

**Reynolds SD
2025 High School Cooling Tower/Chiller Project**



**REQUEST FOR PROPOSALS
Construction Manager/General Contractor (CM/GC) Services
Reynolds High School Cooling Tower/Chiller Project**

October 30, 2025

A MANDATORY pre-proposal meeting will be held to answer questions from prospective proposers on **November 10th, 2024 at 10:00 A.M.** prevailing local time at the **Reynolds High School, 1698 SW Cherry Park Road, Troutdale, Oregon 97060.**

The meeting will allow proposers the opportunity to gain information about the construction site and a better understanding of the work, and the unique aspects of the project.

TABLE OF CONTENTS

	Page
1. SCOPE OF WORK	
1.1 General: Overview and Project Background	3 – 5
1.2 Project Description	5
1.3 Project Organization	5
1.4 Construction Budget	5
1.5 Project Schedule	5 – 6
1.6 Mandatory Pre-Proposal briefing and tour	6
2. PROPOSAL PROCESS	
2.1 General	6 – 7
2.2 Pre-Proposal Interpretation of Contract Documents	7
2.3 Public Disclosure of Proposals	7 – 8
2.4 Submission of Proposals	8
2.5 Schedule	8 – 9
2.6 Objections or Protests	9 – 10
2.7 General Services Overview: CM/GC	10 – 16
3. PROPOSAL	
3.1 Preparation	16
3.2 Format	16 – 23
4. PROPOSAL FORM	24
5. EVALUATION OF PROPOSALS	25 – 26
APPENDIX A	FORM CM/GC CONTRACT
APPENDIX B	GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT CONTRACTS
APPENDIX C	MASTER SCHEDULE
APPENDIX D	PROJECT DESCRIPTION & INFORMATION – BRIC ARCHITECTURE 50% SCHEMATIC SCOPE DOCUMENTS (to be issued in Addendum #1)
APPENDIX E	REYNOLDS SCHOOL BOARD MINUTES AND FINDINGS OF FACTS (to be issued in Addendum #1)
APPENDIX F	COST FOR GENERAL CONDITIONS WORK

1. SCOPE OF WORK

Based upon the adoption of new contracting rules for CM/GC 2023 version: 279C.337 procurement of constructions manager/general contractor services. (1) A contracting agency that intends to procure construction manager/general contractor services shall procure the construction manager/general contractor services in accordance with model rules the Attorney General adopts under ORS 279A.065 (3). and (h) The contracting agency will conduct the procurement in accordance with model rules the Attorney General adopts under ORS 279A.065 (3).

1.1 General: Overview & Project Background

Reynolds School District ("District") invites written sealed Proposals for Construction Manager/General Contractor, (CM/GC), services for the 2025 Reynolds High School Cooling Tower/Chiller Project ("RHS Cooling" or "Project").

Background

Reynolds High School has a failing cooling tower that serves a large portion of the building cooling. The tower itself is currently operating below 50% efficiency, putting a strain on the chiller unit that works in tandem with the tower and can only achieve half of its intended temperature. The project will focus on the replacement of the Cooling Tower and any associated mechanical units, CWS/CWR piping, pumps, direct digital controls upgrades, chemical treatment systems and associated roof work.

The District reserves the right to determine what is in the best interest of the District and the completion of the RHS Cooling Project when choosing the CM/GC. However, it will be incumbent on the proposer, to demonstrate that they can meet the deliverables scheduled for this Project. Proposals must address in detail the proposer's verifiable approach to providing the workforce and resources to deliver the services necessary to attain the District's goal.

The selection of a particular CM/GC firm for the Project listed above will be at the sole discretion of the District as it determines which firm will serve the District in its best interest and will provide the most benefit to its RHS Cooling Project.

The District is soliciting Requests for Proposals (RFPs) from experienced CM/GC firms capable of completing the demolition of the existing mechanical equipment, procurement and installation of equipment and associated items as identified in the Scope documents at the Reynolds High School. The CM/GC is being selected early in the process to best serve the District's Project in consideration of the following factors:

1. Provide the District and its design team with unique expertise and experience that will assist in selecting the most economical and timely construction solutions
2. Ensure that existing operations of the Reynolds School District are maintained throughout construction with minimal disruption to ongoing operations of adjacent facilities
3. Implement procedures to aggressively manage the construction costs, schedule, and phasing requirements and minimize hazards related to the development of the site
4. Develop Project procedures to manage the risks and critical need for effective partnering

and collaborative decision-making processes to ensure that jobsite safety is not compromised and that impacts on subcontractors are minimized, while performing significant work around a residential neighborhood

5. The need for contractor expertise to develop means and methods strategies of work-around site logistics solutions to re-constructing the facility while maintaining other adjacent ongoing operations. Construction work will need to be carefully staged and coordinated to always ensure safety of the public
6. Provide procurement and implementation strategies for complex phasing of the Project to leverage early bid package(s), while allowing time for additional design solutions for later bid packages and coordination of work activities in and around sensitive environmental conditions
7. Understand the Project's budget limitations and the need to identify cost-effective solutions through constructability reviews, value engineering and collaboration with stakeholders to meet budget constraints
8. Recognize and support district local sub-contractor efforts.

The District seeks a CM/GC who can best provide the services needed to achieve the above goals.

The services requested of the CM/GC shall be provided in two phases:

- 1 Preconstruction Services (Phase 1): Consultation through initial and iterative budgeting, scheduling and value engineering with the Reynolds School District and its design team during the planning and design of the project.
- 2 Construction Services (Phase 2): All final bidding, management, and completion of the construction work within the negotiated GMP (guaranteed maximum price) and project schedule.

1.2 Project Description

The preliminary project work scope, primary work elements, are described in Appendix D.

1.3 Project Organization

The District has retained Otak CPM to provide Project Management oversight services on behalf of the Owner. The District awarded a contract for the design and Construction Administrative services to BRIC Architecture for the Project.

1.4 Construction Budget

The District has budgeted \$2 million for the total construction budget of the build-out of the Project.

The construction budget includes, but is not limited to; building costs, any escalation, and construction contingency. This will be the basis of the GMP. All savings to the GMP will return to the District.

1.5 Construction Schedule

For purposes of funding the Project to its maximum potential, at the time of this RFP, it is the goal of the District that all aspects of the the project be substantially complete prior to the beginning of

the September of 2026. All proposers need to understand the importance of the District's schedule requirements.

The Draft Master Schedule, Appendix C, shows the milestones of this Project, and although concentrates mainly on these activities necessary prior to the execution of the Phase II Services it does provide the basic activities and required sequences for the Phase II Services. Early Work Amendments, (EWAs), and the amount of EWAs will be determined by the CM/GC. However, the sequence of the start of the Phase II Services will not be altered unless determined to be in the best interest of the District and will not compromise the due diligence of the CM/GC during the Phase I Services. The District does understand that procurement and receipt of HVAC units could be impacted by market conditions and acknowledges possible contingencies to accommodate this risk.

1.6 Mandatory Pre-Proposal briefing and Site Tour

A **MANDATORY** pre-proposal meeting will be held to answer questions from prospective proposers on **November 10th, 2025, at 10:00 A.M.** prevailing local time at the **Reynolds High School, 1698 SW Cherry Park Road, Troutdale, Oregon 97060..** The meeting will allow proposers the opportunity to gain information about the construction site and a better understanding of the work, and the unique aspects of the project.

