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REQUEST FOR
OWNER'S PROJECT MANAGEMENT SERVICES
(RFS)
GROUNDWATER TREATMENT PLANT PROJECT
SHARON, MA

1. Introduction

The *Sharon Standing Building Committee* (hereinafter referred to as the "*Owner*"), is seeking the services of a qualified "Owner's Project Manager" as defined in Massachusetts General Laws Chapter 149, Section /1/1AV2 and as further defined by the provisions of this RFS, to provide Project Management Services for the design and construction of a Groundwater Treatment Plant (GWTP or treatment plant) serving water wells 2, 3 and 4 in Sharon, Massachusetts ("Project"). The GWTP is intended to remove iron, manganese and PFAS (Per and Polyfluoroalkyl Substances) from groundwater prior to pumping it to the Sharon water system.

The Owner is requesting the services of an Owner's Project Manager ("OPM") to represent the Owner through the preliminary design phase through design development, construction documents, bid and award, construction, and final closeout of the treatment plant. The estimated total project cost is **\$33,500,000**.

2. Background

The Town of Sharon is a suburb of Boston, Massachusetts, located 18 miles southwest of the city. The approximately 18,000 residents of this community represent a wide diversity of occupations and professions. They include personnel from the nearby high technology enterprises, the financial, and legal communities of Boston, and the faculties of several major colleges and universities. Sharon is a stop on the Boston-New York rail line and is a 30-minute commute from either Boston or Providence, Rhode Island.

The residential character of Sharon is enhanced by Lake Massapoag, a major recreational attraction near the center of town, and a wildlife sanctuary on Moose Hill. There is a wide variety of housing styles from traditional New England colonial, to modern contemporary stock.

3. Project Description and Objectives

Per-and polyfluoroalkyl substances (PFAS) are a group of chemicals used to make fluoropolymer coatings and products that resist heat, oil, stains, grease, and water. Fluoropolymer coatings can be in a variety of products. Per-and polyfluoroalkyl substances (PFAS) are constituents of fire-fighting foams. Legacy foams contained significant concentrations of PFAS compounds that are considered toxic and are currently regulated by the Massachusetts Department of Environmental Protection (MassDEP) and US EPA. A growing body of science has found that there are potential adverse

health impacts associated with PFAS exposure, including liver damage, thyroid disease, decreased fertility, high cholesterol, obesity, hormone suppression and cancer. The amount of PFAS allowed in drinking water is thus regulated. Recently, two of Sharon's wells produced PFAS levels above the allowable limit. This required the implementation of an immediate short-term fix, which was successful at reducing PFAS levels, so that Sharon's water supply meets the current MassDEP drinking water standards, the Maximum Contaminant Levels, for PFAS. However, the Town needs to implement a permanent solution to address the issue. The Town of Sharon is not alone in dealing with elevated PFAS levels in its drinking water. Numerous other water systems in our geographical area are impacted as well. While implementing a long-term solution to address the elevated PFAS levels is very costly and will lead to a moderate increase in water rates, fixing the problem is a public health issue and is mandatory.

The project consists of two components:

- Construction of a centralized treatment facility for the combined permitted capacity of Wellfield 2 and Wells 3 and 4 at the Well 4 site; and
- Installation of new water main to convey pumped raw water from Well 2 and 3 to the Well 4 site and to convey combined treated water from the Well 4 site to Upland Road into the Town water distribution system. **This component will be undertaken separately by the Sharon Department of Public Works. However, coordination with the GWTP construction will be required.**

Initial design will prioritize identification of appropriate treatment necessary for the chemically different water from different wells (Wells 3 and 4 and Wellfield 2) to achieve PFAS removal from both Wells 3 and 4 and Wellfield 2. At this time, it is assumed that the project will generally include:

- Evaluation of Granular Activated Carbon (GAC) and Ion Exchange (IX) media and other identified treatment methods for the preferred alternative for PFAS removal from all well waters;
- Preliminary and final design and construction of a new groundwater treatment building at the Well 4 site
- Preliminary and final design and construction of a complete groundwater treatment system(s) for PFAS removal with associated piping, pumps, valves, controls and appurtenances sized to accommodate the capacity of Wells 3 and 4 and Wellfield 2; and,
- Relocation of present chemical addition including sodium hypochlorite (NaOCl), sodium fluoride (NaF), and potassium hydroxide (KOH).

Additional scope items will include the following:

- Evaluation of methods for the removal of iron (Fe) and manganese (Mn);
- Preliminary and final design and construction of a groundwater treatment system with associated piping, pumps, valves, controls and appurtenances for iron and manganese removal on the Well 4 site to treat water from Wellfield 2;

Refer to the Table below for a summary of the opinion of probable project costs:

Opinion of Probable Project Cost Summary

Treatment Project Estimate	Opinion of Probable Project Cost
Combined Well Treatment Facility: PFAS, Iron/Manganese	\$19,500,000.00
Contingency, Escalation, GL Insurance	\$5,300,000.00
Site Work Wells 2, 3 and 4, Off-site Water Mains	\$8,700,000.00
	\$33,500,000.00

Since the pandemic, there has been unprecedented inflation and supply chain disruptions that have sharply risen costs and unpredictability in estimating future costs. The above estimate is the best opinion of probable costs based on what is known today.

4. Scope of OPM Services

The following outlined scope of services is anticipated for the selected OPM, consistent with the requirements of MGL Chapter 149. The detailed scope of services will be negotiated and finalized with the selected OPM.

Phase I – Design Development and Permitting

The OPM will provide the following services:

1. Meet with the SSBC, Sharon Water Dept. (collectively, the Owner) and the design engineer monthly to review progress on the project, and report on budget, schedule, progress of the work, and other relevant matters. Prepare written minutes summarizing meeting items and discussions. Include twelve (12) meetings in the scope.
2. Advise the Owner on project’s compliance with applicable Federal, Massachusetts, and local regulations.
3. Review proposed treatment process(es) design and provide value engineering opinions on process, facility layout, and major equipment selections.
4. Review design engineer submittals and attend 50% and 90% design review meetings.
5. Assist the SSBC and Sharon Water Dept. with scheduling and conducting public meetings to present project information and to obtain public responses. Attend up to four (4) meetings, 2 virtual, 2 in person, to present the project to Town boards and committees.
6. At the 50% and 90% design, prepare independent cost estimates in standard format. Review detailed Opinions of Probable Cost to be prepared by the design engineer and/or cost estimating subconsultant. Conduct cost estimate reconciliations and prepare budget recommendations to the SSBC.
7. Assist and review with the Owner and design engineer the relevant permitting submittals for a MassDEP water treatment facility, chemical use and injection, (e.g., sodium hypochlorite and potassium hydroxide), Massachusetts Wetland Protection Act Notice of Intent (NOI),

Massachusetts Environmental Policy Act (MEPA) Environmental Notification Form, and, Planning and Zoning Board applications. Review Fire Dept requirements for fire suppression.

8. Develop project cash flow projections and, on a monthly basis, track actual costs versus projections. Report to the Town on deviations of concern and provide recommended corrective actions.
9. Maintain project communications and documentation in project files accessible by the Owner, including project correspondence, transmittals, plans and other submittals.

Phase II – 100 % Design Plans, Specifications and Cost Estimate & Contract Documents

10. Review final treatment process(es) design and provide value engineering opinions on process, facility layout, and major equipment selections.
11. Review final treatment building and site improvements design and provide value engineering opinions on building envelope, structure, and major mechanical equipment selections.
12. Review complete 100% design submittal and attend final design review meeting. Advise the Owner and design engineer as to any concerns or potential constructability issues.

Phase III – Bidding

13. Conduct a thorough review of the completed Bid Documents prior to advertisement of bids. Advise the Owner of any concerns.
14. Assist the Owner and design engineer with the prequalification of bidders, including potential filed sub-bidders, as required for the project.
15. Review any addenda issued prior to distribution to bidders on project.
16. Attend the bid openings for the filed sub-bids and general contractors.
17. Review the designer's evaluation of construction bids submitted by the filed sub-bidders and general contractors.

Phase III – Construction Services

18. Attend Pre-Construction Conference with representatives from the Owner, designer, general contractor, and subcontractors.
19. Review contractor's proposed detailed project schedule and schedule of values.
20. Provide periodic on-site observation of construction activities and the performance of the Resident Project Representative provided by the Owner or designer. Represent the Owner on all scheduled tests performed by Contractors. Assume 800 hours for this task.
21. Review project reports and photographs provided by the designer and contractors including three-week look ahead and revised detailed project schedules. Track actual progress versus scheduled milestones. Require corrective action plans from the responsible party for observed schedule delays.
22. Review contractor's draft and final monthly payment requests and provide recommendations to the Owner for payment. Sign all final documents once approved. Review contractor's

compliance with Prevailing Wage Rate submissions and compliance with any MBE/WBE required goals for the project.

23. Review proposed change order requests and make recommendations to Owner and designer.
24. Manage, organize, and coordinate all project correspondence and communications.
25. Attend monthly scheduled Construction Meetings as a representative of the Owner. Assume sixteen (16) construction meetings.
26. Attend start-up of treatment facility and acceptance testing programs. Monitor facility's operation for compliance with design documents.
27. Assist with the development of Punch Lists and Certificate of Substantial Completion. Monitor timely completion of punch list items. Review with the Owner and designer the completion of Punch List prior to issuance of Certificate of Final Completion.

Phase IV – Post-Construction Services

28. Provide project close-out and post-construction evaluation for the designer, general contractor and sub-contractors for the Owner to review and submit to DCAMM.
29. Provide support to the Owner and assistance in any claims or litigation matters. Level of effort and fees for these services will be determined on an as-requested basis.
30. Document that all warranties, Release of Liens, Record Drawings, and Operation and Maintenance Manuals have been completed and provided to the Owner.
31. Contact Building Department to confirm all final construction permits and Occupancy Certificate have been obtained and completed in accordance with Owner's requirements.

5. Minimum Requirements

In order to be eligible for selection, each Respondent must certify in its cover letter that it meets the following minimum requirements. Any Response that fails to include such certification in its response, demonstrating that these criteria have been met, will be rejected without further consideration.

Each Respondent must designate an individual who will serve as the Project Director. The Project Director shall be certified in the Massachusetts Certified Public Purchasing Officer Program as administered by the Inspector General of the Commonwealth of Massachusetts and must also meet the following minimum requirements:

- The Project Director shall be a person who is registered by the Commonwealth of Massachusetts as an architect or professional engineer and who has at least 5 years experience in the construction and supervision of construction and design of public buildings with a particular emphasis on water treatment facilities:

or,

- If not registered as a professional engineer, the Project Director must be a person who has at least 7 years experience in the construction and supervision of construction and design of public buildings, with a particular emphasis on water treatment facilities.

