concrete work or riprap; removal of silt or debris which may be deposited within the project area by the flow of water; and other work as necessary to repair said damage.
- B. At no time during construction shall the Contractor affect existing drainage patterns of adjacent property owners. Any damage to adjacent properties which result from the Contractor's alteration of any drainage patterns, alluvial or ground water flows or subsurface drainage shall be repaired by the Contractor at no additional cost to the Owner.
- C. The Contractor may employ 24-hour per day pumping for control of water if necessary. Noise emitted from the pumping operations shall be controlled to conform to local requirements.

1.04 Submittals.

- A. A detailed Water and Erosion Control Plan shall be submitted to the Owner's Representative for review and approval prior to the start of construction. The following information is offered as guidance in preparation of this plan:
  - 1. Describe the sequence of construction.
  - 2. Describe the control facilities. Indicate the location of the vehicle tracking control areas, straw bales, sediment traps, silt fences, site fence and other facilities.

3. Describe inspection and maintenance. The Contractor should inspect the erosion control measures weekly during construction. Remove excessive sediment deposition upstream of the silt fences and redistribute up slope from the silt fences. Silt fences that are deflected from the vertical position or are unstable should be re-established. The vehicle tracking erosion control measure should be maintained daily by removing any dirt or gravel that has been moved out into the streets and placing new gravel as may be required to insure that the gravel is functioning properly to remove mud from the tires of construction equipment.
  4. Dust Prevention - During construction, and until final acceptance by the Owner, the Contractor shall be responsible for controlling dust emissions in the construction area. No earthwork activities shall be performed when the wind speed exceeds thirty miles per hour (30 mph). Whenever conditions exist that create airborne soil particles the Contractor shall, at his expense, wet all disturbed areas as often as necessary to control the dust. All fill areas shall be compacted daily or as directed by the Owner's Representative. Any dust control or clean up done by the Owner due to the Contractor's failure to comply with these requirements shall be charged to the Contractor.
- B. Schedule - Submit a detailed schedule showing dates for implementation of the required erosion control practices as they relate to proposed construction activities.
- 1.05 Permits. The Owner's Representative shall obtain the required discharge permit from the Colorado Department of Public Health and Environment local governing entity based upon the Contractor's approved Water and Erosion Control Plan.
- 2.00 MATERIALS
- 2.01 General. All materials necessary for the control of runoff, water and erosion shall be provided by the Contractor. These may include, but shall not be limited to, pumps and associated energy costs, well materials, sediment control materials and devices, inlets, pipe, and other devices as necessary to by-pass and control flow around or through the construction site.
- 3.00 METHODS AND PROCEDURES
- 3.01 General.
- A. The Contractor shall be required to temporarily relocate drainage ways, by-pass the flow, de-water excavated areas or otherwise control runoff and water so that the project can be constructed in accordance with the Drawings.
  - B. All excavations shall be kept dry until the structures and appurtenances to be built therein have been completed to such an extent that they will not be damaged. At that time, the Contractor may remove such temporary means and devices utilized in the control of runoff and water.

End of Section

## SECTION 01570 – STORMWATER MANAGEMENT PLAN REQUIREMENTS

### 1.00 GENERAL

#### 1.01 Scope.

All work performed under this specification shall be considered part of the General Conditions of the Contract. The Design-Build Contractor shall furnish all labor, materials, equipment, engineering, and coordination necessary to prepare, submit, implement, and maintain a comprehensive Stormwater Management Plan (SWMP) for the FL2510 Dennison Track and Field Improvements Project.

The SWMP shall address both construction-phase and permanent stormwater management associated with the synthetic turf field, all-weather track, and associated site improvements.

#### 1.02 Related Work Specified Elsewhere.

Appendix C1 – Project Concept Narrative

Appendix D2 – Design Requirements and Construction Standards

Section 01565 – Water and Erosion Control

Section 02220 – Excavation, Backfilling, and Compaction

#### 1.03 Project Conditions.

A. The project site is located within a bowl-like topographic condition that naturally conveys runoff toward the athletic complex. The introduction of synthetic turf and all-weather track surfaces will increase surface runoff and reduce subsurface infiltration compared to existing conditions.

B. Post-construction stormwater runoff rates shall not exceed pre-project conditions. Under no circumstances shall stormwater improvements overwhelm or adversely impact existing campus storm drain infrastructure.

C. Pump stations are not permitted for either temporary or permanent stormwater management due to long-term maintenance concerns.

D. Stormwater management strategies shall prioritize passive, gravity-based solutions including detention, retention, infiltration, and subsurface conveyance.

E. Any damage to adjacent facilities, utilities, or downstream systems resulting from inadequate stormwater management shall be corrected by the Contractor at no additional cost to the Owner.

#### 1.04 Submittals.

A. The Contractor shall submit a detailed Stormwater Management Plan for review and approval prior to commencement of construction. The SWMP shall include, at a minimum, the following:

1. ***Existing Conditions Analysis***

Site topography, soils, drainage patterns, utilities, and downstream stormwater infrastructure. Identification of site constraints and existing discharge locations.

2. ***Post-Construction Stormwater Analysis***

Hydrologic and hydraulic calculations demonstrating compliance with runoff limitations. Analysis sealed by a licensed Professional Engineer.

3. ***Stormwater Design Approach***

Design criteria including storm event sizing (minimum 25-year storm or local requirement, whichever is more stringent). Narrative describing selected passive stormwater strategies.

4. ***Permanent Stormwater Systems***

Layout and description of underdrains, perimeter drains, detention or retention features, and conveyance systems. Integration of turf field drainage, track interior perimeter drainage, and field event drainage.

5. ***Campus Infrastructure Coordination***

Identification of all proposed storm drain connections. Verification of downstream capacity and coordination with Fort Lewis College Facilities.

6. ***Construction-Phase Controls***

Temporary erosion and sediment control measures. Phasing plan for maintaining stormwater controls throughout construction.

7. ***Operations and Maintenance***

Description of long-term maintenance requirements. Confirmation that systems are accessible and maintainable by campus staff.