2. PROPOSAL PROCESS

2.1 General

2.1.1. Evaluation of Proposals

Proposals will be evaluated by an evaluation committee comprised of District representatives and Owner representative OTAK CPM . The evaluation will be in accordance with Section 5, Evaluation of Proposals, and may include requests by the team for additional information and interviews to determine and clarify the experience and responsibility of the proposer. The evaluation team will make a recommendation to the Reynolds Superintendent, who will make the final decision to select the CM/GC.

2.1.2 Obligation to Award

The issuance of this RFP, and the receipt and evaluation of proposals does not obligate the District to award a contract. The District will not pay any costs incurred in responding to this RFP. The District may cancel this procurement without liability at any time prior to the District's execution of a contract.

2.1.3 Commencement of Work

The successful proposer may commence work only after the District delivers a fully executed preconstruction (Phase I) contract to that proposer.

2.1.4 Questions

Questions pertaining to this RFP shall be presented via email to:

Andrew Lent Project Manager
Otak CPM
Email: Andrew.Lent@otak.com

Questions must be received in electronic format not later than 2:00 PM, November 18th, 2025. Questions will be compiled and collectively addressed in writing prior to the deadline for receipt of proposals.

2.2 Pre-Proposal Interpretation of Contract Documents

2.2.1 Changes to RFP

2.2.1.1 The District reserves the right to make changes to the RFP. Changes will be made by written addendum, which will be issued to all prospective proposers on the District's list of RFP holders who attended the mandatory pre-proposal meeting.

2.2.1.2 Prospective proposers may request or suggest any change to the RFP by submitting a written request. The request shall specify the provision of the RFP in question and contain an explanation for the requested change. The request must be submitted at least seven (7) calendar days prior to the date set for receipt of proposals.

2.2.1.3 The evaluation team will evaluate all requests submitted but will not be obligated to accept the requested change.

2.2.2 Amend or Withdraw Proposal

A proposer may amend or withdraw its proposal any time prior to the time and date established for submission of proposals.

2.3 Public Disclosure of Proposals

2.3.1 Any information provided to the District pursuant to this RFP is subject to public disclosure pursuant to Oregon's public records laws (ORS 192.410 to 192.505).

2.3.2 The general requirement for public disclosure is subject to several exemptions. Each page containing information deemed by the proposer as necessary to remain exempt from public disclosure after proposals have been evaluated (e.g., pages containing trade secret, economic development information, etc.) should be plainly marked. Marked pages should be placed in a group separate from the remainder of the proposal.

2.3.3 The fact that a proposer marks and segregates certain information as exempt from disclosure does not mean that the information is necessarily exempt. The District will make an independent determination regarding exemptions applicable to information that has been properly marked and segregated. Information not properly marked and segregated may be disclosed in response to a public records request. When exempt information is mixed with nonexempt information, the nonexempt information must be disclosed. The District will redact pages that include both exempt and nonexempt information to allow disclosure of the nonexempt information.

2.3.4 Unless expressly provided otherwise in this RFP or in a separate communication, the District does not agree to withhold from public disclosure any information submitted in confidence by a proposer unless the information is otherwise exempt under Oregon law. The District considers proposals submitted in response to this RFP to be submitted in confidence only until the District's evaluation is complete and agrees not to disclose proposals until the District has completed its evaluation of all proposals and publicly

announced the results.

2.4 Submission of Proposals

2.4.1 Requirements

Each proposer's submission in response to this RFP must:

- 2.4.1.1** Provide Proposers response with signed Proposal Form in PDF format on a USB flash drive by email to Andrew Lent.
- 2.4.1.2** Include the completed and executed Proposal form (Section 4 of this RFP) as the first page of the submission.
- 2.4.1.3** Be delivered by email to the following addressee by **2:00 PM November 25th, 2025.**

Andrew Lent
OTAK CPM
Andrew.Lent@otak.com

The Reynolds School District, at its option, will not accept late submissions. Any late submission will be rejected and not opened.

2.5 Schedule: Refer to Appendix C for information related to the Master Schedule for the project.

2.5.1 Milestones

Projected significant milestones for this procurement are as follows:

RFP issue date	October 30, 2025
Mandatory pre-proposal meeting at 10:00 AM	November 10, 2025
Deadline for proposer questions	November 18, 2025
RFP Addenda issuance	November 20, 2025
Proposals due at 2:00 PM	November 25, 2025
Shortlisted firms identified for interview (if required)	December 1, 2025
Proposer Interviews	December 4, 2025
Notice of Intent to Award	December 8, 2025
Protest Period Ends	December 15, 2025
Board Approval of Contract	December 17, 2025
Notice to Proceed	December 1 st , 2025

2.5.2 Period of Irrevocability

Proposals shall be offers that are irrevocable for a period of sixty (60) calendar days after the time and date proposals are due. Proposals shall contain the name, address and telephone number of an individual or individuals with authority to bind the company during the period in which the proposal will be evaluated.

2.6 Objections or Protests

2.6.1 Process

A proposer or prospective proposer who wishes to object or protest any aspect of

this procurement shall comply with requirements of Oregon Administrative Rule: OAR 137-049-0260 and must deliver a written protest to:

**Reynolds School District
RE: RFP – Construction Manager/General Contractor Services
Reynolds School District High School Cooling Tower/Chiller Project
1204 NE 201st Ave.
Fairview, OR 97024**

A protest is delivered when it is received by the aforementioned addressee.

A protest shall be deemed to include only the documents timely delivered pursuant to this paragraph. It must clearly state all the grounds for the protest and must include all arguments and evidence in support of the protest. Testimonial evidence may be submitted by affidavit. The District may investigate as it deems appropriate in reviewing the protest and will issue a written response to the protest. The District may proceed with contract award, execution, and performance while a protest is pending.

The time period during which the contracting agency will meet with proposers that the contracting agency did not select for the public improvement contract shall occur after contract execution with selected proposer if a proposer requests a meeting to discuss the procurement.

2.6.2 Timeliness

2.6.2.1 If the protest relates to matters that are apparent on the face of the solicitation documents or are otherwise known or should have been known to the protester, the protest must be delivered no later than (10) calendar days prior to the deadline for the District's receipt of proposals.

2.6.2.2 If the protest relates to other matters, including but not limited to the award of the contract, it must be delivered as soon as possible, and in no event later than seven (7) calendar days, after the protester knows or reasonably should have known of the award of the contract, the District's intent to award the contract, or other matters to which the protest is addressed.

2.6.2.3 The District may decline to review a late protest.

2.7 General Services Overview CM/GC SCOPE OF CM/GC SERVICES

The District is seeking a CM/GC firm to participate in design development and construction document development phases as a member of a team with the Program & Project Manager-PM (OTAK CPM), Architect and Engineering team, and other Project consultants, and agencies to provide preconstruction services and to manage and coordinate the subcontractor bidding procurement and the construction process.

During preconstruction, the CM/GC shall actively participate as a member of the Project team with the Owner and the Architect during the schematic design and construction documents phases prior to construction. The CM/GC shall be responsible for providing necessary consulting expertise to the Owner to ensure that the program scope is maximized, and the construction budget and the Project schedules are met.