6. Evaluation Criteria

In addition to the minimum requirements set forth above, all Respondents must demonstrate that they have significant experience, knowledge and abilities with respect to public construction projects, particularly involving the construction of water treatment facilities. The Owner will evaluate Responses and rank the Respondents based on criteria that shall include, but not be limited to, the twelve criteria set forth below. For each Criterion set forth herein, or otherwise adopted by the Owner, each Respondent will be given a score from 1-5, with 1 representing the lowest/ least advantageous score and 5 representing the highest/ most advantageous score. The comparative scoring to be used in measuring the relative merit of each proposal criterion shall be based on the following: A score of "5" indicates that the proposal excels on the specified criteria; a score of "3" indicates that the proposal fully meets the evaluation standard; a score of "1" indicates that the proposal does not meet the evaluation standard, is incomplete or unclear, or both. The individual Criteria scores for each Respondent shall be tabulated to determine a cumulative overall evaluation score, upon which the initial rankings will be based.

- 1) Past performance of the Respondent, if any, with regard to construction of water treatment facilities as evidenced by:
 - a) Documented performance on previous projects as set forth in its Application (Attachment E), including the number of projects managed, project dollar value, number and percentage completed on time, number and dollar value of change orders, average number of projects per project manager per year, number of accidents and safety violations, dollar value of any safety fines, and number and outcome of any legal actions;
 - b) Satisfactory working relationship with designers, contractors, Owner and local officials.
- 2) Thorough knowledge of the Massachusetts State Building Code, regulations related to the Americans with Disabilities Act, and all other pertinent codes and regulations related to successful completion of the project. Thorough knowledge of Commonwealth construction procurement laws, regulations, policies and procedures, as amended by the 2004 Construction Reform laws.
- 3) Financial Stability: Respondent shall provide balance sheet and income statement for the current year as well as balance sheet and income statements for the previous two years as evidence of the Respondent's financial stability and capacity to support the proposed contract. The Owner shall maintain the confidentiality of said documents to the fullest extent permitted by law.

- 4) Management approach: Describe the Respondent's approach to providing the level and nature of services required as evidenced by proposed project staffing for a similar sized public works project; proposed project management systems; effective information management; and examples of problem solving approaches to resolving issues that impact time and cost. It should be noted that this Project has a preliminary set of design documents prepared by Environmental Partners, as noted in Section 1, above. Respondent should describe its approach to providing the level and nature of services required, as evidenced by proposed project staffing for this Project.
- 5) Key personnel: Provide an organizational chart that shows the interrelationship of key personnel to be provided by the Respondent for this project and that identifies the individuals and associated firms (if any) who will fill the roles of Project Director, Project Representative and any other key roles identified by the Respondent, including but not limited to roles in design review, estimating, cost and schedule control. Specifically, describe the time commitment, experience and references for these key personnel including relevant experience in the supervision of construction of several projects that have been either successfully completed or in process that are similar in type, size, dollar value and complexity to the project being considered.
- 6) Capacity and skills: Identify existing employees by number and area of expertise (e.g. field supervision, cost estimating, schedule analysis, value engineering, constructability review, commissioning, quality control and safety). Identify any services to be provided by Subconsultants.
- 7) Identify the Respondent's current and projected workload for projects estimated to cost in excess of \$1.5 million.
- 8) Familiarity with Project Type: Experience with similar water treatment facilities.

The Owner will weigh the respective Criteria set forth above in the order set forth in the Evaluation Scoring Sheet appended hereto as Attachment C.

In order to establish a short list of Respondents to be interviewed, the Owner will base its initial ranking of Respondents upon the above Evaluation Criteria. The Owner will establish its final ranking of the short-listed Respondents after conducting interviews and reference checks.

The Owner reserves the right to consider any other relevant criteria that it may deem appropriate, within its sole discretion. The Owner may or may not, within its sole discretion, seek additional information from Respondents.

This Request for Services, any addenda issued by the Owner, and the selected Respondent's response, will become part of the executed contract. The key personnel that the Respondent identifies in its response must be contractually committed for the Project. No substitution or replacement of key personnel or change in the Subconsultants identified in the response shall take place without the prior written approval of the Owner.

The selected Respondent(s) will be required to execute a Contract for Project Management Services with the Owner in the form that is attached hereto as Attachment B and incorporated by reference herein. Prior to execution of the Contract for Project Management Services with the Owner, the selected Respondent will be required to submit to the Owner a certificate of insurance that meets the requirements set forth in the Contract for Project Management Services.

Prior to execution of the Contract for Project Management Services, the fee for services shall be negotiated between the Owner and the selected Respondent to the satisfaction of the Owner, within its sole discretion. The initial fee structure will be negotiated through the Design Development Phase, including preparation of a Project Cost Estimate. However, the selected Respondent will also be required to provide fee pricing information for all Phases specified in the Contract at the time of initial fee negotiation.

7. Selection Process and Selection Schedule

Process

- 1) The *Sharon Standing Building Committee* is the Awarding Authority and the Owner in accordance with the Town of Sharon Bylaws. Each of the members of the Owner shall be responsible for reviewing the Responses to this RFS and will discuss the Responses at a regular meeting of the Owner.
- 2) Upon applying the Evaluation Criteria set forth herein, scoring the Responses, preparing written score sheets and ranking the Respondents, the members of the Owner will, by discussion and consensus, select a minimum of three Respondents for interviews with the Owner.
- 3) Respondents selected for interviews will be required to appear before the Owner at a designated time. Each Respondent shall, at a minimum, have its Project Director and/or Project Manager present at the interview to lead its presentation. Each selected Respondent will be allowed 40 minutes for its interview, which time will be allotted as follows: 10 minutes for a formal presentation and 30 minutes for questions by the Owner. The Owner shall ask a minimum of six standard questions to each Respondent, followed by open questions posed by any member of the Owner. After the interviews, the selected Respondents will be further evaluated, and a final selection will be made. The Owner reserves the right to require additional interviews if it deems such interviews necessary to facilitate the final selection process.
- 4) The Owner will commence fee negotiations with the first-ranked selection.
- 5) The first-ranked selection shall provide a detailed fee proposal to the Owner, itemizing its fees for each Phase of work specified in the OPM Contract. The fee proposal shall be submitted on a time expended basis plus agreed upon reimbursable costs. The selected Respondent shall provide an estimate of labor hours, by task, and corresponding labor hourly rates, including all benefits, overhead and profit. This proposal shall serve as the basis for commencement of negotiation of OPM service fees. The Owner and first-ranked selection shall meet to discuss the fee proposal, as the Owner shall require. The

Owner may, in its discretion, request such backup documents or information as it deems necessary or appropriate to clarify any questions or issues relative to the proposed or negotiated fees.

- 6) If the Owner is unable to negotiate a contract with the first-ranked respondent, the Owner will then commence negotiations with the second-ranked respondent and so on, until a contract is successfully negotiated and approved by the Owner.
- 7) The Owner expressly reserves the right, in its sole discretion, to re-advertise the RFS if less than three responses are received or if fee negotiations with any selected Respondent fail, if it deems such re-advertisement to be in the best interest of the Town.

The following is a tentative schedule for the selection process:

<u>August 17, 2023</u>	Submit RFS in Central Register of the Commonwealth of Massachusetts and a newspaper of general circulation in the Town of Sharon.
<u>August 23, 2023</u>	RFS appears in Central Register.
<u>September 13, 2023</u>	Informational meeting and site visit at the Administrative Offices of the DPW.
<u>September 20, 2023</u>	Last day for questions from Respondents by noon.
<u>October 4, 2023</u>	Responses due by 4:00 pm.
<u>October 10, 2023</u>	Respondents short-listed
<u>October 24, 2023</u>	Interview short-listed Respondents
<u>October 31, 2023</u>	Negotiate with selected Respondent. Anticipate fee negotiation and contract execution within two weeks.
<u>November 14, 2023</u>	Execute contract

Requests for Services may be obtained from:

Select Board's Meeting Room

Attn:Melissa Imbaro

Sharon Town Hall

90 South Main Street

Sharon, MA 02067

Telephone: (781) 784-1500 x162

On Tuesdays (9:30 — 4:30), Wednesdays (8:30-4:30), Thursdays (12 noon — 4:30) and Fridays (8:30- 12 noon) or after August 23, 2023.

Any questions concerning this Request for Services must be submitted in writing, or by email, to:

Office of the Select Board

Attn: Melissa Imbaro

Sharon Town Hall

90 South Main Street

Sharon, MA 02067
Telephone: (781) 784-1500 x1162
[Email: ssbc@townofsharon.org](mailto:ssbc@townofsharon.org)

by the close of business on September 20, 2023.

All referenced documents may be viewed on the following Town Website:

Townofsharon.net

Quicklinks

[Proposals / RFPs and IFBs](#)

Sealed Responses to the Requests for Services for Owner's Project Manager Services must be clearly labeled "Owner's Project Management Services for Groundwater Treatment Plant" and delivered to:

Office of the Select Board
Attn:Melissa Imbaro
Sharon Town Hall
90 South Main Street
Sharon, MA 02067
Telephone: (781) 784-1500 x1162

no later than 4:00 pm on October 04, 2023. The Owner assumes no responsibility or liability for late delivery or receipt of Responses. All responses received after the stated submittal date and time will be judged to be unacceptable and will be returned unopened to the sender.

8. Requirements for content of response:

Submit one original and sixteen (16) bound hard copies of the response to this Request for Services and one electronic version in PDF format on CD. All responses shall be:

- In ink or typewritten;
- Presented in an organized and clear manner;
- Must include the required forms provided in Attachment D;
- Must include all required certifications in Attachment E;
- Must include the following information:

1. Cover letter shall be a maximum of two pages in length and include:

- a. An acknowledgement of any addendum issued to the RFS.
 - b. An acknowledgement that the Respondent has read the Request for Services. Respondent shall note any exceptions to the RFS in its cover letter.
 - c. An acknowledgement that the Respondent has read the Standard Contract (Attachment B). Respondent shall note any exceptions to the Standard Contract in its cover letter.
 - d. A specific statement regarding compliance with the minimum requirements identified in Item 4 of this Request for Services to include identification of registration, number of years of experience and where obtained (as supported by the resume section of Attachment B), as well as the date of the MCCPO certification. (A copy of the MCCPO certification should be attached to the cover letter).
 - e. A description of the Respondent's organization and its history.
 - f. The signature of an individual authorized to negotiate and execute the Contract for Project Management Services, in the form that is attached to the RFS, on behalf of the Respondent.
 - g. The name, title, address, e-mail and telephone number of the contact person who can respond to requests for additional information.
2. Selection Criteria: The response shall address the Respondent's ability to meet the "Selection Criteria" Section including submittal of additional information, as needed. The total length of the Response (excluding Attachments) may not exceed twenty (20) single-sided numbered pages with a minimum acceptable font size of "12 pt" for all text.