B. Submit revisions to the SWMP as required to address review comments.

1.05 Permits.

The Design/Build Entity shall be responsible in obtaining all required stormwater permits and approvals. All design information necessary for permitting shall be included in the SWMP.

2.00 MATERIALS

2.01 General.

All materials required for stormwater management shall be furnished by the Contractor. Materials may include, but are not limited to, drainage pipe, underdrain systems, geotextiles, aggregate, detention or retention components, erosion control devices, and appurtenances necessary for complete and functional stormwater systems.

3.00 METHODS AND PROCEDURES

3.01 General.

A. Stormwater systems shall be constructed in accordance with the approved SWMP and coordinated with grading, turf, track, and utility installation.

B. The Contractor shall maintain all stormwater controls in effective operating condition throughout construction.

C. Upon completion of construction, all permanent stormwater systems shall be operational, free of debris, and functioning as designed prior to substantial completion.

D. Failure to comply with the approved SWMP or runoff limitations may require corrective action or redesign at no additional cost to the Owner.

End of Section

End of Section

**SECTION 01700 - PROJECT CLOSEOUT**

Record Drawings: The Contractor shall keep one (1) complete set of the Contract Documents, on the premises which shall be an "as-built" record set. All changes in the work from that shown on the original drawings shall be neatly recorded thereon in red pencil. This set shall be turned over to the Owner with the final application for payment.

Final acceptance shall be determined as follows: The Contractor shall give written notice to the Architect three (3) working days in advance of the proposed completion date stating that the work will be completed on that date. On the proposed completion date an inspection group consisting of representatives of the Owner, Contractor and Architect will conduct a joint inspection of the building and site. A list will be prepared of all incomplete and unacceptable items considered essential to the completion and use of the work. When the Contractor feels that the items on the above list are corrected and/or completed, he will again give written notice as outlined above and another joint inspection will be made. If additional inspections are necessary due to work still found to be incomplete or unacceptable, the above method will be used for further inspections. Note, however that the Architect shall not be required to make inspection trips if, in his opinion, there are obvious parts of the Work which are unacceptable or incomplete.

Upon final acceptance of the Work, the Contractor shall prepare and submit his final application for payment in accordance with the Contract Documents.

The final application for payment shall be accompanied by all undelivered operation and maintenance (O&M) instructions (3 copies required in 3-ring binders with hard covers), schedules, bonds, guarantees, specifications, record drawings, catalogs, certificates of inspection or any other documents whatsoever which are required or provided for by the Contract Documents.

The acceptance by the Contractor of final payment by the Owner shall constitute a release and waiver of any and all claims whatsoever by the Contractor against the Owner, provided, however, that acceptance of final payment shall not constitute a release or waiver of unsettled claims which had been presented to the Owner in writing prior to the tender of final payment by the Owner.

Proper completion of any and all requirements herein above set forth shall be a condition precedent to any final payment.

Refer to General Conditions for additional closeout requirements.

End of Section

## **Appendix D: Aesthetic Guidelines And Construction Standards**


[Admitted Students](#)
[Alumni](#)
[Donors](#)
[Faculty & Staff](#)
[Parents](#)
[Visitors](#)
[Phone Directory](#)
[A-Z Directory](#)
[theFort](#)

# FORT LEWIS COLLEGE

Durango, Colorado

[Apply Now](#)
[Give Now](#)
[Search](#)
[About](#) | [Academics](#) | [Admission](#) | [Athletics](#) | [Catalog](#) | [Cost](#) | [Graduate Studies](#) | [Student Life](#) | [Virtual Tour](#)

## Facilities Master Plan

YOU ARE HERE: [Campus Architecture](#)

[Home](#)
[Existing Conditions](#)
[Future Plans](#)
[Planning at Fort Lewis College](#)
[Reference Information](#)
[Contact Us](#)
[Apply Now](#)
[Visit Our Campus](#)
[Get Information](#)

### Campus Architecture

The architectural appearance of the college facilities might best be described as "Contemporary Southwest." The five principle structures designed by architect James M. Hunter define the architectural image of the college. Those buildings are Rexer Berndt Hall, the College Union, the T. Chase McPherson Memorial Chapel, Ramen S. Miller Student Center, and John F. Reed Library. They create a strong identity for the college and evoke a unique spirit of regionalism with a sense of appropriateness found on few campuses.

"In a vague way, the form of the buildings relates to the spirit of the Indian cliff dwellings in nearby Mesa Verde National Park. Much of the visual feel of the campus is good. Its scale has a human quality about it that is lacking on many campuses." This quotation is taken from the college's 1972 Facilities Master Plan. It summarizes the feelings of many people familiar with the college and its role in southwestern Colorado.

Others have indicated that they can sense in these buildings the influence of the structures at the old Fort Lewis campus at Hesperus. There is a general approval that the order, form, scale, material, color, and texture of the buildings is appropriate.

The Fort Lewis campus is physically separate from the community at its location on a terrace above Durango. With one of the most spectacular locations in the world for a college campus, it is essential that the site be enhanced and a sense of unity maintained.

The original structures were kept low to maintain the vistas. Locally quarried stone was used as the primary building material. Other materials were integrated into the structures to provide variety that related to the region and to maintain a proper sense of place for the campus. As with the mountains around the campus, there is a richness in utilizing the same materials in a variety of ways in the construction of buildings.

The order and scale of the structures were also critical elements in the original planning. Buildings with significant functions were given prominence. For example, the library is the dominant structure on campus. Consistent architecture in college facilities promotes and solidifies the distinct image of the college. Congruity of the structures creates a fabric that unites the campus.

During the period of time from 1969 and 1984 the architectural design of Fort Lewis College buildings departed from the standards set by Hunter. The more significant facilities constructed during that period were the Fine Arts building, the Gymnasium, Hesperus Hall and the Anasazi and Centennial Apartments.