The CM/GC will work collaboratively and proactively with the Owner and Architect to proceed with planning, design, and development of the work in a manner that supports the Owner's efforts to keep costs within the Owner's budget. The CM/GC shall provide Construction

Management (CM) services throughout the Project, from the preconstruction period through construction, and shall closely coordinate such work with the Owner, PM, and Architect. The CM/GC's CM services shall include but not be limited to:

- 1) Assistance in identifying safe work practices and requirements for construction
- 2) Assess and recommend site logistics requirements
- 3) Recommend phasing, sequencing of work and construction scheduling
- 4) Provide cost-estimating including GMP development and subcontractor procurement
- 5) Determine and reconcile constructability issues and performing formal constructability analysis reviews of the design documents prior to subcontract bidding
- 6) Assess alternative construction options for cost savings
- 7) Identify products for Value Engineering (VE) and engineering systems for life cycle cost, design considerations and recommend all work necessary to support their implementation
- 8) Participate in Owner's Design Development and Construction Documents Phases coordination reviews.
- 9) Critical Path scheduling and site logistics planning,
- 10) Permit procurement assistance and agency coordination
- 11) Identify opportunities for supporting District Local Engagement efforts

The CM/GC shall provide full general contracting services for construction of the Project in accordance with the requirements of the Contract Documents and except to the extent work is specifically indicated in the Contract Documents to be the responsibility of others.

The CM/GC firm must be skilled in all aspects typical to a general contractor and construction manager, including, but not limited to developing Critical Path Method (CPM) schedules, preparing construction estimates, performing value engineering and life-cycle cost studies, analyzing alternative designs, studying labor conditions, understanding construction methods and techniques, understanding local climate conditions and requirements for weather protection during construction, performing constructability reviews, sequencing of work, and coordinating and communicating the activities of the team throughout the design and construction phases to all members of the Project delivery team.

In addition, the CM/GC must be familiar with the local labor and diverse subcontracting market and be capable of working with subcontractors to generate tangible outcomes supporting Local and Diverse Contractors and viable pricing alternatives.

The CM/GC firm will coordinate and manage the construction process as a collaborative member of a team with the Owner, PM, A/E, other Project consultants, and governmental agencies. The CM/GC must also be familiar with sustainable construction techniques, LEED certification requirements and processes and employ those techniques and processes throughout the term of the Project.

2.7.1 Preconstruction Services

Preconstruction services will be provided generally under the terms contained in this RFP solicitation process and paid for on a cost reimbursement basis. In general, services are anticipated to include a requirement that the CM/GC:

- A. Provide a full description of items that make up the proposed GMP. A complete copy of the GMP estimates in a format approved by Owner, including all details, must be provided to the Owner. The CM/GC will cooperate with other Owner designated Consultants, and advise, assist, and provide recommendations to the Owner and design team on all aspects of the planning and design of the work.

- B. Provide timely and accurate information, estimates, and schemes and participate in decisions regarding construction materials, methods, systems, phasing, and costs to assist in determinations that are aimed at providing the highest quality building within the budget and schedule.
- C. Work with the Owner to identify critical elements of the Work that may require special procurement processes, such as prequalification of bidders or qualifications-based selection.
- D. Actively participate in formal VE studies anticipated to be held at the end of schematic design and 50% Construction Documents. Actively participate in ongoing value engineering and constructability reviews to ensure the project budget and design standards are maintained.
- E. Review in-progress design documents and provide timely input and advice on construction feasibility, and alternative materials, and availability. Provide formal and informal Constructability Reviews (CR) of the Contract Documents as part of the design development QA/QC process. Provide final CR review of 50% CD design documents and suggest modifications to improve completeness of the documents prior to establishing the final GMP
- F. Provide input to the Owner and the design team regarding current construction market bidding climate, status of key subcontract markets, and other local economic and weather-related conditions. Recommend division of work to facilitate bidding and award of trade contracts, considering such factors as bidding climate, weather, improving or accelerating construction completion milestones, minimizing trade jurisdictional disputes, and related issues. Advise the Owner on subcontracting opportunities for local and COBID firms.
- G. Continuously monitor and update the Project schedule and recommend adjustments in the design documents of construction bid packaging to ensure completion of the Project in the most expeditious manner possible. Time is of the essence on this project with critical milestones for relocation of the Reynolds School District's existing facilities.
- H. Prepare construction cost estimates for the Project at appropriate times throughout the design phases of the work. Notify the Owner and design team immediately if their construction cost estimates appear to be exceeding the construction budget or the GMP.
- I. Work with the Owner and design team to maximize energy efficiency in the Project. Provide estimating and value engineering support to the Owner's analysis and application for energy related incentive programs offered by local utilities.
- J. Furnish a Guaranteed Maximum Price (GMP), as part of the Pre-Construction Phase I services in accordance with the CM/GC Agreement for the Owner's review and approval. It is also possible that a partial Early Work Amendment will be authorized to cover construction work in advance of the GMP.
- K. In the event that the selected CM/GC is unable to furnish a GMP within the Owner's budget, or otherwise come to agreement on CM/GC Contract terms, the Owner retains the sole option to cancel this procurement and start a new process for the construction of the Project, or to terminate the existing CM/GC Contract or contract award and enter into new CM/CG Contract negotiations with the next highest rated Proposer

under this procurement.

- L. CM/GC will be required to comply and prepare agreeable responses to the following before a GMP is agreed upon: By the earlier of the date on which the District and a CM/GC agree on a GMP or the date on which the CM/GC begins to solicit offers for construction services from subcontractors, the public improvement contract that the District negotiates with the construction manager/general contractor must:
 - (a) Describe the methods the CM/GC will use to qualify and select subcontractors. The methods must be competitive and should provide prospective subcontractors with a reasonable opportunity to participate in the CM/GC's qualification and selection process.
 - (b) Identify the portions of the construction work under the public improvement contract for which the CM/GC may waive the qualification and selection process described in paragraph (a) of this subsection and describe:
 - 1. How the CM/GC may determine the portions of the construction work that will not be subject to the qualification and selection process described in paragraph (a) of this subsection; and
 - 2. The process the CM/GC will use to qualify and select prospective subcontractors for the portions of the construction work that are not subject to the qualification and selection process described in paragraph (a) of this subsection.
 - (c) Identify the conditions under which the CM/GC or an affiliate or subsidiary of the CM/GC may perform or compete with other prospective subcontractors to perform construction work under the public improvement contract and describe the methods the CM/GC will use to qualify and select an affiliate or subsidiary to perform the construction work.
 - (d) Provide Letters of Authorization that will inform which prospective subcontractors the CM/GC has selected to perform construction services in connection with the public improvement contract.
 - (e) Describe the conditions under which the CM/GC will discuss the qualification and selection process described in this subsection with a prospective subcontractor that the CM/GC did not select for a subcontract if the CM/GC receives a request from the prospective subcontractor to discuss the process.
- M. As used in this section, "savings" means a positive difference between a fixed price, a guaranteed maximum price or other maximum price set forth in a public improvement contract and the actual cost of the work, including costs for which a contracting agency reimburses a CM/GC and fees or profits the CM/GC earnings. [2013 c.522 §3]
- N. The District will not pay any amount that exceeds a fixed price, guaranteed maximum price, or other maximum price specified in the public improvement contract unless the amount results from material changes to the scope of work set forth in the public improvement contract and the parties to the public improvement contract agree in writing to the material changes.

2.7.2 Construction Phase Services

After the agreement to an acceptable GMP, by the District, and the execution of an Amendment to CM/GC Contract the CM/GC will bid the remaining components of the Project after any Early Work Amendments that have taken place. With the bid results the CM/GC will provide a complete reconciliation of the bid received to the GMP and provide all information to the District for review and acceptance.