Respondents may supplement this proposal with graphic materials and photographs that best demonstrate its project management capabilities of the team proposed for this project. Limit this additional information to a maximum of Three (3) 8¹/₂"x 11" pages, double-sided.

Certifications: Each Respondent shall complete the Certifications appended hereto as Attachment E and submit the same with its Response.

9. Payment Schedule and Fee Explanation:

The Owner will negotiate the fee for services dependent upon an evaluation of the level of effort required, job complexity, specialized knowledge required, estimated construction cost, comparison with past project fees, and other considerations. As construction cost is but one of several factors, a final construction figure in excess of the initial construction estimate will not, in and of itself, constitute a justification for an increased Owner's Project Manager fee.

10. Other Provisions

The OPM shall be responsible for each of the duties and obligations of the Eligible Applicant set forth in the Public Record

All responses and information submitted in response to this RFS are subject to the Massachusetts Public Records Law, M.G.L. c. 66, § 10 and c. 4, § 7(26). Any statements in submitted responses that are inconsistent with the provisions of these statutes shall be disregarded.

11. Waiver/Cure of Minor Informalities, Errors and Omissions

The Owner reserves the right to waive or permit cure of minor informalities, errors or omissions prior to the selection of a Respondent, and to conduct discussions with any qualified Respondents and to take any other measures with respect to this RFS in any manner necessary to serve the best interest of the Owner and its beneficiaries.

12. Communications with the Owner

The Owner's Procurement Officer for this Request for Services is:

Sharon Standing Building Committee
c/o:Tim Chouinard
Sharon Department of Public Works
217R South Main Street

781-784-1525 ext2325
Sharon, MA 02067
Telephone: (781) 784-1500 x162

Respondents that intend to submit a response are prohibited from contacting any of the Owner's staff other than the Procurement Officer. An exception to this rule applies to Respondents that currently do business with the Owner, but any contact made with persons other than the Procurement Officer must be limited to that business, and must not relate to this RFS. In addition, such respondents shall not discuss this RFS with any of the Owner's consultants, legal counsel or other advisors. *FAILURE TO OBSERVE THIS RULE MAY BE GROUNDS FOR DISQUALIFICATION.*

13. Costs

The Owner will not be liable for any costs incurred by any Respondent in preparing a response to this RFS or for any other costs incurred prior to entering into a Contract with an Owner's Project Manager
Withdrawn/Irrevocability of Responses

A Respondent may, upon written notification to the Owner's Procurement Officer, withdraw and resubmit its response prior to the deadline. No withdrawals or re-submissions will be allowed after the deadline.

14. Rejection of Responses, Modification of RFS

The Owner reserves the right to reject any and all responses if the Owner determines, within its sole discretion that it is in the Owner's best interests to do so. This RFS does not commit the Owner to select any Respondent, award any contract, pay any costs in preparing a response, or procure a contract for any services. The Owner also reserves the right to cancel or modify this RFS in part or in its entirety, or to change the RFS guidelines. A Respondent may not alter the RFS or its components.

15. Subcontracting and Joint Ventures

Respondent's intention to subcontract or partner or joint venture with other firm(s), individual or entity must be clearly described in the response, and the identity, qualifications and contact information of any proposed partner, joint venturer, thin, individual or entity must be included in the response.

16. Validity of Response

Submitted responses must be valid and binding upon the Respondent in all respects for a minimum period of ninety (90) days after the submission deadline,

ATTACHMENTS:

Attachment A: Intentionally left blank

Attachment B: Contract for Owner's Project Management Services

Attachment C: Weighted Evaluation Scoring Sheet

Attachment D: OPM Application Form - May 2008

Attachment E: Required Certifications

ATTACHMENT A

ATTACHMENT B

CONTRACT FOR OWNER'S PROJECT MANAGEMENT SERVICES
(Design/Bid/Build or CM-at-Risk)

CONTRACT FOR PROJECT MANAGEMENT SERVICES
(Design/Bid/Build Project)

This Contract is made this _____ day of _____ in the year _____ between
(Day) (Month) (Year)

the _____
(Owner) (Street)

_____ Massachusetts _____
(City) (State) (Zip Code)

Hereinafter called "the Owner" and _____
(Owner's Project Manager)

hereinafter called the "Owner's Project Manager" to provide the Project Management services required to complete the Basic and Extra Services described herein at _____
(name/description of Project)

For the performance of all services required under this Contract, and excluding those services specified under Articles 9 and 10 of this Contract, the Owner's Project Manager shall be compensated by the Owner *as follows* and in accordance with the Payment Schedule included as Attachment A:

Not-to-Exceed Fee for Basic Services: _____
[insert total fee amount]

IN WITNESS WHEREOF, the Owner and the Owner's Project Manager have caused this Contract to be executed by their respective authorized officers.

OWNER

OWNER'S PROJECT MANAGER

(print name)

(print name)

(print title)

(print title)

By _____
(signature and seal)

By _____
(signature and seal)

Date _____

Date _____

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A 11 ACHKENT A: PAYMENT SCHEDULE ATTACHMENT B: KEY PERSONNEL

ARTICLE 1: DEFINITIONS

APPROVAL — a written communication from the Owner approving either the work of the current Phase, as identified on Attachment A, or authorizing the Owner's Project Manager to proceed to the next Phase or approving the scope and compensation for either Extra Services or Reimbursable Expenses.

ARCHITECT/ENGINEER -- herein also referred to as the **DESIGNER** -- the person or firm with whom the Owner has contracted to perform the professional Designer Services for this Project.

BASIC SERVICES -- the minimum scope of services to be provided by the Owner's Project Manager under this Contract, unless the Contract is otherwise terminated pursuant to Article 12.

COMMISSIONING AGENT — a person or flue engaged by the Authority to provide building commissioning services, including advisory services during design and construction.

CONTRACT -- this Contract, inclusive of all Attachments, between the Owner and the Owner's Project Manager; all written amendments to this Contract; and all Approvals issued pursuant to this Contract.

CONTRACTOR or GENERAL CONTRACTOR -- the person or company with whom the Owner has contracted to perform the construction for this Project.

EXTRA SERVICES -- services requested by the Owner to be performed by the Owner's Project Manager but which are additional (or "extra") to the services performed as Basic Services.

FEE FOR BASIC SERVICES — the fee to be paid to the Owner's Project Manager for satisfactorily performing, in the Owner's sole discretion, the Basic Services required under this Contract, exclusive of the compensation to which the Owner's Project Manager is entitled pursuant to Articles 9 and 10.

GENERAL LAWS --the Massachusetts General Laws as amended, including any rules, regulations and administrative procedures implementing said laws.

GUIDELINES AND STANDARDS -- Documents published by the Authority including regulations and procedures that supplement the tasks of Owner's Project Managers contracting with Owners for projects receiving any funding from the Authority.

NOTICE to PROCEED — the written communication issued by the Owner to the Contractor authorizing him to proceed with the construction contract and establishing the date for commencement of the contract time.

OWNER — the entity identified as such on page one of this Contract, or its authorized representative, that is the owner of the property that is the site of the Project and is responsible for administering this Contract.

OWNER'S PROJECT MANAGER — the individual, corporation, partnership, sole proprietorship, joint stock company, joint venture or other entity identified as such on page one of this Contract performing the professional Project Management Services under this Contract.

PHASE — a distinct portion of the work of this Contract and its associated duration, as identified on Attachment A. An Approval to proceed for each Phase is required from the Owner.

PRINCIPALS -- the owners and/or officers of the Owner's Project Manager who are actively involved in the management of the Project.

PROJECT -- all work that pertains to the study, planning, design, construction, reconstruction, installation,

demolition, maintenance or repair, if any, as defined in the Owner-Authority Project Scope and Budget Agreement.

PROJECT BUDGET — a complete and full enumeration of all costs of the Project, as defined in the Owner-Authority Project Scope and Budget Agreement.

PROJECT SCHEDULE — a complete list of all activities, time and sequence required to complete the Project, as defined in the Owner-Authority Project Scope and Budget Agreement.

PROJECT SCOPE AND BUDGET AGREEMENT — the Agreement described in 963 CMR 2.10(10) and executed by the Authority and the Owner.

PROJECT DIRECTOR -- the employee of the Owner's Project Manager who has been designated in writing by the Owner's Project Manager as its authorized representative, as approved by the Owner, and subject to the approval of the Authority, pursuant to the requirements of M.G.L. c.149 §44A¹4., for an "owner's project manager" and 963 CMR 2.00 et seq. and shall be the person who shall oversee and be responsible for all project management services provided under this Contract.

PROJECT REPRESENTATIVE — the employee or a Subconsultant of the Owner's Project Manager, who shall be dedicated exclusively to the Project, on-site full-time during the Construction Phase in accordance with the requirements of Article 8.6.2.

SUBCONTRACTOR the person or entity having a direct contractual relationship with the Contractor, who has the contract to perform the construction of the Project, except as otherwise specifically provided or required herein or by Law. Subcontractor when used also means "Trade Contractor" except when otherwise specified.

SUBCONSULTANT any individual, company, firm, or business having a direct contractual relationship with the Owner's Project Manager, who provides services on the Project.

TRADE CONTRACTOR - Subcontractors having a direct contractual relationship with the Contractor, to perform one or more sub-bid classes of work listed in M.G.L. c.149 §44F and all other sub-bid classes of work selected by the public agency for the Project, provided the sub-bid work meets or exceed the threshold sum identified in M.G.L. 149 §44F(1).

ARTICLE 2: RELATIONSHIP OF THE PARTIES

2.1 The Owner's Project Manager shall act as an independent contractor of the Owner in providing the services required under this Contract.

2.2 The Owner's Project Manager warrants and represents to the Owner that it has fully, completely and truthfully represented the qualifications and skills of the Owner's Project Manager, its Subconsultants, agents, servants and employees in the proposal submitted by the Owner's Project Manager, the Contract documents and in all communications with the Owner relative to this Contract and the services to be performed hereunder by the Owner's Project Manager, its Subconsultants, agents, servants and employees.

2.3 The Owner's Project Manager warrants to the Owner that it shall pertain' its services hereunder

with that degree of skill and care ordinarily exercised by similarly situated members of Owner's Project Manager's profession on projects of similar size, scope and complexity as is involved on the Project. The Owner's Project Manager's services shall be

rendered in accordance with this Contract, based on industry standards and in coordination with the services provided by the Designer.

2.4 The Designer is solely responsible for the design requirements and design criteria for the Project

(except to the extent specifically delegated to others) and for performing in accordance with the contract between the Owner and Designer.

2.5 The Contractor shall be solely responsible for construction means, methods, techniques, sequences

and procedures and for safety precautions and programs in connection with the Project and for performing in accordance with the contract between the Owner and Contractor.