None of those structures depreciated the architectural image of the college. Even though they have significantly different architectural elements, the scale and form are compatible with Hunter's work. Consistency of materials used in those buildings is the crux of their successful integration with the structures designed by Hunter.

Since 1984, an effort has been made to enhance the architectural identity of the college in the design of new facilities and the expansion and renovation of existing facilities. A review of the projects that have been designed under this concept provides the information needed to fully appreciate the benefits of maintaining this program.

Noble Hall, completed in 1986, is an excellent example of a new structure that was designed within the concepts and standards established by Hunter. It binds Reed Library and the College Union, both designed by Hunter, with Fine Arts and Hesperus Hall.

The addition to the College Union, completed in 1988, was designed with respect for the original structure. It enhances the original building and complements the adjacent structures.

A successful example of a major renovation project was the replacement of the windows in the West Residence Hall complex that was completed in 1989. The large window openings were reduced in size. Split face concrete masonry units were utilized to fill the space beside each new window. The proportions

of the original buildings were maintained and a significant integration of materials was accomplished.

A new residence hall constructed on the west side of campus was completed in 1993. It was designed in a "Contemporary Southwest Style" with a significant "Prairie Style Influence" found in the early Hunter buildings.

During the period between 1995 and 2004, the College experienced significant building expansion. Art Hall completed in 1997 was designed in a "Contemporary, Geometrical Shed Style" that is sympathetic to the early Hunter buildings.

The Community Concert Hall (completed in 1997) and the Center of Southwest Studies (completed in 2001) were two of three buildings planned to form the "Cultural Arts Complex of Southwest Colorado". The other planned building is a New Theater / Media Center building. The three buildings will be constructed around a central, circular plaza reminiscent of an Anasazi Indian Kiva. The design for these buildings evolved into an architectural style identified as "Southwest Territorial" and was influenced by the early Pueblo Indian structures found in this region.

Other recently completed new buildings included Skyhawk Hall (1999), Chemistry Hall (2001), Education Business Hall (2001), Student Life Center (2001), and the Ben and Linda Child and Family Center (2004). While these buildings were designed by various local and front range architectural firms, the College was able to implement the standards described herein to successfully integrate these newer structures into the campus.

The challenge ahead is to continue the enhancement of the college's architectural image. To reach this goal, new facilities shall be designed utilizing the strength found in Hunter's work. Any expansion and renovation of an existing facility must retain the character and style of the original structure. An exception to this should be considered only when it would be possible to reconstruct a complete building, to implement the strengths found in the structures designed by Hunter. An ongoing effort should be maintained to integrate materials to develop a feeling of continuity and unity across the campus.

Adherence and commitment to the defined architectural design concepts and standards combined with a consistent landscaping effort will create the fabric that will define the Fort Lewis College architectural identity. The result will be a true integration of college facilities into the environmental uniqueness of southwest Colorado. The design concepts and standards are summarized hereafter.

The foundation for the architectural design concept is found in the work completed by James H. Hunter for the college during the period from 1955 to 1968. The order, form, scale and consistency of material and texture Hunter's designs are the basis for the architectural identity of the college. There is a definitive relationship between the structures. Buildings that house primary college functions are the most prominent ones on campus. Generally speaking, educational buildings are most significant. Residential buildings maintain a lower scale but gain significance with size of their complexes.

The form of the buildings is generally rectangular with low sloping roofs. The scale of the buildings is kept low to maintain the vistas. There is an overall consistency in these projects that is based on order, form and scale which uses selected materials and strives to develop the texture and color of the campus.

The most significant material used in these projects is the locally quarried stone. Masonry, concrete and mosaic tiles are used throughout to develop a sense of identity. Heavy timber roof systems were utilized in the design of the low rise structures. Pre-cast concrete was substituted for the timber system in the construction of the library. These concrete members were sized similarly to large timbers. The result is a sense of consistency despite the change of materials.

Design concepts and materials that departed from those established by Hunter were introduced in buildings constructed that period from 1969 to 1984. Recognizing that it is not economically feasible to reconstruct those buildings, an effort was initiated to integrate those structures with other college facilities. This effort relies on the individual architectural integrity of each of those buildings. The first phase of the program to maintain architectural integrity was to require that any addition or renovation of one of them would adhere to the character of the existing building. An exception to this policy would be made only if an opportunity arises to completely reconstruct a building to the standards established by Hunter.

The second phase was the development of material and paint standards for college facilities. With a comprehensive integration of materials and the use of a consistent color scheme, the attributes of each building are utilized to develop a sense of continuity with the other structures.

The basis for establishing design concepts and standards is to enhance the architectural image of the campus. Future design work should be evolutionary and founded on the strength of the work completed by Hunter. The goal is to develop a genuine architectural fabric that firmly establishes the identity of the college and its place in southwestern Colorado.

#### **ARCHITECTURAL DESIGN STANDARDS**

The elements of the design standards are individually summarized as follows:

#### **Order**

A regular or recognized arrangement of the structure shall be maintained. Buildings that house significant college functions and activities, such as library and union, shall be given prominence. Other structures should complete the architectural fabric of the campus. Structures such as service buildings should support the integrity of the principal structures.

#### **Form**

To maintain consistency, the shape and structure of the buildings should normally be rectangular. Introduction of other shapes shall be limited and utilized only when justified on a function basis. Roofs shall be exposed above exterior walls. Roof pitches of 4/12 shall be maintained except when constructing an addition to an existing structure. In such cases, the slope of the existing roof system shall be utilized.

#### **Scale**

Proportions of structures shall be maintained at a "human" scale. Buildings shall be kept low to maintain the vistas. Scale is an important element in maintaining the order of the campus. A maximum height of three stories above the lowest exterior grade of the site will be permitted. In no case shall a structure diminish the prominence of the library.

#### **Consistency**

The fabric of the campus as a whole shall be maintained. Relationships with other structures shall be developed to enhance consistency. Key structures designed by James M. Hunter shall be the basis for design parameters. Those structures are Berndt Hall, the College Union, McPherson Chapel, Miller Student Center and Reed Library.

