

**EXHIBIT A**

**PROJECT DESCRIPTION AND PROJECT SPECIFIC MODIFICATIONS**

**Description of Project**

UWF Project No.:

UWF Project Name:

Location / Address:

**1.5** Additional Documents and Guidelines

**3.3.7** Link to Building Design and Construction Standards:  
<http://uwf.edu/facservices/facilities/BuildingStandards/bdcs.pdf>

**3.4.2(ii)** Required testing to be contracted by Owner and scheduled by Construction Manager.

**3.6.5** Construction Manager to work with Owner-contracted Scheduler. (delete if not applicable)

**EXHIBIT B**

**PROJECT DESIGN SCHEDULE**

**1.2/3.4 Project Design Schedule - Information Item only for Construction Manager**

| <b>PHASE</b>                                      | <b>START DATE</b> | <b>END DATE</b> |
|---|-------------------|-----------------|
| Pre-Design  |                   |                 |
| Pre-Design Program Development                    |                   |                 |
| Pre-Design Budget & Program Verification          |                   |                 |
| Concept Schematic Design (CSD)                    |                   |                 |
| CSD Construction Cost Estimate                    |                   |                 |
| Advanced Schematic Design (ASD)                   |                   |                 |
| ASD Construction Cost Estimate Report             |                   |                 |
| Design Development (DD)                           |                   |                 |
| Owner Review                                      |                   |                 |
| DD Construction Cost Estimate Report              |                   |                 |
| 60% Construction Documents (CDs)                  |                   |                 |
| Owner Review                                      |                   |                 |
| 60% CDs Construction Cost Estimate Report         |                   |                 |
| 90% Construction Documents                        |                   |                 |
| Owner Review                                      |                   |                 |
| 100% Construction Documents (CDs)                 |                   |                 |
| Owner Review                                      |                   |                 |
| Incorporate Comments To Documents                 |                   |                 |
| Guaranteed Maximum Price (GMP) Proposal - Bidding |                   |                 |
| Owner Approval/Contract Execution/Start-up        |                   |                 |
| Start Construction                                |                   |                 |
| Substantial Completion                            |                   |                 |
| Final Completion                                  |                   |                 |
| Conformed Bid Documents                           |                   |                 |

**EXHIBIT C**

**CONSTRUCTION MANAGER'S PERSONNEL**

**1.4 Project Team**

Construction Management Team

**EXHIBIT D**

**{SAMPLE} AUTHORIZATION FOR CONSTRUCTION {SAMPLE}**

Pursuant to the Agreement between the University of West Florida Board of Trustees (“Owner”) and \_\_\_\_\_ (“Construction Manager”), for the multi-phase renovation and new construction of the College of Business, Project No. 0809-012, the Owner and the Construction Manager hereby execute this Authorization and further agree as set forth below.

- 1 Construction Manager shall commence the Work within ten (10) calendar days after the date indicated on the Notice to Proceed. The date of Substantial Completion shall be: (month dd, yyyy)
- 2 The date of Final Completion shall be **forty-five (45)** days after the date of Substantial Completion.
- 3 The Construction Manager’s Guaranteed Maximum Price (“GMP”) proposal dated (month dd, yyyy), attached hereto and incorporated herein, is accepted by the Owner.
- 4 In accordance with Section 3.6.1.8 of the Agreement for Construction Management Services, the Construction Manager shall award Trade Contracts representing ninety percent (90%) or more of the Cost of the Work within **ninety (90)** calendar days of issuance of the Notice to Proceed for Construction Services.
- 5 Cost of Work to be determined upon receipt of 100% Construction Documents.
- 6 Dollar values shown below for General Conditions Costs, Staffing Costs, CM Managed Contingency, and Overhead & Profit Fee are based on an estimated Cost of Work of \_\_\_\_\_.

| Phase                                  | Cost                   | Item  |
|--|------------------------|---|
| <b>1. Pre-Construction Services</b>    |                        |   |
| <b>2. Construction Services</b>        | <b>TBD<sup>5</sup></b> | Cost of the Work<br>Guar. Max. General Conditions Costs excluding Staffing<br><br>Guar. Max. Gen. Conditions Staffing Costs<br><br>CM Managed Contingency <b>(2.5%)</b> |
| Sub-total                              |                        |   |
| <b>3. Other Costs</b>                  |                        | Overhead & Profit Fee <b>(5.5%)</b><br><br>Total - Liability, Bldrs' Risk, P&P Bonds  |
| Guaranteed Maximum Price (Items 2 + 3) |                        | G.M.P. Amount   |
| <b>Total Contract</b>                  | <b><u>TBD</u></b>      |   |