2.6 Nothing in this Contract shall be construed as an assumption by the Owner's Project Manager of

the responsibilities or duties of the Contractor or the Designer. The Owner's Project Manager's services shall be rendered compatibly and in coordination with the services provided by the Designer. It is not intended that the services of the Owner's Project Manager and Designer be competitive or duplicative, but rather complementary. The Owner's Project Manager shall be entitled to rely upon the Designer and Contractor for the proper performance of their obligations pursuant to their respective contracts with the Owner.

ARTICLE 3: RESPONSIBILITIES OF THE OWNER

3.1 The Owner shall be responsible to oversee and monitor the performance of the Owner's Project Manager to ensure that it performs its obligations in a satisfactory manner. The Owner shall provide

the necessary general direction and broad management coordination required to execute the Project.

3.2. The Owner shall designate an individual or individuals who shall have the authority to act on behalf of the Owner under this Contract and who shall be responsible for day-to-day communication between the Owner and the Owner's Project Manager.

3.3 Upon satisfactory completion of services performed, the Owner shall make payments to the Owner's

Project Manager as provided in Articles 7, 8, 9 and 10.

ARTICLE 4: RESPONSIBILITIES OF THE OWNER'S PROJECT MANAGER

4.1 The Owner's Project Manager shall provide project management services to monitor procurement

procedures, design, construction and other related activities and to facilitate, coordinate and manage the Project with respect to timely performance in accordance with the Project Schedule and monitor the quality of services and workmanship and shall recommend courses of action to the Owner when respective contractual requirements are not being fulfilled. Services shall continue through substantial use and occupancy by the Owner, Project closeout and final auditing as conducted by the Authority.

4.2 The Owner's Project Manager shall perform the services required under this Contract in conformance

with applicable federal, state, and local laws, ordinances and regulations.

4.3 The Owner's Project Manager shall report to the Owner any act or inaction in connection with the

Project which the Owner's Project Manager believes creates a substantial health or safety risk.

4.4 The Owner's Project Manager shall comply with the terms and conditions of all project agreements

executed between the Owner and any and all administrative directives issued by the Authority now in effect or hereafter promulgated during the term of this Contract so long as the foregoing do not materially contradict the Owner's Project Manager's obligations and responsibilities hereunder.

4.5 The Owner's Project Manager acknowledges the importance that the Owner attributes to the abilities

and qualifications of the key members of the Owner's Project Manager's team, including Subconsultants, and the continuity of key members participation in the services to be provided under this Contract. This Contract has been entered into on the representation of the Owner's Project Manager that the individuals, consultants, assignments and responsibilities will be maintained throughout the duration of this engagement. No substitution or replacement of individuals or change in the Subconsultants, listed in Attachment B, shall take place without the prior written approval of the Owner and the Authority, except when necessitated by causes beyond the Owner's Project Manager's control. If the Owner's Project Manager proposes to replace one of the key members of the Owner's Project Manager's team, the Owner's Project Manager shall propose a person or consultant with qualifications at least equal to the person or firm the Owner's Project Manager proposes to replace. The Owner and the Authority shall have the right to approve any substitution or replacement or change in status for the persons or Subconsultants listed in Attachment B and such approval shall not be unreasonably withheld. At the request of the Owner, the Owner's Project Manager shall consult with the Owner to resolve any situation in which the Owner determines that a member of the Owner's Project Manager's team is failing to perform services in an acceptable manner to the Owner. The Owner shall have the right to direct the removal of any such person or consultant. No act or omission of the Owner made or permitted under this Section shall relieve the Owner's Project Manager of its responsibility for the performance of the services specified in this Contract.

4.6 The Owner's Project Manager shall employ at all times professional and support personnel with requisite expertise and adequate numbers to assure the complete, timely and high quality performance of the obligations of the Owner's Project Manager.

4.7 The Owner's Project Manager shall be and remain liable to the Owner for all damages incurred by the Owner as a result of the failure of the Owner's Project Manager to perform in compliance with the terms and conditions of this Contract.

ARTICLE 5: SUBCONSULTANTS

5.1 The Owner's Project Manager may employ Subconsultants, subject to the prior written approval of the Owner and subject to Paragraph 10.3 in order to perform services under this Contract. The employment of Subconsultants shall not in any way relieve the Owner's Project Manager from its responsibilities under this Contract.

5.2 Upon request, the Owner's Project Manager shall provide the Owner copies of its agreements with Subconsultants, including amendments thereto, and shall consult with the Owner with respect to the inclusion therein of appropriate terms and conditions to assure timely, efficient and competent performance of the Sub consultants.

5.3 No substitution of Subconsultants and no use of additional subconsultants shall be made without prior written approval of the Owner, which approval shall not be unreasonably withheld.

5.4 No Subconsultant to the Owner's Project Manager shall have recourse against the Owner for payment of monies alleged to be owed to the Subconsultant by the Owner's Project Manager, and the Owner's Project Manager shall include in all contracts with its Subconsultants language so providing.

ARTICLE 6: TERM AND TIMELY PERFORMANCE

6.1 The Owner's Project Manager acknowledges that expeditious completion of the Owner's' Project_Manager's services and the Project is of the utmost importance to the Owner. The terms of this Agreement shall commence on the date stipulated in an Approval to proceed from the Owner. The Owner's Project Manager shall complete the services required under this Contract in a prompt and continuous manner. The Owner's Project Manager shall perform its services in a timely manner and shall not delay the work of the Designer or the Contractor. The Owner's Project Manager shall monitor the performance of the Designer and the Contractor in accordance with schedules of performance that are established under their contracts with the Owner. The Owner's Project Manager shall immediately advise the Owner, as well as the Designer or the Contractor, in writing, anytime the Owner's Project Manager determines that either the Designer or the Contractor's performance is jeopardizing the Project Schedule or the Project Budget.

6.2 Time is of the essence in the performance of the Owner's Project Manager's obligations under this Agreement and under any amendment. The Owner's Project Manager agrees that no other work in its organization will be permitted to interfere with its timely performance of the work required under this Agreement or any amendment.

6.3 The Owner's Project Manager's services are to be provided in accordance with the time schedule set forth in the OPM RFQ. If the schedule changes causing the need for revisions to the Owner's Project Manager's services, the Owner's Project Manager shall notify the Owner of the revisions to its services. The Owner shall have the right to extend the term of this Contract by amendment. All the rights and obligations of the parties for such extended periods shall be as set forth in this Contract or in the amendment.

ARTICLE 7: COMPENSATION

7.1 For the satisfactory performance of all services required pursuant to this Contract, excluding those services specified under Articles 9 and 10, the Owner's Project Manager shall be compensated by the Owner in an amount up to the Not-to-Exceed Fee for Basic Services, identified on page one of the Contract. The Owner's Project Manager shall submit invoices on a monthly basis in accordance with the Payment Schedule included as

Attachment A. The Owner shall make payments to the Owner's Project Manager within 30 days of the Owner's approval of the invoice.

- 7.2 The Fee for Basic Services shall include, but not necessarily be limited to, all labor, overhead, profit, insurance, legal services, transportation, communication expenses, reasonable printing and copying necessary for completion of the Project. The fee for Basic Services also shall include the costs of (a) rebidding of the general bid if due to the fault of the Owner's Project Manager, and (b) assisting the Owner as provided by section 8.1.4.2 in litigation or resolution of claims or other administrative proceedings associated with a bid protest arising out of the Designer contract or the construction contract and for assistance beyond the requirements of 8.1.4.2 if such litigation or claims are due to the fault of the Owner's Project Manager.
- 7.3 When the Owner's Project Manager receives payment from the Owner, the Owner's Project Manager shall promptly make payment to each Subconsultant whose work was included in the work for which such payment was received. The Owner shall have the contractual right to investigate any breach of performance of a Subconsultant and to initiate corrective measures it determines are necessary and in the best interest of the Owner.
- 7.4 The Owner's Project Manager shall be paid the remainder of the Fee for Basic Services, less previous payments, upon acceptance by the Owner of the Certificate of Final Completion and submission of evaluations for the Designer, Contractor and Trade Subcontractors.

ARTICLE 8: BASIC SERVICES

The Owner's Project Manager shall perform the following Basic Services:

8.1 Protect Management (For All Phases)

8.1.1 The Owner's Project Manager shall prepare a communication and document control procedure for the duration of the Project. This procedure shall detail the responsibilities and lines of communication among all Project participants (Owner, Owner's Project Manager, Designer, Contractor, Subcontractors and other consultants, vendors or suppliers) and establish the procedure for correspondence, document control, designer and contractor submittal logs, change order reporting and other tracking logs, as needed. The Owner's Project Manager shall include the Designer and the Contractor in its distribution of the Project Budget, Schedule, Monthly Progress Report and other reports as appropriate and as outlined in the Communications Plan.

8.1.1.2 The Owner's Project Manager shall assist the Owner in the preparation of all information, material, documentation, and reports that may be required or requested by Permitting Authorities,

8.1.1.3 The Owner's Project Manager shall prepare agendas for and attend building committee meetings, attend meetings with other representatives of the Owner, municipal administration departments, and attend neighborhood meetings relating to the Project, and participate as a member of the Owner's Prequalification Committee as applicable. The Owner's Project Manager shall take minutes of all of the above-referenced meetings and promptly distribute minutes of these meetings to the Owner.

8.1.1.4 The Owner's Project Manager shall review all applications for payments, requisitions and invoices relating to the Project as submitted by the Designer, General Contractor, equipment vendors and all other prime contractors and suppliers and make recommendations to the Owner relative to amounts due.

8.1.2 Project Control

During the Design Development/Construction Documents/Bidding Phase, the Owner's Project Manager shall monitor and report to the Owner any variations to the Project Budget.

8.1.2.1 Project Budget

The Owner's Project Manager shall prepare a detailed baseline Project Budget in a form acceptable to the Owner which will serve as the Project control against which all Designer estimates, contractor bids and other cost information will be measured. The Owner's Project Manager shall maintain and update the Project Budget throughout the term of this Contract. The Owner's Project Manager shall report any variances to the baseline Project Budget as part of the Monthly Progress Report.

The Owner's Project Manager shall prepare revisions to the Project Budget, as needed, and submit them to the Owner for approval.

8.1.2.2 Cost Estimating

The Owner's Project Manager shall prepare detailed independent cost estimates at each Design phase (design development and construction documents). The Owner's Project Manager shall compare its cost estimate to that prepared by the Designer to identify and notify the Owner of any variances.

In the event that the cost as estimated by the Designer exceeds the construction cost in the Project Budget at any of the Design phases, the Owner's Project Manager shall consult with the Designer and recommend to the Owner appropriate revisions to the scope of work.

The Owner's Project Manager shall provide cost estimating services, as may be required, to develop cash flows.