When constructing an addition to an existing structure, the adherence to form, scale, material and texture of the original structure shall be maintained. The only exception permitted would occur if the entire structure could be revised to meet the standards found in Hunter's work.

#### **Materials**

*Structural Systems:* Maintain heavy timber or concrete structural system appearance.

*Exterior Walls:* Use native stone for a significant portion of all building exterior surfaces. Other appropriate exterior surfaces including pre-cast or cast-in-place concrete, stucco, ceramic tile and standard and split face concrete masonry units (CMU) of appropriate colors.

*Roofing:* New or replacement roofs visible from the ground, except the roof on the Natatorium, shall utilize a standing seam dark bronze metal roofing system was selected.

It is not feasible to install a standing seam metal roofing system on the Natatorium due to the size and shape of the arched roof structure. To blend the Natatorium roof with the adjacent Gymnasium, a color coated roofing system was selected.

The decision to depart from the red scoria built up roof system that was utilized by Hunter was the result of several decisions. The first occurred with the construction of the Anasazi Apartments when the standing seam dark bronze metal roofing was first introduced as a cost control measure. Fortunately it blended well with the aged copper roofs on McPherson Chapel and Fine Arts and the painted steel facial panels on Hesperus Hall.

During the design of the first phase of Berndt Hall re-roofing project, the decision to standardize on the standing seam metal roofing system for all pitched roofs became necessary. With the installation of the metal roofing system, it was possible to approach the upgraded structural design requirements without reconstruction of the heavy timber roof support system.

The decision to standardize on the dark bronze color resulted from two factors. The color was already in use on four buildings and it would withstand the ultra violet solar radiation that occurs at higher elevations without fading. Metal roofing systems available in red at that time were experiencing significant fading problems.

*Colors:* The color schedule for building exteriors was developed to create a feeling of uniformity between the college buildings. There are three basic color schemes:

- Anasazi Brown was formulated to blend the painted CMU with the natural stone and complement the split face CMU.
- Brown Bread was selected for use on wood structures to simulate the natural red cedar originally used on McPherson Chapel. The colors seem to work well together yet allow for definition. They are not intended to be used together on the same building.
- Deep Umber was selected for all building trim and exterior doors. Although not as much dark as deep bronze, it weathers much better than the deep bronze paint available for field use. It blends well with

the dark bronze in use on the roofs and aluminum door and window systems.

\

- Two other exterior colors have been used to address specific needs. Where exterior stucco has been installed, a tan color has been used. It is readily available from various suppliers without going through the problems related to obtaining special colors. It blends well with the Anasazi Brown and provides variety due to the slight color difference and texture of the stucco.
- Taupe was selected for the metal panels around the top of the Gymnasium walls to blend the panels effectively with the split-face CMU. It was determined that using either Dark Bronze or Deep Umber on the large panels would overwhelm the rest of the building.

*Texture:* Variety in textures shall be utilized to develop variety and life in the structures. Evolutionary material usage is encouraged.

## Helpful Links

|                                               |                                                   |
|-----------------------------------------------|---------------------------------------------------|
| <a href="#">Academic Calendar</a>             | <a href="#">Library</a>                           |
| <a href="#">Campus Safety</a>                 | <a href="#">Mission, Vision &amp; Core Values</a> |
| <a href="#">Center of SW Studies</a>          | <a href="#">Native American Center</a>            |
| <a href="#">Concert Hall</a>                  | <a href="#">Police &amp; Parking</a>              |
| <a href="#">Disability Access Information</a> | <a href="#">President's Office</a>                |
| <a href="#">El Centro de Muchos Colores</a>   | <a href="#">Student Consumer Info</a>             |
| <a href="#">Emergency Status/Police</a>       | <a href="#">Webmail</a>                           |
| <a href="#">Employment</a>                    | <a href="#">Webopus</a>                           |

## Social Links



## Awards and Affiliations



1000 RIM DRIVE DURANGO, CO 81301 PH: (877) 352-2656 FAX (970) 247-7179 [CONTACT ADMISSION](#)

© COPYRIGHT 2016 - FORT LEWIS COLLEGE [TOPS](#) [PRIVACY](#) [ADMIN LOGIN](#)

## **Appendix D2**

### **Design Requirements and Construction Standards**

#### **FL2510 – Dennison Track and Field Improvements**

##### **Purpose and Precedence**

This Appendix establishes the minimum design requirements and construction standards for the FL2510 Dennison Track and Field Improvements project.

##### **Project Overview**

The project includes conversion of the existing Fort Lewis College football field and surrounding track into a modern, code-compliant, low-maintenance, and high-performance athletics facility. Design and construction shall address existing site constraints, including subsurface conditions, stormwater management, utilities, accessibility, and adjacency to active campus facilities. All improvements shall be coordinated to deliver a cohesive athletic complex consistent with long-term campus planning objectives.

##### **Design Intent and Campus Integration**

Design solutions shall align with Fort Lewis College's long-term athletic facility strategy and campus standards. Improvements shall be coordinated with existing and planned utility corridors, pedestrian circulation routes, spectator access, and adjacent facilities. All work shall comply with ADA requirements. Materials, systems, and finishes shall prioritize durability, maintainability, lifecycle value, and compatibility with existing campus infrastructure.

---

#### **Field and Track Construction Requirements**

##### **Synthetic Turf Field**

- Convert the existing natural grass football field to a multi-sport synthetic turf system fully integrated with the surrounding all-weather track.
- The turf system shall be designed for high-use, year-round performance emphasizing athlete safety, durability, consistent playability, and efficient maintenance.
- Provide a minimum 2.25-inch, 40-ounce face weight synthetic turf system utilizing a slit-film and monofilament fiber blend.