During the Construction Phase Services, the CM/GC shall provide and pay for all materials, tools, equipment, labor, and professional and non-professional services, and shall perform all other acts and supply all other things necessary to fully and properly perform and complete the Work, as required by the Contract Documents. Construction related activities of the CM/GC during this phase will include schedule refinement, phasing and site logistics, advance materials procurement, advance construction (if approved via an Early Work Amendment), development of bid packages, subcontractor bidding, quality control of the work in progress, and overall construction management. The CM/GC will also be responsible for ongoing management of the construction budget and monthly, or as requested by Owner, reporting of budget and work in progress status.

2.7.3 Special Requirements

To implement the CM/GC method of construction with a GMP, the District will impose some special requirements to ensure an adequate level of competition. Proposers shall note the following requirements concerning management of this GMP Project:

- A. A full description of items that make up the proposed GMP is required from the CM/GC. A complete copy of the GMP estimates in a format approved by Owner, including all details, must be provided to the Owner. The CM/GC will cooperate with other Owner designated cost estimators to reconcile GMP estimates to Owner-approved limits.
- B. The CM/GC shall comply with Oregon Administrative Rules ("OAR") 137-046-0200 and 137-046-0210 in all respects for the solicitation of Minority, Women and Emerging Small Business Enterprises. Compliance shall include pass-through requirements for subcontractor demonstrations of good faith efforts for all subcontracts Offer packages, for which set goals shall not be utilized.
- C. The Contract awarded through this process will require the CM/GC to use an open competitive selection process for subcontracted components of the Project. The processes used to award subcontracts by the CM/GC will be monitored by the Owner. The CM/GC shall solicit bids or quotes from subcontractors unless otherwise authorized by the Owner in writing. Owner will review all bids at its discretion and reserves the right of prior written approval of any bids when fewer than three (3) bids are received in response to any solicitation.
- D. By listing individuals in the Proposal, the firm affirms that these individuals will be available to work on the Project at the approximate percentages shown in the Proposal. The Owner reserves the right to approve or reject any changes to the proposed personnel. Owner further reserves the right to request a substitution of personnel if deemed to be in the best interest of the Owner.
- E. All Proposers must be registered with the Oregon Construction Contractors Board prior to submitting Proposals. Failure to register will be sufficient cause to reject Proposals as non-responsive.
- F. For this Project, the provisions of ORS 279C.800 to 279C.870, relative to prevailing wage rates, will apply. The CM/GC and all subcontractors shall comply with BOLI requirements. The actual prevailing wage rates applicable to this Project will be identified at the time the initial set of construction specifications are made available and are incorporated into the first Early Work Amendment, or, if no Early Work Amendment occurs, then at the time of the GMP Amendment. Those rates will then

apply throughout the Project.

- G. CM/GC firm will be required to utilize web-based tools for managing costs and other contractual duties via Smartsheet and Bluebeam. All change management and project information will be required to be stored and managed in these systems by all project partners. Smartsheet will be provided by the Owner.
- H. In an effort to promote engagement with local COBID subcontractors and other stakeholders, the CM/GC will be expected to develop a strategy supporting District efforts.
- I. CM/GC firm will provide all required Subcontracting as described in Article 11 of CM/GC Construction Agreement, Appendix B, for all the demolition and hazardous material remediation work for this Project and provide all the coordination and scheduling necessary.
- J. CM/GC shall participate in conducting Pull Planning exercises during Preconstruction Phase with the District and the Design Team, and during the Construction Phase with the District, the Design Team, and Subcontractors of this Project. The planning conversation produces a plan for deliverables at each hand-off, and a schedule for that hand-off, and prepares the team for action together as the future unfolds. The plan is developed as a series of requests starting from the milestone and working back – the pull. This designs the network of commitments necessary to deliver the phase and establishes when the work should happen.

K. SECURITY VERIFICATION “SECURITY AND BACKGROUND CHECK REQUIREMENTS”

- Contractors provided District badge access will be required to complete a fingerprint-based criminal history check through the District. Contractor and sub-contractor team leads and supervisors will complete a fingerprint-based criminal history check. Any other contractor who is in a position where they will likely come in direct contact with students will also be subject to fingerprint based criminal history check. District representatives will provide the names of contractors who need fingerprint checks. The contractor is responsible for the fee. The rate as of January 2025 is \$79. This fee is subject to change without notice.
- Contractor must ensure that individuals convicted of crimes listed in ORS 342.143 are not allowed to perform job duties or activities on District Property. Furthermore, the Contractor shall provide timely notification to the District once they become aware that an employee providing services within the District has been arrested or charged with a crime listed in ORS 342.143, and remove said individual from District premises until the issue is resolved. If the contractor is found in violation the District will require, at the contractor's expense, a full fingerprint based criminal history check of all personnel on site. Additionally, this requirement must be included in all sub-contractor and vendor agreements entered by Contractor.

Contractor will take all necessary precautions to place physical barriers to separate its work area from students to prevent direct or in-direct contact with students. This precautionary action must be in coordination with District Project Manager for the Project. There is to be no contact with students unless it is a matter of imminent danger or a medical condition requiring immediate intervention.

3. PROPOSAL

3.1 Preparation

Proposals shall be prepared simply and economically, providing a straightforward format.

3.2 Format

Proposals shall conform to the following format:

The District will not be liable for any expense incurred in the preparation of proposals. Proposers are encouraged to use creativity and to provide complete information in their written proposals.

However, except as provided otherwise below, a proposal response to section 3.2.2 shall be in a font size no smaller than 10 points and shall not exceed 30 single-sided pages or 15 double-sided pages, including pictures or diagrams. Resumes required by section 3.2.2.2, section dividers and proposal form are excluded from the page limit. If a proposer exceeds the page limit in responding to section 3.2.2, the District will consider the information on the first 30 pages and may decline to consider information beyond the 30th page.

3.2.1 Proposal Form

The proposal form is included as Section 4 of this RFP. It shall be completed, executed and included as the first page of the proposal.

3.2.2 Required Submissions

Proposals shall contain the following information, provided in the order listed below. Concise and direct responses are encouraged.

3.2.2.1 Management of the Work

In detail, describe the plan to manage the Project, including the following as a minimum:

- a. Describe your proposed **Preconstruction Services Plan** that defines each preconstruction service you intend to provide, including but not limited to:
 1. Investigation of existing conditions to ensure construction documents reflect the actual site conditions
 2. Design and Construction Document coordination review and comments verifying their implementation. Describe your firm's approach when working as a project team member during design.
 3. Design and target cost validation, budgeting; cost estimating and tracking and reconciliation with second parties. How do you manage price volatility and market conditions when providing cost estimates during the design phase without being unreasonably conservative
 4. Constructability issues including assistance identifying safe work practices and requirements for construction
 5. Value Engineering and alternative construction options, products and engineering systems for cost savings and life cycle cost design considerations

6. Schedule, change recommendations and advice of long-lead procurement package
7. Recommended phasing and sequencing of work to maximize construction site efficiencies
8. Assessment and recommended site logistics requirements
9. Subcontract Plan preparation and procurement planning including strategy for use of local and COBID firms.
10. Cost estimating methodology, and systems utilized to adhere to requirements for detailed accounting & tracking of costs in accordance with the project budget.

Address the person(s) responsible for each service, a description of the deliverable(s) that will be provided to the Owner and design team upon completion of each service, and the action you intend to take or intend for the design team to take based on the information contained in each deliverable.