8.1.2.3 Project Schedule

The Owner's Project Manager shall prepare a detailed baseline Project Schedule in a form acceptable to the Owner, which will serve as the Project control against which all Project progress will be measured. The Owner's Project Manager shall maintain and update the Project Schedule throughout the term of this Contract. The Owner's Project Manager shall assess the actual progress of the Project relative to the baseline Project Schedule and report any variances to the baseline Project Schedule as part of the Monthly Progress Report.

In the event that actual progress of the Project varies from the baseline Project Schedule, the Owner's Project Manager shall consult with the Designer and the Contractor and make appropriate recommendations to the Owner relative to actions that should be taken by the Designer or the Contractor to achieve the baseline Project Schedule and/or recommend revisions to the Project Schedule.

— The Owner's Project Manager shall prepare revisions to the Project Schedule, as needed, and submit them to the Owner for approval.

8.1.2.4 Construction Schedule

The Contractor shall be responsible for preparing and updating its construction schedule on a monthly basis. The Owner's Project Manager shall meet once each

month with the Contractor to review and update its schedule, develop the monthly progress information to support the Contractor's payment estimate, and monitor the Contractor's performance for compliance with its contract.

The Owner's Project Manager shall notify the Owner of and include in its Monthly Progress Report any significant changes or delays to the construction schedule. The Owner's Project Manager shall make appropriate recommendations to the Owner relative to the actions that should be taken by the Contractor and/or advise the Owner when liquidated damages, if included in the construction contract, are anticipated to be incurred.

8.1.3 Monthly Progress Report

The Owner's Project Manager shall submit to the Owner and the Authority no later than the twelfth day of each calendar month a written Monthly Progress Report summarizing activity during the preceding calendar month. The Monthly Progress Report shall be submitted in a format acceptable to the Authority and shall describe work performed by all project participants (OPM, Designer, Contractor) during the reporting period and work planned for the next reporting period. The report shall also address matters of schedule adherence (Project Schedule as well as individual completion percentages for design and construction), costs to date (updated Project Budget and actual expenses incurred), change orders and potential change orders, cash flow projections, safety performance, construction QA/QC, environmental compliance, community issues, MBE/WBE activities, any issues that could result in additional time and/or additional costs and any anticipated problems/concerns together with recommended solutions.

8.1.4 Change Order and Claims Administration

The Owner's Project Manager shall review and coordinate its review with the Designer and make specific document and processing recommendations to the Owner, consistent with the General Laws and the construction contract documents, which minimize change order and claims processing costs and time. Services provided by the Owner's Project Manager shall include:

8.1.4.1 Change Order Administration

- 8.1.4.1.1 Review all Contractor proposals for change orders and supporting schedules for time extension requests.
- 8.1.4.1.2 Prepare independent cost estimates and schedule impact analysis for those proposed change orders with an estimated value in excess of \$50,000.
- 8.1.4.1.3 Initiate, conduct, and document negotiations through a memorandum of negotiations with the Contractor.
- 8.1.4.1.4 For all change order requests by the Contractor, make recommendations to the Owner for their acceptance or rejection. 8.1.4.1.5 Prepare and finalize any documentation required for processing change orders including documentation to support or reject the change.
- 8.1.4.1.6 Maintain a status report system for logging and tracking change orders, claims, and disputes to resolution. At a minimum, monthly reports shall include contract number, description of change order or claim, reason for change, date initiated, magnitude of estimated cost, actions required (identification of action parties and response dates) and status. This report shall be included in the Monthly Progress Report.

8.1.4.2 Claims and Disputes Management

- 8.1.4.2.1 Implement a claims management procedure consistent with the construction contract documents.
- 8.1.4.2.2 Analyze Contractor claims and propose recommendations to the Owner in support of the obligations under the claims article of the construction contract documents. Prepare defense positions in coordination with the Designer and the Owner.
- 8.1.4.2.3 In the event that a dispute arises between the Contractor, and/or any Subcontractors, and/or the Designer, including, but not necessarily limited to, disputes regarding the performance, quality, acceptability, fitness and rate of progress of the Project or the requirements of the Designer's contract or the Contractors' construction contract(s), the Owner's Project Manager shall report any such claims, disputes or other matters in question relating to the performance by the Contractor, Subcontractor, Designer or vendor to the Owner and the Authority in writing as soon as reasonably possible.
- 8.1.4.2.4 The Owner's Project Manager shall take all reasonable efforts designed to resolve any such claims, disputes, or other matters in question.

8.1.5 MBE/WBE Compliance Monitoring

The Owner's Project Manager shall oversee and monitor the Designer's and Contractor's compliance with MBE/WBE requirements.

8.1.6 Site Investigations and Environmental Testing

Prior to Designer Selection, the Owner's Project Manager shall determine the need for and assist in the implementation of site evaluation and testing including, but not necessarily limited to, site surveys, wetlands evaluation, environmental evaluations, hazardous materials evaluation, subsurface testing (percolation tests, test pits, borings, etc.), destructive testing and other investigative work in the case of renovation projects..

8.1.7 Project Records and Reports

The Owner's Project Manager shall maintain a complete Project file including, but not necessarily limited to, a copy of the executed agreements of the Owner-Owner's Project Manager, Owner-Architect/Engineer and the Owner-Contractor including copies of performance and payment bonds, a master list of permits, certificates of insurance, licenses and approvals for the Project, correspondence, daily reports, payment records, shop drawings, submittals, project schedules, requests for information, change orders/amendments, change directives and meeting minutes. The Owner's Project Manager shall assemble for the Owner's review all documents pursuant to a public records request received by the Owner.

8.2 Feasibility Study/Schematic Design Phase

8.2.1 NOT USED

\Design Development/Construction Documents/Bidding Phase

8.3 Design Development

- 8.3.1 The Owner's Project Manager shall continue to oversee the activities and responsibilities of the Designer in the further development of the scope, schedule and budget including a general review of the Designer's detailed scaled plans of all aspects of the design. The Owner's Project Manager shall:
- a. Prepare independent construction cost estimates, as requested by the Owner, for comparison with the Designer's cost estimates. (One Estimate during Task 8.3)
 - b. Work with the Owner and Designer to update the Project Budget and Schedule.
- 8.3.2 The Owner's Project Manager shall monitor and coordinate the schedule, technical accuracy, efficiency, coordination, and constructability of the Project and cost-effectiveness of all designs, drawings, reports, estimates and other work furnished by the Designer, and make recommendations to the Owner when, in the opinion of the Owner's Project Manager, requirements of the Designer's contract with the Owner are not being fulfilled.
- 8.3.3 The Owner's Project Manager shall promptly review all Designer submissions and shall meet with the Designer to discuss those submissions. Upon completion of its review, the Owner's Project Manager shall recommend that the Owner: 1) approve the submission as made; 2) approve that part of the submission that is acceptable and reject the remainder; 3) reject the submission; or 4) require the Designer to submit additional information or details in support of its submission.
- 8.3.4 The Owner's Project Manager shall coordinate the timely review of the design between the Designer and the Owner's commissioning agent. The Owner's Project Manager shall be responsible for providing the necessary documents to the commissioning agent for its review, distributing review comments made to the Designer, Owner and the Authority and be responsible for the timely resolution and incorporation of the commissioning agent's recommendations.

8.4 Construction Documents

- 8.4.1 The Owner's Project Manager shall monitor the activities and responsibilities of the Designer in the preparation of complete construction specifications and drawings in accordance with the Designer's contract. The Owner's Project Manager shall:
- a. Prepare independent construction cost estimates, as requested, for comparison with the Designer's cost estimates. (Two estimates during Task 8.4)
 - b. Provide advice, consultation and guidance to the Owner relative to value engineering recommendations.
 - c. Work with the Owner and Designer to update the construction budget and schedule.
- 8.4.2 Provide advice, consultation and guidance to the Owner and the Designer relative to general contractor and subcontractor prequalification requirements pursuant to M.O.L. G. 149 § 44DV2 and § 44D^{3/4} as applicable, including participation as a member of the Owner's Prequalification Committee.
- 8.4.3 The Owner's Project Manager shall review the construction documents to produce cost—effective quality construction, cost reduction, and/or improvement of the construction schedule. The review shall include constructability, operability and biddability as well as document clarity and coordination between drawings and to identify conflicts between drawings and specification. The constructability review

will identify any potential conflicts, make recommendations specific to any phasing issues, recommend appropriate milestones, constraints and liquidated damages and a review of the project specific requirements in the General Requirements.

8.4.4 The Owner's Project Manager review of the construction documents also shall include, but not be limited to, safety concerns, access, usable area, parking, utilities, anticipated noise sources during construction and identification of field offices, facilities, supplies and equipment.

8.4.4 The Owner's Project Manager shall coordinate the timely review of the construction documents by the Commissioning Agent to determine that plans and specifications include the recommendations made during design development in regard to materials selection, installation and testing criteria in regard to commissioning and start-up and provide adequate information and allow sufficient time for functional and system testing.

8.4.5 The Owner's Project Manager shall monitor the schedule of the Designer, provide review and comment of Designer's work product and make recommendations to the Owner when, in the opinion of the Owner's Project Manager, requirements of the Designer's contract with the Owner are not being fulfilled.

8.5 Bidding Phase

8.5.1 The Owner's Project Manager shall monitor the activities and responsibilities of the Designer in the advertisement, distribution of bidding documents and solicitation of public bids in accordance with M.G.L. c. 149 §§ 44A through /1/1.1 and other public construction-related statutes. The Owner's Project Manager shall:

- a. Administer general contractor and subcontractor prequalification requirements pursuant to M.G.L. c. 149 § 44D^{1/4} and § 44D^{3/4} as applicable, including participation as a member of the Owner's Prequalification Committee.
- b. Attend all pre-bid conferences and meetings and, assist, if directed by the Owner.
- c. Attend all sub-bid and general bid openings and, assist, if directed by the Owner.
- d. Review all sub-bids and general bids in conjunction with Designer's determination of responsiveness, bidder eligibility, completeness, accuracy and price. Provide technical guidance to the Owner relative to its acceptance and determination of bidder responsibility.
- e. Review alternates and make written recommendations as to their acceptance.
- f. If the bid of the lowest eligible and responsible general bidder exceeds the construction budget, the Owner's Project Manager shall consult with the Designer and make recommendations to the Owner in regard to maintaining the Project Budget which may include, consistent with Massachusetts public construction laws, reviewing and recommending accepting alternates, re-bidding or seeking additional funding from the City/Town/Regional District.

8.5.2 The Owner's Project Manager shall make recommendations to the Owner relative to the award of a construction contract.

8.5.3 The Owner's Project Manager shall assist the Owner in the preparation and execution of the Owner-Contractor Agreement and shall obtain from the Contractor performance and payment bonds, insurance certificates, and all other documents and certificates required for contract execution.