- The turf system shall be a fully integrated assembly including turf fibers, infill, potential shock pad, base construction, perimeter restraint, and drainage.
- UV stabilization, heat-mitigation strategies, and long-term warranty coverage shall be provided.
- Prefer installing a shock pad designed to meet applicable G-Max performance criteria over the service life of the field, but installation may depend on available budget.
- Field dimensions and layout shall comply with football and men's and women's lacrosse requirements while maintaining the existing footprint and coordinating with track and field event areas.
- Provide permanent inlaid markings for football, women's lacrosse, and men's lacrosse; additional uses shall be accommodated through temporary tick-mark systems.
- Field colors, logos, and graphics shall comply with Fort Lewis College branding standards.
- Coordinate electrical infrastructure to support required field technology, with power located outside the active playing surface.
- Incorporate site security measures to protect the turf system and preserve warranties.

### **Turf Field Base and Drainage**

- Install geotextile fabric or approved equal across the entire turf footprint.
- Provide a subsurface drainage system including perimeter piping and flat drains.
- Grade the field to establish proper elevations and slopes to ensure positive drainage and eliminate surface ponding.
- Coordinate and obtain approval for all drainage connections to campus stormwater infrastructure.
- Install concrete curbing at the track perimeter to act as a barrier between the track and sloped grass areas.

### **Athletic Equipment**

- Provide and install new NCAA-compliant football goal posts (reuse of existing equipment, if proposed, shall be evaluated and approved by Fort Lewis College).

- Reuse and install current play clocks, coordinate conduit, controls, and power with campus electrical infrastructure. Protect existing wiring and conduit from damage.
- 

## **Track and Field Construction Requirements**

### **Subgrade and Base Construction**

- Prepare and compact subgrade in accordance with approved plans, specifications, and geotechnical recommendations.
- Install and compact aggregate base to required density and moisture content.

### **Asphalt Paving**

- Install asphalt paving in two lifts consisting of a base course and finish course.

### **Track Surfacing and Events**

- Design and construct the track and all field event facilities in accordance with the current NCAA Facility Manual.
- Provide a six-lane, 400-meter all-weather track with minimum 42-inch lane widths, including all required collegiate and high school markings and relay exchange zones.
- The preferred track surface is a Beynon BSS 1000 poured polyurethane system or approved equal.
- Surface the north and south D-zones with the same all-weather track material, extending to the football goal posts.

### **South D-Zone**

- Provide two horizontal jump runways, each a minimum of 40 meters measured from the take-off board.
- Install NCAA-compliant take-off boards and landing pits.

### **North D-Zone**

- Provide a high jump area meeting NCAA requirements.
- Provide a pole vault runway along the back edge of the D-zone with a minimum 40-meter runway measured from the vault box.
- Install a compliant pole vault box.

## **Steeplechase**

- Provide a steeplechase water pit at the north end of the track meeting all NCAA requirements.
- Include a dedicated drainage system and locate the pit near a suitable water source for filling and operation.

## **Track Drainage and Accessories**

- Provide an interior perimeter drainage system along the inside edge of the track to prevent ponding and protect surface performance.
  - Provide an aluminum removable railing system along the inside perimeter suitable for competition and daily use.
  - Provide protective covers for all horizontal jump pits, the steeplechase pit, and the pole vault box when not in use.
- 

## **Stormwater Management and Drainage**

- Design stormwater management systems in accordance with Appendix C1.
  - Post-construction stormwater runoff rates shall not exceed pre-project conditions.
  - Design drainage systems to accommodate a minimum 25-year storm event or applicable local requirements, whichever is more stringent.
  - Pump stations are not permitted.
  - Prioritize passive, gravity-based stormwater strategies, including detention, retention, infiltration, and subsurface conveyance.
  - Include drainage calculations and hydrologic analysis in construction design documentation.
  - Implement erosion control and SWPPP measures throughout construction.
- 

## **Underground Utilities and Site Coordination**

- Coordinate utility locates prior to excavation.
- Protect, reroute, or repair existing electrical infrastructure as required.

- Verify storm drain connections against campus utility records.
  - Identify and resolve conflicts with existing water, sanitary sewer, gas, and electrical utilities.
  - No utility relocation shall occur without written approval from Fort Lewis College.
- 

### **Concrete Work**

- Concrete curbing, walkways, and paved areas shall comply with approved plans, ADA standards, and Fort Lewis College requirements.
  - Concrete shall achieve a minimum compressive strength of 4,000 psi at 28 days.
  - Jointing, reinforcement, finishes, and formwork shall match existing campus standards or receive prior approval.
- 

### **Submittals and Coordination**

Prior to construction, the Design-Build Team shall submit:

- Stormwater management and erosion control plans
  - Product data for turf systems, track surfacing, and athletic equipment
  - Concrete mix designs and paving details
  - Construction schedule and site logistics plan
- 

### **Maintenance, Operations, and Long-Term Care**

The design and construction of the turf field, track, and field event facilities shall prioritize long-term durability, maintainability, and lifecycle performance. The Design-Build Team shall consider routine maintenance requirements as part of material selection, system design, detailing, and construction methods.

The Design-Build Team shall provide a comprehensive maintenance, and operations plan specific to the installed turf, track, and field event systems. At a minimum, the plan shall include:

- Recommended routine and periodic maintenance procedures for the synthetic turf system, track surface, and field event areas

- Manufacturer-recommended care practices necessary to maintain performance, safety, and warranty compliance
- Cleaning, grooming, infill management, and inspection protocols
- Guidance on seasonal maintenance, extreme weather considerations, and high-use conditions
- Identification of common repair needs and recommended response procedures

The Design-Build Team shall coordinate with Fort Lewis College to identify required maintenance equipment necessary to properly care for the installed systems. Proposals shall clearly identify:

- Maintenance equipment recommended by system manufacturers
- Whether such equipment is included in the project scope or proposed as an optional add
- Training requirements associated with the use of specialized maintenance equipment

At project closeout, the Design-Build Team shall provide:

- Written maintenance manuals for all installed systems
- Manufacturer warranties and warranty compliance requirements
- On-site training for Fort Lewis College staff covering proper care, maintenance procedures, and warranty preservation

Maintenance access, protection of finished surfaces, and durability of materials shall be considered throughout design and construction to support efficient long-term operations and minimize lifecycle costs.