Briefly identify two or more examples of projects that demonstrate the range of Preconstruction Services your firm has provided on previous public or private sector CM/GC projects or private sector projects with a guaranteed maximum price (GMP). Concise description of the proposer's ability to satisfy the requirements of this RFP.

- b. To clearly show an understanding of the scope and complexity of the work, identify key issues and/or potential constraints and risks anticipated for the project, including areas of design, construction, and management. Describe the plan for addressing these issues and maintaining the progress of the work.
- c. Describe the work sequencing and phasing process that will be employed to ensure that existing adjacent operations are maintained throughout construction operations. With the understanding that a team effort by the District, the design team, and the selected proposer will be required to develop an approach to the design and construction sequencing and phasing; include a discussion of the process employed by your firm to develop sequencing, phasing and a site logistics plan, that minimize disruptions to existing adjacent facilities and existing wetlands.
- d. Describe your firm's approach toward managing fast track projects with critical timelines which have completion dates that cannot be moved.
- e. Describe the plan to establish and maintain good relationships and foster open and productive communications with the District, OTAK CPM, the design team, and the public, including communication of current and upcoming construction activities while supporting District Local and Diverse Community Engagement Program (CEP) and promoting community partnerships.

3.2.2.2 Proposed Personnel and Organization

- a. Provide a project organization chart showing the proposed key staff for this project in the following areas (at a minimum):

- Company executive with responsibility for the Project and the authority to bind the company
- Project management
- Construction management and supervision
- Estimating
- Safety
- Quality control

Describe the duties and responsibilities for all key staff positions.

- Include resumes for all key individuals shown on the chart. Resumes shall include education, work history, length of tenure with the proposing company, and specific project experience in the role proposed for this Project. Each project experience example shall include the title, description, construction cost, dates and durations for the project and the name, company name, position title, and telephone number for the client representative that was responsible for the project.
- Provide an organizational chart of the company. Include all wholly owned subsidiary companies and define their relationship in providing personnel or equipment for the project.

3.2.2.3 Cost Management

- Describe how the proposer will approach cost estimating and value engineering.
- Describe the plan for managing and tracking the cost for the work. Include descriptions of cost-tracking tools and summary reports.
- Describe the approach for establishing and maintaining a contingency fund to ensure that the project budget is not exceeded.
- Describe the proposed method of documenting the line-item components of the Guaranteed Maximum Price (GMP) and the method of determining whether project changes are inside or outside the scope of the GMP.
- Describe past performance on other CM/GC contracts within the past seven (7) years. For each project, list the project name, client name, completion date, contract GMP, dollar amount of change orders, and client contact person including phone number.

3.2.2.4 Schedule, Quality Control, and Safety

- Describe approach to managing the construction schedule. Include a description of the elements of this project that are likely to put the schedule at risk and how they would be proactively managed. Include descriptions of schedule tracking tools and summary reports.
- Describe expectations for labor and materials availability on this project. Describe how anticipated challenges with availability of labor or materials could be mitigated. Explain the plan to generate sufficient subcontractor

and/or material supplier competition in the bidding to minimize project costs.

- c. Discuss opportunities and challenges that you see to complete the project as efficiently as possible. Describe how the opportunities will benefit the District and describe how the foreseeable challenges will be addressed by your firm.
- d. Describe your firm's proposed quality control plan and how it will be implemented.
- e. Describe your firm's proposed general safety program, including training, hazard identification, and audit/inspection. Include specific information on subcontractor and employee accountability for safety, formal disciplinary program, and Company EMR (Experience Modification rating) safety record for the last three years.

3.2.2.5 Local Conditions/COBID Utilization and Community Partnership

- a. Describe your firm's knowledge and experience with the labor market and building conditions in Multnomah County and City of Troutdale area.
- b. Describe your approach for local material suppliers, vendors, and building trades. A local business is defined as a business that has an existing significant place of business located within 20 miles of the electoral and taxing boundaries of the District.

3.2.2.6 Contract Formats

- a. The sample draft contract and general conditions to the contract presented in Appendices A and B will be the basis of the agreements for services provided by the selected proposer on the project.

During contract negotiations following selection of the highest ranked Proposer, District will entertain suggestions on refinement of the CM/GC Agreement and its Exhibits only when:

- 1. The general work scope remains the same; and
- 2. The field of competition does not change because of material changes to the requirements stated in the RFP.

The intent of these provisions is to avoid any unfair competitive advantage or disadvantage in the procurement process. Alternative approaches to structuring the GMP may be contemplated and allowable under these negotiations. The District intends to complete negotiations and enter a contract within ten (10) days of the Notice of Intent to Award issuance, in accordance with OAR 125-249-0450, with the right to extend that time at its sole discretion. An amendment to the initial CM/GC Agreement will be issued at the end of the end of Phase I and at the start of Phase II to execute the GMP agreement.

- b. The sample negotiated construction agreement included in Appendix A will be used as the contract between the District and selected proposer.

- c. The sample General Conditions to the contract included in Appendix B will be used as the general conditions between the District and selected proposer.
- d. In addition to the sample draft contract and conditions, it is further understood that any contract between the parties must meet the checklist requirements of OAR 137-049-200(1)(c) and all those items are hereby incorporated herein. This means that the eventual contract for the project must meet the following statutory requirements:
 - (A) Prompt payment to all Persons supplying labor or material; contributions to Industrial Accident Fund; liens and withholding taxes (ORS 279C.505(1)).
 - (B) Demonstrate that an employee drug testing program is in place (ORS 279C.505(2)).
 - (C) If the Contract calls for demolition Work described in ORS 279C.510(1), a condition requiring the Contractor to salvage or recycle construction and demolition debris, if feasible and cost-effective.
 - (D) If the Contract calls for lawn or landscape maintenance, a condition requiring the Contractor to compost or mulch yard waste material at an approved site, if feasible and cost effective (ORS 279C.510(2)).
 - (E) Payment of claims by public officers (ORS 279C.515(1)).
 - (F) Contractor and first-tier subcontractor liability for late payment on Public Improvement Contracts pursuant to ORS 279C.515(2), including the rate of interest
 - (G) Person's right to file a complaint with the Construction Contractors Board for all Contracts related to a Public Improvement Contract (ORS 279C.515(3))
 - (H) Hours of labor in compliance with ORS 279C.520
 - (I) Environmental and natural resources regulations (ORS 279C.525)
 - (J) Payment for medical care and attention to employees (ORS 279C.530(1))
 - (K) A Contract provision substantially as follows: "All employers, including Contractor, that employ subject workers who work under this Contract in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. Contractor shall ensure that each of its subcontractors complies with these requirements." (ORS 279C.530(2))
 - (L) Maximum hours, holidays and overtime (ORS 279C.540)
 - (M) Time limitation on claims for overtime (ORS 279C.545)
 - (N) Prevailing wage rates (ORS 279C.800 to 279C.870)
 - (O) BOLI Public Works bond (ORS 279C.830(2))

- (P) Retainage (ORS 279C.550 to 279C.570)
- (Q) Prompt payment policy, progress payments, rate of interest (ORS 279C.570)
- (R) Contractor's relations with subcontractors (ORS 279C.580)
- (S) Notice of claim (ORS 279C.605)
- (T) Contractor's certification of compliance with the Oregon tax laws in accordance with ORS 305.385; and
- (U) Contractor's certification that all subcontractors performing Work described in ORS 701.005(2) (i.e., construction Work) will be registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractors commence Work under the Contract.
- (V) Pursuant to ORS 279C.830(2), a provision stating that the Contractor and every subcontractor must have a Public Works bond filed with the Construction Contractors Board before starting Work on the project, unless otherwise exempt. This bond is in addition to performance bond and payment bond requirements. See BOLI rule at OAR 839-025-0015.