FOR THE OWNER:  
UNIVERSITY OF WEST FLORIDA BOARD OF TRUSTEES

FOR THE CONSTRUCTION MANAGER:  
**NAME OF CONST MGR**

By: Michael F. Dieckman  
Interim Vice President, University Affairs

\_\_\_\_\_  
Name, Title

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

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

**EXHIBIT D, CONT'D**

| <b>SUMMARY OF GENERAL CONDITIONS DETAIL</b>               |                   |                                   |              |
|---|-------------------|-----------------------------------|--------------|
|   | <b>A</b>          | <b>B</b>                          |              |
|   | <b>NEGOTIATED</b> | <b>ESTIMATED<br/>ACTUAL COSTS</b> | <b>TOTAL</b> |
| Guar. Max. General Conditions Costs<br>excluding Staffing |                   |                                   |              |
| Guar. Max. Gen. Conditions Staffing Costs                 |                   |                                   |              |
| <b>TOTALS</b>   |                   |                                   |              |

A – Negotiated amount to be paid in equal installments over the construction period.

B – Actual costs to be paid as incurred. Payment requests to include supporting documentation of costs.

Construction Manager General Conditions Detail dated \_\_\_\_\_ is made a part hereof.

Note: Unless stated otherwise in the CM@Risk Agreement, the following general conditions services, if required, are provided by Owner:

1. Archeological Site Evaluation
2. Ecological/Dept. of Environmental Protection Assessment
3. Geotechnical
4. Commissioning
5. Threshold Inspection
6. Scheduling
7. Construction Materials Testing
8. Water Penetration Testing
9. Building Automation System

Owner also provides temporary utility service (power, voice, data, etc.).

**EXHIBIT E**

**PROJECT SPECIFIC REQUIREMENTS AND PRE-CONSTRUCTION SERVICES FEE**

- 3.3.4 LEED Certification.** The LEED Certification level is established at \_\_\_\_\_ level.
- 3.3.6 Initial Construction Schedule Provided to Owner**  
 \_\_\_ With Advanced Schematic Design submittal or  
 \_\_\_ no later than \_\_\_\_\_
- 3.4.3 Construction Manager’s Contingency** shall be no greater, as a percentage of the estimated Cost of the Work, than the following at each of the following phases:  
 \_\_\_\_\_ percent ( \_\_\_ %) at Pre-Design  
 \_\_\_\_\_ percent ( \_\_\_ %) at Conceptual Schematic Design  
 \_\_\_\_\_ percent ( \_\_\_ %) at Advanced Schematic Design  
 \_\_\_\_\_ percent ( \_\_\_ %) at Design Development  
 \_\_\_\_\_ percent ( \_\_\_ %) at **(60%)** Construction Documents  
 \_\_\_\_\_ percent ( \_\_\_ %) at the time the GMP proposal is submitted  
 \_\_\_\_\_ percent ( \_\_\_ %) at the time that Construction Manager has bought out Trade Contracts representing ninety (90%) of the Cost of Work or more.
- 3.4.5 Jobsite Management and Logistics Plan**  
 \_\_\_ With **Design Development** phase submittal or  
 \_\_\_ no later than \_\_\_\_\_
- 3.4.8 Phased or “Fast-Track” Construction**
- 3.5.1 GMP Proposal Submittal Deadline**  
 \_\_\_\_\_ Upon completion of \_\_\_\_\_ percent ( \_\_\_ %) of the Construction Documents
- 4.1 Pre-Construction Services Fee** = \$ \_\_\_\_\_  
**Note:** Owner and Construction Manager have agreed to a N.T.E. of \$ \_\_\_\_\_ for pre-construction services fee. Documentation will be required for all costs exceeding the N.T.E. price agreed upon by the parties.
- 4.2.4 Overhead & Profit.** The Construction Manager’s Overhead & Profit percentage shall not exceed \_\_\_\_\_%.
- 4.2.9 Retainage.** Pay application retainage shall be \_\_\_\_\_% on the cost of the work.
- 4.2.9.1** The Owner reserves the right to reduce the retainage to \_\_\_% at \_\_\_% completion.
- 5.1 Liquidated Damages:**