---

### **General Requirements**

- All work shall comply with applicable building codes, NCAA regulations, ADA requirements, and Fort Lewis College facility standards.
- Design and construction shall remain consistent with the intent, goals, and performance criteria defined in Appendix C1.

## **Appendix E: Project Budget and Direct Labor Burden Calculation (SBP-6.18)**

## **FL2510 – Dennison Track and Field Improvements**

### **Project Budget**

**Total Project Funding Amount:** \$2,450,000

**Fixed Limit of Design and Construction Cost:** \$2,150,000 (Equal to or greater than Guaranteed Maximum Price.) Includes all design and construction work. Includes construction and bidding contingences.

**FLC budget Miscellaneous Project Needs:** \$300,000 (Includes site and soil surveys, construction inspections, code review, materials testing, furnishings, equipment and owner's contingency)



STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

**DIRECT LABOR BURDEN CALCULATION**

Institution/Agency: Fort Lewis College

Project No./Name: FL2510 – Dennison Track and Field Improvements

This form is required to be submitted for review prior to execution of a construction agreement.

List items below by the percentage of what makes up the total labor overhead; Items include benefits that a contractor pays to employees on their payroll. Examples include taxes, pension cost, health and dental insurance etc. The Labor Burden percentage must be agreed to by both the contractor and Principal Representative and will be included in the contract as part of Exhibit A and will be used in the calculation of any future Change Order Proposals (SC-6.312) Line 2.

Major sub-contractors defined as electricians, plumbers, mechanical contractors, excavators, millwork, concrete, block layers etc. Please provide one (1) Labor Burden Calculation Sheet per contractor and for each sub-contractor. These labor burdens shall be used in the calculation of any future Change Order Proposals (SC-6.312) Line 10.

State reserves the right to require back-up confirmation of all information included in this calculation.

|                                |                        |                    |
|--------------------------------|------------------------|--------------------|
| Contractor/Subcontractor Name: |                        |                    |
|                                | Percent of Salary Paid |                    |
| Payroll Taxes                  |                        |                    |
| Pension Costs                  |                        |                    |
| Health Insurance               |                        |                    |
| Dental Insurance               |                        |                    |
| Life Insurance                 |                        |                    |
| Other (Specify)                |                        | Description: _____ |
| Other (Specify)                |                        | Description: _____ |
|                                |                        |                    |
| Total Labor Burden Percentage: | 0%                     |                    |
|                                |                        |                    |
|                                |                        |                    |
|                                |                        |                    |

## **Appendix F: Applicable Prevailing Wage Rates & Apprenticeship Contribution Rates**

Attached are the prevailing wage rates in place at the time of this solicitation.

Specifics regarding Colorado Prevailing Wage policy and Apprenticeship Contribution rates may be found on the Office of the State Architect website:

<https://osa.colorado.gov/state-buildings/prevailing-wage-and-apprenticeship>

"General Decision Number: C020250001 12/12/2025

Superseded General Decision Number: C020240001

State: Colorado

Construction Type: Building

Counties: Alamosa, Archuleta, Baca, Bent, Chaffee, Cheyenne, Conejos, Costilla, Crowley, Custer, Delta, Dolores, Eagle, Fremont, Garfield, Grand, Gunnison, Hinsdale, Huerfano, Jackson, Kiowa, Kit Carson, La Plata, Lake, Las Animas, Lincoln, Logan, Mineral, Moffat, Montezuma, Montrose, Morgan, Otero, Ouray, Phillips, Pitkin, Prowers, Rio Blanco, Rio Grande, Routt, Saguache, San Juan, San Miguel, Sedgwick, Summit, Washington and Yuma Counties in Colorado.

BUILDING CONSTRUCTION PROJECTS (does not include residential construction consisting of single family homes and apartments up to and including 4 stories)

| Modification Number | Publication Date |
|---------------------|------------------|
| 0                   | 01/03/2025       |
| 1                   | 02/07/2025       |
| 2                   | 03/14/2025       |
| 3                   | 03/28/2025       |
| 4                   | 05/16/2025       |
| 5                   | 07/11/2025       |
| 6                   | 07/18/2025       |
| 7                   | 07/25/2025       |
| 8                   | 08/08/2025       |
| 9                   | 08/15/2025       |
| 10                  | 09/05/2025       |
| 11                  | 09/12/2025       |
| 12                  | 12/05/2025       |
| 13                  | 12/12/2025       |

ASBE0028-004 07/01/2025

ALL COUNTIES EXCEPT ARCHULETA, CONEJOS, COSTILLA, LA PLATA AND MONTEZUMA

|                                                                                                                                                                                        | Rates    | Fringes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| Asbestos Workers/Insulator<br>(Includes application of<br>all insulating materials,<br>protective coverings,<br>coatings and finishings to<br>all types of mechanical<br>systems.....) | \$ 36.98 | 16.82   |

ASBE0076-002 01/01/2025

ARCHULETA, CONEJOS, COSTILLA, LA PLATA AND MONTEZUMA

|                                                                                     | Rates | Fringes |
|-------------------------------------------------------------------------------------|-------|---------|
| Asbestos Workers/Insulator<br>(Includes application of<br>all insulating materials, |       |         |

protective coverings,  
coatings and finishes to  
all types of mechanical  
systems).....\$ 36.60 11.83

-----  
BRC0007-003 05/01/2024

ALAMOSA, ARCHULETA, BACA, BENT, CHAFFEE, CHEYENNE, CONEJOS,  
COSTILLA, CROWLEY, CUSTER, DOLORES, FREMONT, HINSDALE,  
HUERFANO, KIOWA, KIT CARSON, LA PLATA, LAS ANIMAS, LINCOLN,  
MINERAL, MONTEZUMA, PROWERS, SAGUACHE & SAN JUAN COUNTIES