3.2.2.7 Deviations from the RFP

Identify specifically where and how the proposal deviates from the requirements of this RFP.

3.2.3 Fee Proposal (Reference Appendix F “Cost for General Conditions Matrix”)

3.2.3.1 Present a proposed fee for providing the CM/GC services in two parts:

- a. Preconstruction Services: Identify an total cost and proposed hourly billing rates for services to be provided during the design phase of the project, prior to establishment of the negotiated Guaranteed Maximum Price (GMP). Identify activities, labor hours associated with each activity, proposed billing rates per hour for each person/position, and an estimate of expenses.. This price will be the maximum amount due the CM/GC if the CM/GC's services are terminated or the project does not proceed to construction for any reason, and if all the services had been provided prior to cancellation.
- b. Construction Services:
Fixed Fee: Identify the fixed fee, as a percentage of the Guaranteed Maximum Price (GMP) for which the proposer's firm would contract to perform the required services. Identify what costs the proposer will include in the fixed fee. Identify all proposed project staff that would be included as part of the fixed fee. At a minimum, the Fixed fee shall include Corporate Overhead and Profit, CAT Tax, costs for Performance and Payment bonds, Commercial General Liability/Auto Insurance, , Corporate office administrative expenses and support staff. Refer to the Draft Master Schedule in Appendix D for the approximate duration of these services.

General Conditions: Identify and estimate the cost of expenses, other than direct construction labor and material costs, which will be included in the reimbursable cost of work as part of the General Conditions. Refer to Exhibit F Cost of the General Conditions Work as a guideline for developing detailed cost breakdown of costs. Provide detailed breakdown estimate of General Conditions.

Self-performed Work: Identify what portions of the work that the proposer anticipates to self-perform and what mark-ups are proposed to apply to the direct costs of this work. CM/GC shall be required to publicly announce any work for those items which it intends to bid in the publicly advertised invitation to bid. Sealed bids will be delivered 24 hours before the appointed bid time to Owner, and publicly opened by the Owner for any work which the CM/GC intends to provide a bid to self-perform.

PROPOSAL FORM
CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES

REYNOLDS SCHOOL DISTRICT – REYNOLDS HS COOLING TOWER/CHILLER PROJECT

The undersigned proposer submits this proposal in response to the Reynolds School District's Request for Proposals (RFP) dated October 30th, 2025, for the contract named above. The proposer warrants that proposer has carefully reviewed the RFP and that this proposal represents proposer's full response to the requirements described in the RFP. The proposer further warrants that if this proposal is accepted, the proposer will contract with the Reynolds School District, agrees to all terms and conditions found in the attached contract, and will provide all necessary labor, materials, equipment, and other means required to complete the work in accordance with the requirements of the RFP and contract documents.

No proposal will be considered unless the proposer is licensed with the State of Oregon Construction Contractors Board, pursuant to ORS 701.055 (1), prior to submitting a proposal. The proposer hereby acknowledges the requirement to carry or indicates the ability to obtain the insurance required by the contract documents. Indicate in the affirmative by initialing here:

The proposer hereby acknowledges receipt of Addendum Nos. , , , to this RFP. Name of

Proposer: Business Address: Telephone Number: Fax Number: Email Address:

Authorized Signature:

Printed/Typed Name:

Title:

Date:

State of Oregon Construction Contractors Board License No:

Note: Complete and execute this form and include as the first page of the proposal.

**Reynolds School District – Reynolds HS Cooling Tower/Chiller Project
Construction Manager/General Contractor (CM/GC) Services RFP**

4. EVALUATION OF PROPOSALS

4.1 General

Proposers for the CM/GC services will be evaluated and rated based on their written proposal and interviews. Submittal requirements for the proposal are detailed in section 3. It is the District's intent to select a single CM/GC contractor for this solicitation.

4.2 Competitive Range

An evaluation team will determine which proposals are within the competitive range in accordance with the evaluation criteria set forth below. Only those proposals determined within the competitive range will be considered for Interviews and award. Interview of Finalist shall be based on criteria and scoring of sections: 3.2.2.1- 3.2.3.1 as noted below in section 5.4.

4.3 Interviews

The evaluation team may interview a short list of finalists of two or more proposers to assist them with their evaluation and final selection of a CM/GC. Interviewed proposers should be prepared to respond to questions related specifically to their proposals and other pertinent matters regarding the RFP.

Should your firm be invited to interview, questions will be directed to the proposed key Project staff. At a minimum, the the project manager, the project superintendent, and the key individuals responsible for preconstruction services shall be in attendance.

In addition to presenting qualifications, experience, and the project team's approach to the Project, the interviewees will be expected to respond to questions from the panel regarding the firm's proposal as well as additional questions that might be posed in correspondence directed to the most qualified proposers after this solicitation is closed. If it is deemed to be in the best interest of the District, interviews of short listed firms will be scheduled with the length and format for the interview provided.

4.4 Evaluation Criteria

The District evaluation team will consider information provided in the written proposal and interviews, according to the following criteria, to rank the proposers in order of suitability to meet the District's needs. Maximum available points for both written proposals and interviews will be 150 and the maximum point available for each evaluation criteria are listed in parentheses after the criteria.

- 1 3.2.2.1 Management of Work (15 points maximum)
- 2 3.2.2.2 Proposed personal and project organization (20 points maximum)
- 3 3.2.2.3 Cost management (15 points maximum)
- 4 3.2.2.4 Schedule, quality control and safety plans (15 points maximum)
- 5 3.2.2.5 Local market Utilization (15 points maximum)
- 6 3.2.3.1 Fee Proposal: Preconstruction and Construction Services (20 points maximum)
- 7 Interview of short-listed Finalist (50 points) (if utilized)

After evaluation by the team, the team will recommend to the Reynolds Superintendent that the top-ranked proposer be invited to work with the District and that negotiations progress to finalize the contract. If the District is unable to successfully negotiate with the top-ranked proposer, the District reserves the right, at its sole discretion, to terminate negotiations and begin new negotiations with the next highest-ranked proposer.

The District reserves the right to waive informalities or to reject all proposals.

END OF RFP

Appendix A

REYNOLDS SCHOOL DISTRICT CM/GC CONTRACT

(Construction Manager/General Contractor)

THE CONTRACT IS BETWEEN:

OWNER:

Reynolds School District #7
1204 NE 201st Ave
Fairview, Oregon 97024

and

CONSTRUCTION MANAGER/ GENERAL CONTRACTOR:

Contractor Name

Address

City, State, Zip Code

(Referred to in the Standard General Conditions
for Public Improvement Contracts as Contractor
and referred to herein as "the CM/GC")

THE PROJECT:

Reynolds HS Cooling Tower/Chiller Project

ARCHITECT: BRIC Architecture

OWNER'S AUTHORIZED REPRESENTATIVE: Otak CPM

The Owner's Target GMP Range is: Approximately \$ 2 Million

Article 1	Definitions.....	1
Article 2	Contract Documents.....	3
Article 3	Work of the Contract	4
Article 4	Relationship and Roles of the Parties	8
Article 5	Date of Commencement; Substantial and Final Completion.....	10
Article 6	Fees, Contract Sum, and GMP	11
Article 7	Changes in the Work.....	16
Article 8	Cost of the Work (To Be Reimbursed)	17
Article 9	Costs Excluded From Cost of Work (Not To Be Reimbursed)	19
Article 10	Discounts, Rebates, and Refunds.....	20
Article 11	Subcontracts and Other Contracts.....	21
Article 12	Accounting Records.....	25
Article 13	Progress Payments	25
Article 14	Final Payment	27
Article 15	Termination or Suspension	28
Article 16	Representations, Warranties, and Certifications	29
Article 17	Miscellaneous	30