- 8.5.4 The Owner's Project Manager shall assist the Owner and the Designer in preparing and sending the Notice to Proceed to the Contractor.
- 8.5.5 Provide the Contractor, Designer, Owner and the Authority with required copies of executed construction contract documents.

Construction Phase

8.6 Construction

The Owner's Project Manager shall provide supervisory and inspection staff (including specialists), necessary for the safe, quality, on-budget, on-schedule completion of the Project in accordance with the construction contract documents and applicable permits from Notice to Proceed of the construction contract to contract close-out.

- 8.6.1 The Owner's Project Manager shall monitor the Designer's administration of the Owner-Contractor Agreement including processing of submittals, issuance of timely decisions and directives and assuring each consultant or subconsultant to the Designer make visits to the Project as necessary during the time that construction is occurring on the portions of the work to which the consultant's services relate.
- 8.6.2 The Owner's Project Manager shall provide a full-time (40 hours per week minimum) on-site Project Representative, who shall be dedicated exclusively to the Project, either as an employee of the Owner's Project Manager or as a subconsultant to the Owner's Project Manager.
 - 8.6.2.1 The Project Representative shall be subject to the approval of the Owner and the Owner reserves the right to require the Owner's Project Manager to replace the Project Representative at any time during the course of the Project.
 - 8.6.2.2 The Project Representative shall have at least five years experience in on-site supervision of projects similar in size and complexity to the Project.
 - 8.6.2.3 Unless otherwise directed, the Project Representative shall be present at all times when the Contractor is conducting operations at the site starting from issuance by the Owner of a Notice to Proceed to the Contractor and continuing until issuance to the Contractor of a Certificate of Substantial Completion by the Owner and thereafter on an, as needed basis, until issuance to the Contractor of a Certificate of Final Completion by the Owner.
- 8.6.3 The Owner's Project Manager shall review the Contractor's schedule of values to determine if it represents a reasonably balanced payment schedule for work to be performed with no items front-end loaded or artificially inflated. The schedule of values shall include line items for all deliverables, testing requirements and specified operations

and maintenance materials. The Owner's Project Manager shall submit the recommended schedule of values for the Contractor to the Owner within forty-five days of the Owner's Notice to Proceed to the Contractor.

- 8.6.4 The Owner's Project Manager shall review the Contractor's submitted baseline schedule. The Owner's Project Manager shall be responsible for monitoring the timeliness of these submittals and enforcing compliance with schedule submittal requirements of the construction documents. The Owner's Project Manager shall evaluate the Contractor's planning for the execution of the work, evaluate the reasonableness of the proposed schedule and determine if the submitted schedule meets the requirements of the construction documents.
- 8.6.5 The Owner's Project Manager shall provide daily observation and monitoring of construction activities such that all shifts and work activities are observed and documented. Responsibilities shall include:

- 8.6.5.1 The Owner's Project Manager shall keep a daily log containing a record of weather, the Contractor's work on site, number of workers, visitors to the site, safety status of the Project, equipment and equipment utilization, material and equipment deliveries, non-compliance with safety procedures and issuance of any safety violation notifications, accidents, general description of work performed and quality of work, visits of code enforcement officials and any resulting reports or orders, verbal instruction to interpretations given to the Contractor, pay items, delays, deficiencies and field problems.
- 8.6.5.2 The Owner's Project Manager shall prepare weekly progress reports for submittal to the Designer and the Owner that summarize the progress achieved, provide a concise description of problems and include a copy of the daily log.
- 8.6.5.3 The Owner's Project Manager shall determine if construction and construction related activities are performed in accordance with plans and specifications and the approved shop drawings and are consistent with Massachusetts public construction laws.
- 8.6.5.4 The Owner's Project Manager shall monitor on a daily basis Time and Materials work on change orders including work installed, volume measurements, time sheets, crew sizes and mixes, and equipment utilized.
- 8.6.5.5 The Owner's Project Manager shall determine actual quantities and classification of Unit Price work performed by Contractors.
- 8.6.5.6 The Owner's Project Manager shall evaluate field problems, using the proper channels for solution and communication of the information to the Designer and the Owner.
- 8.6.5.7 The Owner's Project Manager shall coordinate and track requests for clarification on drawings/specifications, design changes and proposed change orders.
- 8.6.5.8 The Owner's Project Manager shall prepare responses to Contractor correspondence for the Owner.
- 8.6.5.9 The Owner's Project Manager shall monitor and coordinate the scheduling and activities of independent materials testing functions at the site, including distribution of reports and any necessary actions resulting.
- 8.6.5.9 The Owner's Project Manager shall maintain at the Project site, on a current basis, a record copy of Construction Contract Documents, including, but not necessarily limited to, drawings, specifications, addenda, change orders, and directives as well as all approved shop drawings, product data, samples, submittals, operations and maintenance manuals and all other relevant documents relating to the construction of the Project.
- 8.6.5.10 The Owner's Project Manager shall monitor the Contractor's compliance with Massachusetts prevailing wage requirements pursuant to M.G.L. c. 149 §§ 26 to 27H inclusive including assisting the Owner in cataloging and filing payroll affidavits.
- 8.6.5.11 The Owner's Project Manager shall shoot and maintain Project progress photographs and videography showing construction progress at a frequency sufficient to document major activities or to document safety incidents, differing site conditions and quality issues. The Owner's Project Manager shall maintain a descriptive log and captioning of the photographs on CD.
- 8.6.6 The Owner's Project Manager shall monitor the Contractor's compliance with the construction schedule, identify potential problems, include problem identification on the Monthly Progress Report and make recommendations to the Owner when, in the opinion of the Owner's Project Manager, requirements of the Contractor in the Owner-Contractor Agreement are not being fulfilled

- 8.6.7 The Owner's Project Manager shall schedule, conduct and prepare minutes of weekly job meetings on progress, coordination and problem resolution and negotiations. The Owner's Project Manager shall prepare and submit minutes to the Owner within three business days of the meeting.
- 8.6.8 The Owner's Project Manager shall schedule the Authority's Commissioning Agent, as required to support the construction schedule, to provide commissioning services and reports as required.
- 8.6.9 The Owner's Project Manager shall monitor, review and analyze proposed change orders, and claims recommending appropriate action and resolution to the Owner in accordance with Article 8.1.4.
- 8.6.10 The Owner's Project Manager shall review and coordinate its review with the Designer to recommend approval of the General Contractor's monthly payment requisitions. The Owner's Project Manager shall verify the Designer's certification that the percentage of work included in the requisition is accurate and the work performed conforms to the construction contract.
- 8.6.11 The Owner's Project Manager shall oversee and monitor the procurement of furniture, fixtures, equipment and technology that is not included in the construction contract.

8.7 Completion Phase

- 8.7.1 The Owner's Project Manager shall conduct inspections of all completed work at substantial completion to develop punch lists; verify substantial completion of work; assist in final inspection and receipt of documents, manuals, receipts, certifications, and all other materials required for final closeout as described in the construction contract. The Owner's Project Manager shall first prepare its own detailed punchlist and shall then coordinate a subsequent walk-through with the Designer and the Authority's Commissioning Agent, adding to the Owner's Project Manager's prepared punchlist. The Owner's Project Manager and the Designer shall then coordinate a walk-through with the Owner to finalize the punchlist. The Owner's Project Manager shall then be responsible for tracking and confirming the completion of the punchlist items..
- 8.7.2 The Owner's Project Manager shall monitor the activities and responsibilities of the Designer and the Contractor in the close-out and commissioning of the Project.
- 8.7.3 The Owner's Project Manager shall assist in securing and reviewing and recommending approval of all project completion forms and documentation necessary for occupancy and full operation of the facility including, but not necessarily limited to, inspection certificates of local building authorities, Certificate of Substantial Completion, Certificate of Final Completion, Occupancy Permit, shop drawings, as-built drawings, operations and maintenance manuals, warranties, guarantees and any and all documentation as required by the contract documents and the Authority.
- 8.7.4 The Owner's Project Manager shall assist the Owner in completing the written evaluation of the Designer(s) pursuant to M.G. L. c. 7 § 38E and prepare, sign and provide to the Owner for its signature the written evaluation of the Contractor(s) and Trade Subcontractors pursuant to M.G.L. c. 149 § 44D.

ARTICLE 9: EXTRA SERVICES

9.1 General

- 9.1.1 Extra Services are those services requested by the Owner to be performed by the Owner's Project Manager but which are additional (or "extra") to the services performed as Basic. Services. Such

services are not included in the Fee for Basic Services and shall be invoiced and paid for separately. Extra services shall not be deemed authorized until a written Approval is received from the Owner.

- 9.1.2 The proposed cost, scope and schedule of all Extra Services shall be presented to and approved by the Owner in writing prior to the performance of any Extra Services.
 - 9.1.3 Cost proposals for Extra Services shall be computed in accordance with the Hourly Rate Schedule established in Attachment A.
- 9.2 Unless specifically prohibited elsewhere and with the prior written Approval of the Owner, the Owner's Project Manager shall perform any of the following services as Extra Services:
- 9.2.1 Preparing special studies, reports, or applications at the written direction of the Owner, other than those specifically required herein as part of Basic Services;
 - 9.2.2 Assisting in the appeals process of permitting boards or commissions;
 - 9.2.3 Rebidding of the general bid if not the fault of the Owner's Project Manager;
 - 9.2.4 Furnishing services in connection with a bid protest filed in court or with the Office of the Attorney General, provided such activities did not arise due to the fault of the Owner's Project Manager;
 - 9.2.5 Furnishing services in excess of Basic Services made necessary by the termination of the General Contractor;
 - 9.2.6 Providing consultation concerning replacement of any work damaged by Acts of God, fire, explosion, flood, extreme weather conditions, terrorist acts or other similar cause, but not the result of errors, omissions, negligence, or means and methods employed by the General Contractor or a Subcontractor during construction;
 - 9.2.7 Assisting the Owner in litigation, claims resolution or non-binding mediation arising out of the Designer contract and the construction contract, provided such litigation or claims did not arise due to the fault of the Owner's Project Manager; and
 - 9.2.8 Provide other services requested by the Owner that are not included as Basic Services pursuant to this Contract.
- 9.3 Invoices for Extra Services shall be accompanied by a complete breakdown listing the name, payroll title, date, number of hours by day, hourly rate and extended amount, per specified task of Extra Services performed. Hourly rates shall be in accordance with the Hourly Rate Schedule in Attachment A.

ARTICLE 10: REIMBURSABLE EXPENSES

- 10.1 For coordination and responsibility for the work described in the following paragraphs 10.1.1 and 10.1.2, the Owner's Project Manager shall be reimbursed its actual costs, supported by invoices or receipts, plus 10%. The following are reimbursable expenses:
- 10.1.1 Certain out of pocket expenses paid by the Owner's Project Manager such as filing fees, and permit fees that are normally paid by the Owner.
 - 10.1.2 Any other specially authorized reimbursement deemed essential by the Owner, in the Owner's sole discretion, in writing.