Rates Fringes

BRICKLAYER.....\$ 32.93 14.29

-----  
BRC0007-009 05/01/2024

DELTA, GARFIELD, GRAND, GUNNISON, JACKSON, LAKE, LOGAN, MOFFAT,  
MONTROSE, MORGAN, OTERO, OURAY, PHILLIPS, RIO BLANCO, RIO  
GRANDE, SAN MIGUEL, SEDGWICK, WASHINGTON & YUMA COUNTIES

Rates Fringes

BRICKLAYER.....\$ 32.93 14.29

-----  
BRC0007-010 01/01/2024

EAGLE, PITKIN, ROUTT & SUMMIT COUNTIES

Rates Fringes

BRICKLAYER.....\$ 42.37 15.21

-----  
CARP9901-006 05/01/2024

Baca, Bent, Chaffee, Cheyenne, Clear Creek, Crowley, Custer,  
Delta, Eagle, Elbert, Fremont, Garfield, Gilpin, Grand,  
Gunnison, Huerfano, Jackson, Kiowa, Kit Carson, Lake, Las  
Animas, Lincoln, Logan, Moffat, Montrose, Morgan, Otero, Ouray,  
Park, Phillips, Pitkin, Prowers, Rio Blanco, Routt, Saguache,  
Sedgwick, Summit, Teller, Washington and Yuma Counties, Colorado

Rates Fringes

Carpenters:

Formbuilding/Formsetting,  
Drywall Hanging/Framing  
and Metal Stud Work.....\$ 33.11 12.17

-----  
CARP9901-007 05/01/2024

Rates Fringes

CARPENTER

Formbuilding/Formsetting,  
Drywall Hanging/Framing  
and Metal Stud Work.....\$ 33.11 12.17

-----  
ELEC0012-010 09/01/2025

ALAMOSA, ARCHULETA, BACA, BENT, CHAFFEE, CONEJOS, COSTILLA,

CROWLEY, CUSTER, FREMONT, HUERFANO, KIOWA, LAS ANIMAS, MINERAL,  
OTERO, PROWERS, RIO GRANDE AND SAGUACHE COUNTIES

|                         | Rates    | Fringes |
|-------------------------|----------|---------|
| Electricians:.....      | \$ 35.40 | 16.06   |
| -----                   |          |         |
| ELEC0068-007 06/01/2025 |          |         |

EAGLE, GRAND, JACKSON, LAKE, LOGAN, MORGAN, PHILLIPS, SEDGWICK,  
SUMMIT, WASHINGTON AND YUMA COUNTIES

|                                                                                                                  | Rates    | Fringes |
|------------------------------------------------------------------------------------------------------------------|----------|---------|
| ELECTRICIAN.....                                                                                                 | \$ 46.80 | 19.53   |
| (Including low voltage wiring and installation of fire alarms,<br>telephones, computers and temperature controls |          |         |
| -----                                                                                                            |          |         |
| ELEC0111-006 01/01/2025                                                                                          |          |         |

DELTA, GARFIELD, MONTROSE, and RIO BLANCO COUNTIES in COLORADO.

|                                                                                                                   | Rates    | Fringes |
|-------------------------------------------------------------------------------------------------------------------|----------|---------|
| ELECTRICIAN.....                                                                                                  | \$ 31.75 | 13.25   |
| (Including low voltage wiring and installation of fire alarms,<br>telephones, computers and temperature controls) |          |         |
| -----                                                                                                             |          |         |
| ELEC0111-009 01/01/2025                                                                                           |          |         |

DOLORES, GUNNISON, HINSDALE, LA PLATA, MOFFAT, MONTEZUMA,  
OURAY, PITKIN, ROUTT, SAN JUAN and SAN MIGUEL COUNTIES in  
COLORADO.

|                                                                                                                   | Rates    | Fringes |
|-------------------------------------------------------------------------------------------------------------------|----------|---------|
| ELECTRICIAN.....                                                                                                  | \$ 36.95 | 14.41   |
| (Including low voltage wiring and installation of fire alarms,<br>telephones, computers and temperature controls) |          |         |
| -----                                                                                                             |          |         |
| ELEC0111-013 01/01/2025                                                                                           |          |         |

DELTA, GARFIELD, MONTROSE, and RIO BLANCO COUNTIES in COLORADO.

|                                                                                                                   | Rates    | Fringes |
|-------------------------------------------------------------------------------------------------------------------|----------|---------|
| ELECTRICIAN.....                                                                                                  | \$ 31.75 | 13.25   |
| (Including low voltage wiring and installation of fire alarms,<br>telephones, computers and temperature controls) |          |         |
| -----                                                                                                             |          |         |
| ELEC0113-003 06/01/2025                                                                                           |          |         |

CHEYENNE, KIT CARSON & LINCOLN COUNTIES

|                                                                                                                                             | Rates    | Fringes |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| ELECTRICIAN (Including low<br>voltage wiring and<br>installation of fire alarms,<br>telephones, computers and<br>temperature controls)..... | \$ 40.70 | 18.47   |
| -----                                                                                                                                       |          |         |

ELEV0025-002 01/01/2025

|                        | Rates    | Fringes    |
|------------------------|----------|------------|
| ELEVATOR MECHANIC..... | \$ 56.57 | 38.435+a+b |

## FOOTNOTE:

a. Vacation: 6%/under 5 years based on regular hourly rate for all hours worked. 8%/over 5 years based on regular hourly rate for all hours worked.

b. PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day; the Friday after Thanksgiving Day; and Christmas Day.