APPENDIX A FORM CM/GC CONTRACT

APPENDIX B GENERAL CONDITIONS FOR CONSTRUCTION

APPENDIX F COST FOR GENERAL CONDITIONS WORK

The Owner and CM/GC agree as set forth below:

ARTICLE 1 DEFINITIONS

Except as expressly defined or modified below or elsewhere in this agreement ("CM/GC Contract"), all capitalized terms shall have the meanings set forth in Section A of Part IV of the State of Oregon Standard General Conditions for Public Improvement Contracts, January 1, 2012, attached as Exhibit A hereto (the "Reynolds School District General Conditions"). The terms below are expressly defined as follows:

1.1 Affiliate. Affiliate means a person or entity that, directly or indirectly through one or more intermediaries, controls, is controlled by, or is under common control with another person or entity.

Affiliate shall mean any subsidiary of CM/GC, and any other entity in which CM/GC has a financial interest or which has a financial interest in CM/GC (including without limitation parent companies, related businesses under the same holding company, or any other business controlled by, under common control with, or which controls CM/GC).

1.2 Allowances. Allowances shall mean the allowance amounts shown in the GMP Supporting Documents, together with such further allowances as may be developed by the parties as the Project progresses.

1.3 Amendment. Amendment shall mean a written modification of the Contract (including without limitation any agreed change to the GMP), identified as an Amendment, and executed by CM/GC, the Owner's Authorized Representative, and, where required, approved in writing by the owner.

1.4 Business Days. Business Days shall mean every day except Saturday, Sunday, and legal holidays recognized for employees of Reynolds School District, Oregon.

1.5 Change Order. Change Order shall mean a written modification of the Contract under Section D.1 of the Reynolds School District General Conditions (including without limitation any agreed change to GMP), identified as a Change Order and executed by the Owner's Authorized Representative, CM/GC, where applicable, and, where required, approved in writing by the Owner.

1.6 CM/GC Field Work. CM/GC Field Work shall mean customary portions of the Work of a minor nature and not feasibly part of the subcontracted work due to: exclusions by the Subcontractor not resolved through the process described in Article 11.3.2, undeveloped design owing to deviations in Work performed or materials delivered by Subcontractors or suppliers that do not represent defective or nonconforming work, a breach or failure to perform by the Subcontractor or supplier, complexity of coordination of the Work, and other similar reasons typically providing cause for "pickup" or GC Work under industry standards; provided, however, that (a) the CM/GC has reasonably determined that doing such portion of the Work itself is in the

best interests of Owner, (b) such Work is identified as CM/GC Field Work in monthly billings, and (c) CM/GC receives prior approval of Owner's Authorized Representative as to the scope of such CM/GC Field Work.

1.7 Construction Management ("CM") Services. Construction Management Services shall have the meaning given in Article 3.3 below.

1.8 Construction Documents. Construction Documents shall have the meaning given in the Reynolds School District Professional Services Agreement with the Architect for this Project.

1.9 Construction Phase. The Construction Phase shall mean the period commencing on the Owner's execution of a GMP Amendment or Early Work Amendment, together with the earlier of (a) issuance by Owner of a Notice to Proceed with any on-site construction or (b) execution of a subcontract or issuance of a purchase order for materials or equipment required for the Work.

1.10 Construction Phase Services. Construction Phase Services shall mean all of the Work other than the Preconstruction Phase Services.

1.11 Contract Documents. Contract Documents shall have the meaning given in Section A of the Reynolds School District General Conditions, as supplemented by Article 2.1 below.

1.12 Design Development Documents. Design Development Documents shall have the meaning given in the Reynolds School District Professional Services Agreement with the Architect for this Project.

1.13 Early Work. Early Work shall mean Construction Phase Services authorized by Amendment that the parties agree should be performed in advance of establishment of the GMP. Permissible Early Work shall be limited to: early procurement of materials and supplies; early release of bid or proposal packages for site development and related activities; and any other advance work related to critical components of the Project for which performance prior to establishment of the GMP will materially affect the critical path schedule of the Project.

1.14 Early Work Amendment. Early Work Amendment shall mean an Amendment to the Contract executed by and between the parties to authorize Early Work.

1.15 General Conditions Work. General Conditions Work ("GC Work") shall mean (a) that portion of the Work required to support construction operations that is not included within overhead or general expense but is called out as GC Work in Appendix B and Article 8.8 of contract, and (b) any other specific categories of Work approved in writing by the Owner's Authorized Representative as forming a part of the GC Work.

1.16 General Requirements. Cost for General Requirement work shall mean support work as described in Appendix G of the contract and shall be compensated in a not to exceed amount on a cost reimbursement basis.

1.17 Guaranteed Maximum Price (GMP). GMP shall mean the Guaranteed Maximum Price of the Contract, as defined in ORS 279C.332(4). The GMP will be stated in dollars within the GMP Amendment, as determined in accordance with Article 6, and as it may be adjusted from time to time pursuant to the provisions of the Contract.

1.18 GMP Amendment. GMP Amendment shall mean an Amendment to the Contract, issued in the form of Exhibit B and executed by and between the parties, to establish the GMP and identify the GMP Supporting Documents for Construction Phase Services.

1.19 GMP Supporting Documents. GMP Supporting Documents shall mean the documents referenced in the GMP Amendment as the basis for establishing the GMP. The GMP Supporting Documents shall expressly identify the Plans and Specifications, assumptions, qualifications, exclusions, conditions, allowances, unit prices, and alternates that form the basis for the GMP.

1.20 Preconstruction Phase. The Preconstruction Phase shall mean the period commencing on the date of this CM/GC Contract and ending upon commencement of the Construction Phase; provided that if the Owner and CM/GC agree, the Construction Phase may commence before the Preconstruction Phase is completed, in which case both phases shall proceed concurrently, subject to the terms and conditions of the Contract Documents.

1.21 Preconstruction Phase Services. Preconstruction Phase Services shall mean all services described in Article 3.1, and any similar services described in the Request for Proposals, including such similar services as are described in the CM/GC's RFP proposal to the extent they are accepted by Owner, but excluding any Early Work. Early Work shall be considered part of Construction Phase Services.

1.22 Schematic Design Documents. Schematic Design Documents shall have the meaning given in the Reynolds School District Professional Services Agreement with the Architect for this Project.

1.23 Scope Change. Scope Change shall mean only (a) changed site conditions not reasonably inferable from information available to CM/GC at the time of execution of the GMP Amendment, and (b) significant Work modifications (including additions, substitutions, and deletions), application of Allowances, and selection of alternates, all as approved by the Owner under the Contract beyond that identified or inferable from the GMP Supporting Documents (but in the case of Allowance items, the GMP will increase only if the cost to Owner of the Allowance items exceeds the total amount of the Allowances).