10.2 Non-Reimbursable Items: The Owner shall not reimburse the Owner's Project Manager or its Subconsultants for travel expenses, sustenance, telephone, facsimiles, electronic mails, postage and delivery expenses, unless specifically required elsewhere in this Contract.

10.3 The Owner's Project Manager shall not be entitled to compensation under this Article for the services of Subconsultants hired to perform Basic Services under this Contract. If a Subconsultant hired to perform Basic Services performs Extra Services approved by the Owner, compensation for such Extra Services shall be made under Article 9.

ARTICLE 11: RELEASE AND DISCHARGE

11.1 The acceptance by the Owner's Project Manager of the last payment under the provisions of Article 7 or Article 12 in the event of termination of the Contract, shall in each instance, operate as and be a release to the Owner and their employees and agents, from all claims of the Owner's Project Manager and its Subconsultants for payment for services performed and/or furnished, except for those written claims submitted by the Owner's Project Manager to the Owner and Authority with, or prior to, the last invoice.

ARTICLE 12: ASSIGNMENT, SUSPENSION, TERMINATION

12.1 Assignment:

12.1.1 The Owner's Project Manager shall not assign or transfer any part of its services or obligations under this Contract (other than as specified in Article 5), without the prior written approval of the Owner and the Authority. Likewise, any successor to the Owner's Project Manager must first be approved by the Owner and the Authority before performing any services under this Contract. Such written consent shall not in any way relieve the Owner's Project Manager or its assignee from its responsibilities under this Contract.

12.2 Suspension

12.2.1 The Owner may, at any time, upon fifteen (15) days written notice to the Owner's Project Manager, suspend this Contract. If the Owner provides such written notice, the Owner's Project Manager shall be compensated for work satisfactorily performed in accordance with the Contract terms prior to the effective date of such suspension for which invoices have been properly submitted.

12.3 Termination

12.3.1 By written notice to the Owner's Project Manager, the Owner may terminate this Contract at any time with or without cause. If such termination shall occur through no fault of the Owner's Project Manager, all compensation and reimbursement due to the Owner's Project Manager in accordance with the Contract terms, for work satisfactorily performed up to the date of termination, including proportionate payment for portions of the work started but incomplete at the time of termination, shall be paid to the Owner's Project Manager, provided no payment shall be made for work not yet performed or for anticipated profit on unperformed work. If such termination is for cause then no further payment shall be due to the Owner's Project Manager.

12.3.2 By written notice to the Owner, the Owner's Project Manager may terminate this Contract

(a) if the Owner, within thirty (30) days following written notice from the Owner's Project Manager of any material default by the Owner under the Contract, shall have failed to cure such default; or

(b) if, after the Owner's Project Manager has performed all services required during any phase prior to construction, at least six (6) months have elapsed without receipt by

the Owner's Project Manager of approval to proceed with the next phase of the Project, provided the delay was not the fault of the Owner's Project Manager. This provision shall not apply to an Owner's Project Manager who has received a notice of suspension pursuant to Article 12.2.

- (c) Upon a proper termination by the Owner's Project Manager, the Owner's Project Manager shall be compensated as provided in 12.3.1 above regarding termination without cause.

ARTICLE 13: NOTICES

- 13.1 Any notice required to be given by the Owner to the Owner's Project Manager, or by the Owner's Project Manager to the Owner, shall be deemed to have been so given, whether or not received, if mailed by certified or registered mail to the Owner's Project Manager or the Owner at the addresses indicated on page one.

ARTICLE 14: INDEMNIFICATION OF OWNER

- 14.1 With respect to professional services rendered by Owner's Project Manager, to the fullest extent permitted by law, Owner's Project Manager shall defend, indemnify and hold unless the Owner and their officers and employees from and against all claims, damages, liabilities, injuries, costs, fees, expenses, or losses, including, without limitation, reasonable attorney's fees and costs of investigation and litigation, whatsoever which may be incurred by the Owner to the extent caused by the negligence of or the breach of this Contract by the Owner's Project Manager, a person employed by the Owner's Project Manager, or any of its Subconsultants.
- 14.2 With respect to non-professional services rendered by Owner's Project Manager, to the fullest extent permitted by law, Owner's Project Manager shall defend, indemnify and hold harmless the Owner and their officers and employees from and against all claims, damages, liabilities, injuries, costs, fees, expenses, or losses, including, without limitation, reasonable attorney's fees and costs of investigation and litigation, whatsoever which may be incurred by the Owner arising out of or resulting from the performance of its services provided that such claims, damages, liabilities, injuries, costs, fees, expenses, or losses are attributable to bodily injury or death or injury to or destruction of tangible property and caused by an act or omission of the Owner's Project Manager, a person employed by the Owner's Project Manager, or any of its Subconsultants.
- 14.3 The Owner's Project Manager shall contractually obligate all of its Subconsultants to defend, indemnify and hold harmless the Owner to the same extent that the Owner's Project Manager is required to do so under this Section.

ARTICLE 15: INSURANCE

- 15.1 The Owner's Project Manager shall obtain and maintain at its sole expense all insurance required by law and as may be required by the Owner under the terms of this Contract. The Owner's Project Manager shall require by contractual obligation, and shall ensure by the exercise of due diligence, that any Subconsultant hired in connection with the services to be provided under this Contract shall obtain and maintain all insurance required by law and as may be required by the Owner under the terms of this Contract. The insurance required hereunder shall be provided at the sole expense of the Owner's Project Manager or its Subconsultant, as the case may be, and shall be in full force and effect for the full term of the Contract between the Owner and the Project Manager or for such longer period as required under this Contract.
- 15.2 All policies shall be issued by companies lawfully authorized to write that type of insurance under the laws of the Commonwealth of Massachusetts with a financial strength rating of "A-" or better as assigned by A.M. Best Company, or an equivalent rating assigned by a similar rating agency acceptable to the Owner and the Authority.

- 15.3 The Owner's Project Manager, and any of its Subconsultants, shall submit to the Owner originals of the required certificates of insurance simultaneously with the execution of this Contract. Certificates of insurance evidencing the coverage required hereunder, together with evidence that all premiums for such insurance have been fully paid, shall be filed with the Owner. Certificates shall show each type of insurance, insurance company, policy number, amount of insurance, deductibles/self-insured retentions, and policy effective and expiration dates. The Owner's Project Manager shall submit updated certificates to the Owner prior to the expiration of any of the policies referenced in the certificates so that the Owner shall at all times possess certificates indicating current coverage. Failure by the Owner's Project Manager to obtain and maintain the insurance required by this Section, to obtain all policy renewals, or to provide the respective insurance certificates as required shall constitute a material breach of the Contract and shall be just cause for termination of the services of the Owner's Project Manager under this Contract.
- 15.4 Termination, cancellation, or material modification of any insurance required by this Contract, whether by the insurer or the insured, shall not be valid unless written notice thereof is given to the Owner at least thirty days prior to the effective date thereof, which shall be expressed in said notice.
- 15.5 All such insurance policies and certificates of insurance shall name the Owner and such other parties as the Owner may require, as additional insured parties with endorsements providing protection to the Owner and the Authority as though separately issued, and shall provide that such insurance is primary to any insurance carried by the Owner.
- 15.6 The Owner's Project Manager or its subconsultant, as the case may be, is responsible for the payment of any and all deductibles under all of the insurance required below. The Owner shall not be responsible for the payment of deductibles, self-insured retentions or any portion thereof.
- 15.7 Workers' Compensation, Commercial General Liability, Automobile Liability, and Valuable Papers

The Owner's Project Manager shall purchase and maintain at its own expense during the life of this Contract, or such other time period as provided herein, the following types and amounts of insurance, at a minimum:

- 15.7.1 Workers' Compensation Insurance in accordance with General Laws Chapter 152.
- 15.7.2 Comprehensive Commercial General Liability Insurance (including Premises/Operations; Hazards; Products/ Completed Operations; Contractual; Independent Contractors; Broad Form Property Damage, Personal Injury) with a minimum limit of \$1,000,000 per occurrence, \$2,000,000 aggregate. The Owner's Project Manager shall maintain such insurance in full force and effect for a minimum period of one year after final payment and shall continue to provide evidence of such coverage to the Owner.
- 15.7.3 Comprehensive Automobile Liability Insurance (including owned, non-owned and hired vehicles) at limits of not Less than:
- a. \$1,000,000 Each Person for Bodily Injury;
 - b. \$1,000,000 Each Accident for Bodily Injury; and
 - c. \$1,000,000 Each Accident for Property Damage.
- 15.7.4 Valuable Papers insurance in an amount sufficient to assure the restoration of any plans, drawings, computations, field notes, or other similar data relating to the work covered by the Agreement between the District and the Designer in the event of loss or destruction while in

the custody of the Designer until the final fee payment is made or all data is turned over to the District, and this coverage shall include coverage for relevant electronic media including, but not limited to, documents stored in computer aided design drafting (CADD) systems.

15.8 Professional Liability

The Owner's Project Manager shall maintain professional liability insurance covering errors and omissions and negligent acts of the Owner's Project Manager and of any person or entity for whose performance the Owner's Project Manager is legally liable at all times while services are being performed under this Contract and for a period of six years thereafter. The minimum amount of such insurance shall be a combined single limit equal to the higher of \$2,000,000 or 10% of the Project's estimated cost of construction.

15.9 Liability of the Owner's Project Manager

Insufficient insurance shall not release the Owner's Project Manager from any liability for breach of its obligations under this Contract. Without limitation, the Owner's Project Manager shall bear the risk of any loss if its valuable papers insurance coverage is insufficient to cover the loss of any work covered by this Contract.

ARTICLE 16: OWNERSHIP OF DOCUMENTS

16.1 Unless provided otherwise by law, ownership and possession of all information, data, reports, studies, designs, drawings, specifications, materials, computer programs, documents, models, inventions, equipment, and any other documentation, product of tangible materials authored or prepared, in whole or in part, or purchased, obtained, created by the Owner's Project Manager pursuant to this Contract (collectively, the "Materials"), other than the Owner's Project Manager's administrative communications, records, and files relating to this Contract, shall be the sole property of, and shall vest in, the Owner as "works made for hire" or otherwise. The Owner will own the exclusive rights, worldwide and royalty-free, to and in all Materials prepared and produced by the Owner's Project Manager pursuant to this Contract, including, but not limited to, United States and International patents, copyrights, trade secrets, know-how and any other intellectual property rights, and the Owner shall have the exclusive, unlimited and unrestricted right, worldwide and royalty-free, to publish, reproduce, distribute, transmit and publicly display all Materials prepared by the Owner's Project Manager. At the completion or termination of the Owner's Project Manager's services, all original Materials shall be promptly turned over to the Owner.