-----  
IRON0024-002 11/01/2024

|                                             | Rates    | Fringes |
|---------------------------------------------|----------|---------|
| Ironworker, reinforcing and structural..... | \$ 39.21 | 12.50   |

-----  
LAB00720-003 05/01/2021

|                                        | Rates    | Fringes |
|----------------------------------------|----------|---------|
| LABORER<br>Concrete/Mason Tenders..... | \$ 21.10 | 7.89    |

-----  
PAIN0930-001 07/01/2025

|              | Rates    | Fringes |
|--------------|----------|---------|
| GLAZIER..... | \$ 37.26 | 13.15   |

-----  
PLAS0577-001 05/01/2025

|                                   | Rates    | Fringes |
|-----------------------------------|----------|---------|
| CEMENT MASON/CONCRETE FINISHER... | \$ 34.73 | 15.15   |

-----  
PLUM0003-006 06/01/2025

GRAND, JACKSON, LAKE, LOGAN, MORGAN, PHILLIPS, SEDGWICK, SUMMIT, WASHINGTON, AND YUMA. PARTS OF ELBERT, EAGLE, KIT CARSON & LINCOLN COUNTIES

|                                       | Rates    | Fringes |
|---------------------------------------|----------|---------|
| PLUMBER<br>(Including HVAC Work)..... | \$ 47.23 | 21.68   |

-----  
PLUM0058-009 07/01/2025

ALAMOSA, BACA, BENT, CHAFFEE, CHEYENNE, CONEJOS, COSTILLA, CROWLEY, CUSTER, FREMONT, HUERFANO, KIOWA, KIT CARSON (Including towns of Dfalgler, Seibert, Vona, Stratton and Bethune), LAS ANIMAS, LINCOLN (Including towns of Geona and Arriba in the southern portion of the county), MINERAL, OTERO, PROWERS, RIO GRANDE, AND SAGUACHE COUNTIES

|  | Rates | Fringes |
|--|-------|---------|
|--|-------|---------|

## PLUMBER/PIPEFITTER

(Plumbers include HVAC work)

(Pipefitters exclude HVAC work).....

\$ 47.60

18.10

-----  
PLUM0145-001 07/01/2025

ARCHULETA, DELTA, DOLORES, EAGLE (Eagle County is divided from where Pitkin and Lake Counties join on the north, and in a straight line to and including the town of Edwards and northerly to the south east corner of Routt County), GARFIELD, GUNNISON, HINSDALE, LA PLATA, MOFFAT, MONTEZUMA, MONTROSE, OURAY, PITKIN, RIO BLANCO, ROUTT, SAN JUAN AND SAN MIGUEL COUNTIES

Rates

Fringes

## PLUMBER/PIPEFITTER

PLUMBERS (Including HVAC work) &amp; PIPEFITTERS

(Excluding HVAC work).....\$ 41.32

16.01

-----  
PLUM0208-005 06/01/2025

CLEAR CREEK, GILPIN, GRAND, JACKSON, LAKE, LOGAN, MORGAN, PHILLIPS, SEDGWICK, SUMMIT, WASHINGTON, YUMA. PARTS OF ELBERT, EAGLE, KIT CARSON, LINCOLN, AND PARK COUNTIES

Rates

Fringes

## PIPEFITTER

(Excluding HVAC pipe).....\$ 45.40

22.11

(Excluding HVAC work).....\$ 43.40

22.11

-----  
ROOF0058-001 05/01/2025

Rates

Fringes

ROOFER.....\$ 32.90

6.18

-----  
SHEE0009-001 07/01/2025

Rates

Fringes

## Sheet metal worker

(Includes HVAC duct and installation of HVAC systems).....

\$ 43.05

22.65

-----  
SUC02001-008 12/20/2001

Rates

Fringes

## Carpenters:

Acoustical.....\$ 15.69

3.15

All other Work.....\$ 15.94

3.41

Drywall Finisher/Taper.....\$ 14.44

2.19

Laborer, common.....\$ 9.75

PAINTER.....\$ 15.19

(Excluding drywall finishing/taping) Brush, Roller, Spray

Power equipment operators:.....\$ 13.41

Backhoe

-----

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

-----

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an

internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

-----

#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board

U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

=====

END OF GENERAL DECISION"

## **Appendix G: Apprenticeship Utilization Certifications**

(SBP-6.17) (if Applicable)

Attached is the sample certification form. The editable version can be downloaded from the  
Office of the State Architect website:

[https://docs.google.com/document/d/1juGYiyAnbe-oUtLSR9a3\\_5BMDREeYwi5/edit](https://docs.google.com/document/d/1juGYiyAnbe-oUtLSR9a3_5BMDREeYwi5/edit)



## Apprenticeship Utilization Certification (Public Projects of \$1 million or more)

Institution/Agency: \_\_\_\_\_

Project No./Name: \_\_\_\_\_

General Contractor: \_\_\_\_\_

For each trade listed below attach documentation that all firms identified participate in apprenticeship programs as described in the Certification Statement below.

| Trade             | Subcontractor | Union Certification |
|-------------------|---------------|---------------------|
| Mechanical        |               |                     |
| Sheet Metal       |               |                     |
| Fire Suppression  |               |                     |
| Sprinkler Fitting |               |                     |
| Plumbing          |               |                     |
| Electrical        |               |                     |

### Certification Statement

§ 24-92-115, C.R.S. (SB 19-196)

The above named General Contractor certifies and agrees as follows:

That all firms identified above participate in apprenticeship programs registered with the United States Department of Labor's Employment and Training Administration or state apprenticeship councils recognized by the United States Department of Labor and have a proven record of graduating apprentices at a minimum of fifteen percent of its apprentices for at least three of the past five years. The General Contractor shall supply supporting documentation from the United States Department of Labor's office of apprenticeship verifying the certification.

The above documentation shall be made publicly available by the contracting agency through its website within thirty (30) days from when it is submitted.

The General Contractor shall agree to provide additional documentation to the contracting agency regarding affected apprenticeship training programs relating to the requirements above. If a contracting agency determines that a subcontractor has willfully

falsified documentation or willfully misrepresented their qualifications, the agency shall direct the General Contractor to terminate the subcontractor contract immediately and the subcontractor will be immediately removed from the public project. At the discretion of the Director of the Department of Personnel, the State may initiate the process to debar the General Contractor pursuant to § 24-109-105, C.R.S., and may pursue any other remedy provided by law.

CERTIFIED and AGREED to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

General Contractor:

\_\_\_\_\_  
Full Legal Name

By: \_\_\_\_\_