ARTICLE 17: REGULATORY AND STATUTORY REQUIREMENTS

17.1 Truth-in-Negotiations Certificate: If the Owner's Project Manager's fee is negotiated, by signing this Contract, the Owner's Project Manager hereby certifies to the following:

17.1.1 Wage rates and other costs used to support the Owner's Project Manager's compensation are accurate, complete, and current at the time of contracting; and

17.1.2 The Contract price and any additions to the Contract may be adjusted within one year of completion of the Contract to exclude any significant amounts if the Owner determines that the fee was increased by such amounts due to inaccurate, incomplete or non-current wage rates or other costs.

17.2 The person signing this Contract certifies, as a principal or director of the Owner's Project Manager, that the Owner's Project Manager has not given, offered or agreed to give any person, corporation, or other entity any gift, contribution or offer of employment as an inducement for, or in connection with, the award of this Contract; no consultant to or Subconsultant for the Owner's Project Manager has given, offered or

agreed to give any gift, contribution or offer of employment to the Owner's Project Manager, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the Owner's Project Manager or Subconsultant of a contract by the Owner's Project Manager; and no person, corporation or other entity, other than a bona fide full-time employee of the Owner's Project Manager, has been retained or hired by the Owner's Project Manager to solicit for or in any way assist the Owner's Project Manager in obtaining this Contract upon an agreement or understanding that such person, corporation or other entity be paid a fee or other consideration contingent upon the award of this Contract.

- 17.3 Revenue Enforcement and Protection Program (REAP): Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, the undersigned certifies under the penalties of perjury that to the best of his/her knowledge and belief that the firm and/or individuals in the firm are in compliance with all laws of the commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.
- 17.4 Interest of Owner's Project Manager: The Owner's Project Manager hereby certifies that it is in compliance with the provisions of General Laws Chapter 268A whenever applicable. The Owner's Project Manager covenants that 1) he/she presently has no financial interest and shall not acquire any such interest direct or indirect, which would conflict in any manner or degree with the services required to be performed under this Contract or which would violate M.G.L. Chapter 268A, as amended from time-to-time; 2) in the performance of this Contract, no person having any such interest shall be employed by the Owner's Project Manager; and 3) no partner or employee of the firm is related by blood or marriage to any officer, official, or employee of the Owner.
- 17.5 Equal Opportunity: The Owner's Project Manager shall not discriminate in employment against any person on the basis of race, color, religion, national origin, sex, sexual orientation, age, ancestry, disability, marital status, veteran status, membership in the armed forces, presence of children, or political beliefs. The Owner's Project Manager shall comply with all provisions of Title VI of the Civil Rights Act of 1964 and MGL c.151B.
- 17.6 Certification of Non-Collusion: The signatory certifies under penalties of perjury that its proposal has been made in and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.
- 17.7 Governing Law: This Contract shall be governed by the laws of the Commonwealth of Massachusetts.
- 17.8 Venue and Waiver of Jury: Any suit by either party arising under this Contract shall be brought only in the Superior Court in the county where the Project is located. The parties hereto waive any argument that this venue is not appropriate or that the forum is inconvenient. The parties hereto waive all rights, if any, to a jury trial in any dispute arising under this Contract.

ATTACHMENT A

PAYMENT SCHEDULE

In consideration of Owner's Project Manager's delivery of Basic Services, the Owner shall pay the Owner's Project Manager on an hourly basis, up to a total fee that shall not exceed *\$(insert total fee amount)*. The *\$(insert total fee amount)* fee is a cap for Basic Services related to this Contract, and the actual amount paid by the Owner for Basic Services required during the duration of this Contract may be an amount less than *\$(insert total fee amount)*. The Owner's Project Manager shall invoice the Owner based on hours worked pursuant to this Contract, according to the hourly rates below and the schedule set forth below. During the course of this Contract, the rates in effect shall not be increased above those delineated in the following table:

Hourly Rate Schedule

Title Rate/Hr.

The Owner's Project Manager shall perform the Services in accordance with the following Schedule:

<u>Project Phase/Item of Work</u>	<u>Not-to-Exceed Fee</u>	<u>Completion Date</u>
Feasibility Study/Schematic Design Phase		
Design Development/Construction Document/Bidding Phase		
Construction Phase/Final Completion		
<u>Independent Cost Estimates</u>		
Task 8.2.2 — Up to two estimates	\$X/per estimate	N/A
Task 8.3 — One Estimate	\$A/per estimate	N/A
Task 8.4 — Up to two estimates	\$X/per estimate	N/A

ATTACHMENT C

(WEIGHTED EVALUATION SCORING SHEET)

Poor = 1 Excellent = 10 Perfect Score = 100

		Weighting Factor	Rating	Score
1a	Past Performance - Document Performance:			
1b	Past Performance - Satisfactory Relationships:	1		0
2	Knowledge of Mass Codes, Construction Laws, Regs, Etc.:	1		0
3	Financial Stability:	1		0
4	Management Approach:	1		0
5	Key Personnel:	1		0
6	Capacity and Skills:	1		0
7	Current and Projected Workload:	1		0
8	Familiarity with Project Type:	2		0
TOTAL WEIGHTED SCORE:				

ATTACHMENT D

(OPM Application Form - May 2008)

Owner's Project Manager Application Form - May 2008		
1. Project Name/Location for Which Firm is Filing:		
2a. Respondent, Firm (Or Joint-Venture) - Name And Address Of Primary Office To Perform The Work:	2b. Name And Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:	
2c. Date Present And Predecessor Firms Were Established:	2d. Name And Address Of Parent Company, If Any:	
2e. Federal ID #:	2f. Name of Proposed Project Director:	
3. Personnel From Prime Firm Included In Question #2 Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. indicate both The Total Number In Each Discipline):		
Admin. Personnel	Cost Estimators	Other
Architects	Electrical Engrs,	
Acoustical Engrs.	Environmental Engrs.	
Civil Engrs.	Licensed Site Profs.	
Code Specialists	Mechanical Engrs.	
Construction Inspectors		
Total		
4. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No		

6. Brief Resume for Key Personnel ONLY as indicated in the Request for Services. Resumes Should Be Consistent With The Persons Listed On The Organizational Chart In Question # 5. They Must Be In The Format Provided. By Including A Firm As A Subconsultant, The Prime Be Selected. Additional Sheets Should Be Provided Only As Required For The Number Of Key Personnel And Applicant Certifies That The Listed Firm Has Agreed To Work On This Project, Should The Team

a. Name And Title Within Firm:	a. Name And Title Within Firm:
b. Project Assignment:	b. Project Assignment:
c. Name And Address Of Office In Which Individual Identified In 6a Resides:	c. Name And Address Of Office In Which Individual Identified In 6a Resides:
d. Years Experience: With This Firm: _____ With Other Firms: _____	d. Years Experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization	e. Education: Degree(s) /Year/Specialization
f. Date of MCCPO Certification:	f. Date of MCCPO Certification:
g. Applicable Registrations and Certifications :	g. Applicable Registrations and Certifications:
h. Current Work Assignments And Availability For This Project:	h. Current Work Assignments And Availability For This Project
i. Other Experience And Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):	i. Other Experience And Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm):

7a Past Performance: List all Completed Projects; in excess of \$1.5 million, for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.

a. Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Project Dollar Value	d. Completion Date (Actual Or Estimate)	e. On Time (Yes Or No)	f. Original Construction Contract Value	g. Change Orders	h. Number of Accidents and Safety Violations	i. Dollar Value of any Safety fines	l. Number • And Outcome Of Legal Actions
(1)									
(2)									
(3)									
(4)									
(5).									

7b. Past Performance: Provide the following information for those completed Projects listed above in 7a for which the Prime Applicant has performed, or has entered into a contract to perform

a. Project Name And Location Project Director	b. Original Project Budget	c. Final Project Budget	d. If different, provide reason(s) for variance	e. Original Project Completion	e. Actual Project Completion On Time (Yes or No)	f. If different, provide reason(s) for variance.
(1)						
(2)						
(3)						
(4)						
(5)						

Capacity: Identify all current/ongoing Work by Prime Applicant, Joint-Venture Members or Subconsultants. identify project participants and highlight any work

Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Original Project Budget	d. Current Project Budget	d. Project Completion Date	e. Current forecast completion date On Time (Yes Or No)	f. Original Construction Contract Value	g. Number and dollar value of Change Orders	h. Number and dollar value of claims
1.								
2.								
3.								
4. •								
5.								
6.								
7.								
8.								

9. References: Provide the following information for completed and current Projects listed above in 7 and 8 for which the Prime Applicant has performed, or has entered into a contract to

a. Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person
1)		5)		9)	
2)		6)		10)	
3)		7)		n)	
4)		8)		12)	

9. Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Subconsultants. If Needed, Up To Three, Double-Sided 8 1/2" X 11" Supplementary Sheets Will Be Accepted. APPLICANTS ARE REQUIRED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE AREAS OF EXPERIENCE REQUESTED.

10. I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.

Submitted By _____ Printed Name And Title _____ Date _____
(Signature)

ATTACHMENT E

(Required Certifications)

CORPORATE RESOLUTION

(To be filed if Contractor is a Corporation)

_____, hereby certify that I am the duly qualified and
(Secretary of the Corporation)

acting Secretary of _____ and I further certify
(Name of Corporation)

that a meeting of the Directors of said Company, duly called and held on _____
(Date of Meeting)

at which all Directors were present and voting, the following individuals:

were duly authorized and empowered to execute Foul's of General Bid, Contracts, Agreements or
Bonds on behalf of the Corporation.

I further certify that the above authority is still in effect and has not changed or modified in
any respect.

By: _____
(Secretary of Corporation)

A True Copy:

Attest:

(Notary Public)

My Commission Expires:

(Date)

NON-COLLUSION/ CONFLICT OF INTEREST CERTIFICATE

The undersigned certifies under penalties of perjury that the proposal submitted relative to this project is in all respects bona fide, fair and made without collusion or fraud with any other person, joint venture, partnership, corporation or other business or legal entity and that, to the knowledge of the undersigned, the submission and/or acceptance of this proposal will not create any conflict of interest for the Owner, its officers, board or committee members, Project Representatives or the Proposer under the provisions of G.L. c. 268A, or any other applicable law, statute or regulation.

(Name of person signing proposal)

(Company)

(Date)

CERTIFICATION TO PAYMENT OF TAXES BY CONTRACTOR

Pursuant to G.L. c.62C, §49A, I, _____, hereby certify under the pains and penalties of perjury that _____ has complied with all laws of the Commonwealth of Massachusetts relating to the payment of taxes and has filed all state tax returns and paid all State taxes required under law.

Date

Signature of Authorized
Representative of Contractor

Social Security Number or
Federal ID Number of Contractor

TITLE