ARTICLE 2 CONTRACT DOCUMENTS

2.1 Contract Documents. For valuable consideration as stated below, Owner and the CM/GC agree to the terms of the contract that are set forth in the Contract Documents. For purposes of this Project, the Contract Document identified as "Public Improvement Contract" in the Reynolds School District General Conditions shall mean this CM/GC Contract. The CM/GC

Contract shall include all exhibits attached hereto, which by this reference are incorporated herein.

2.2 Effective Date. The Contract (hereafter the "Contract") shall become effective on the first date on which every party has signed this CM/GC Contract and Owner has received all necessary approvals.

2.3 The Contract; Order of Precedence. This CM/GC Contract, together with the other Contract Documents, form the entire agreement between the parties. Except as expressly otherwise provided herein, the order of precedence of the Contract Documents is established in Section A.3 of the Reynolds School District General Conditions, if there are inconsistent or conflicting terms among the Contract Documents.

ARTICLE 3 WORK OF THE CONTRACT

3.1 Preconstruction Phase Services. The CM/GC agrees to provide all of the Preconstruction Phase Services described below on an ongoing basis in support of, and in conformance with, the time frames described in the Request for Proposals. Commencement of the Construction Phase shall not excuse CM/GC from completion of the Preconstruction Phase Services, if such services have not been fully performed at commencement of the Construction Phase. Preconstruction Phase Services shall include CM Services performed during the Preconstruction Phase.

3.1.1 The CM/GC shall provide a preliminary evaluation of the Owner's program and budget requirements, each in terms of the other.

3.1.2 The CM/GC shall provide the following services relating to design and preconstruction tasks:

(a) The CM/GC shall consult with, advise, assist, and provide recommendations to the Owner and the design team on all aspects of the planning and design of the Work.

(b) The CM/GC shall jointly schedule and attend regular meetings with the Architect and Owner's Authorized Representative. The CM/GC shall consult with the Owner and Architect and Owner's Authorized Representative regarding site use and improvements, and the selection of materials, building systems and equipment.

(c) The CM/GC shall provide recommendations on construction feasibility; actions designed to minimize adverse effects of labor or material shortages; time requirements for procurement, installation, and construction completion; and factors related to construction cost including estimates of alternative designs or materials, preliminary budgets and possible economies.

(d) The CM/GC shall review in-progress design documents, including the documents generally described in the industry as Schematic Development Documents, Design Development Documents, and Construction Documents and provide

input and advice on construction feasibility, alternative materials, and availability. CM/GC shall review these completed Schematic Development Documents, Design Development Documents, and Construction Documents and timely suggest modifications to improve completeness and clarity.

3.1.3 The CM/GC shall provide the following services related to the Project schedule:

(a) The CM/GC shall prepare, and periodically update, a preliminary Project schedule for the Architect's and Owner's Authorized Representative's review and the Owner's Authorized Representative's approval.

(b) The CM/GC shall coordinate and integrate the preliminary Project schedule with the services and activities of the Owner, Architect, and CM/GC. As design proceeds, CM/GC shall update the preliminary Project schedule to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of a GMP proposal, preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead time procurement, and Owner's occupancy requirements showing portions of the Project having occupancy priority, provided that the date(s) of Substantial Completion shall not be modified without Owner's prior written approval. If preliminary Project schedule updates indicate that previously approved schedules may not be met, the CM/GC shall make appropriate recommendations to the Owner's Authorized Representative and Architect.

3.1.4 The CM/GC shall make recommendations to Architect and Owner's Authorized Representative regarding the phased issuance of Plans and Specifications to facilitate phased construction of the Work, if such phased construction is appropriate for the Project, taking into consideration such factors as economics, time of performance, availability of labor and materials, and provisions for temporary facilities.

3.1.5 The CM/GC shall provide the following services relating to cost estimating:

(a) The CM/GC shall prepare, for the review of the Architect and Owner's Authorized Representative and approval of the Owner, a preliminary cost estimate utilizing area, volume or similar conceptual estimating techniques.

(b) When Schematic Design Documents have been prepared by the Architect and approved by the Owner, the CM/GC shall prepare for the review of the Architect and Owner's Authorized Representative and approval of the Owner, a more detailed estimate with supporting data. During the preparation of the Design Development Documents, the CM/GC shall update and refine this estimate at appropriate intervals agreed to by the Owner, Architect and Owner's Authorized Representative and CM/GC.

(c) When Design Development Documents have been prepared by the Architect and approved by the Owner, the CM/GC shall prepare a detailed estimate with supporting data for review by the Architect and Owner's Authorized Representative and

approval by the Owner. During the preparation of the Construction Documents, the CM/GC shall update and refine this estimate at appropriate intervals agreed to by the Owner, Architect and Owner's Authorized Representative and CM/GC.

(d) If any estimate submitted to the Owner exceeds previously approved estimates or the Owner's budget, the CM/GC shall make appropriate recommendations to the Architect and Owner's Authorized Representative.

(e) CM/GC shall notify the Owner and the design team immediately if any construction cost estimate appears to be exceeding the construction budget.

(f) The CM/GC otherwise shall work with the Architect and Owner to develop a GMP within the Target GMP Range and within Owner's schedule.

3.1.6 The CM/GC shall perform the following services relating to Subcontractors and suppliers:

(a) The CM/GC shall seek to develop Subcontractor and supplier interest in the Project, consistent with applicable legal requirements, and shall furnish to the Owner's Authorized Representative and Architect for their information a list of possible Subcontractors and suppliers, including suppliers who may furnish materials or equipment fabricated to a special design, from whom competitive bids, quotes, or proposals (collectively, "Offers") will be requested for each principal portion of the Work. Submission of such list is for information and discussion purposes only and not for prequalification. The receipt of such list shall not require the Owner, Owner's Authorized Representative or Architect to investigate the qualifications of proposed Subcontractors and suppliers, nor shall it waive the right of the Owner or Architect later to object to or reject any proposed Subcontractor, supplier, or method of procurement.

(b) The CM/GC shall provide input to the Owner and the design team regarding current construction market bidding climate, status of key subcontract markets, and other local economic conditions. CM/GC shall determine the division of work to facilitate bidding and award of trade contracts, considering such factors as bidding climate, improving or accelerating construction completion, minimizing trade jurisdictional disputes, and related issues. CM/GC shall advise Owner on subcontracting opportunities for COBID firms.

3.1.7 The CM/GC shall recommend to the Owner's Authorized Representative and Architect a schedule for procurement of long-lead time items which will constitute part of the Work as required to meet the Project schedule, which shall be procured by the CM/GC upon execution of either a GMP Amendment or Early Work Amendment covering such procurement, and approval of such schedule by the Owner's Authorized Representative. The CM/GC shall expedite the delivery of long-lead time items.

3.1.8 The CM/GC shall work with the Owner in identifying critical elements of the Work that may require special procurement processes, such as prequalification of offerors or alternative contracting methods.

3.1.9 The CM/GC shall Work with the Owner and the design team to maximize energy efficiency in the Project, including without limitation providing estimating and value engineering support to the Owner's analysis and application for energy related incentive programs offered by local utilities.

3.2 Construction Phase Services.

3.2.1 Upon execution of an Early Work Amendment or GMP Amendment, the CM/GC shall provide Construction Phase Services as provided in the Contract Documents, including without limitation providing and paying for all materials, tools, equipment, labor and professional and non-professional services, and performing all other acts and supplying all other things necessary to fully and properly perform and complete the Work, as required by the Contract Documents, to furnish to Owner a complete, fully functional Project, capable of being legally occupied and fully used for its intended purposes upon completion of the Contract (or, as to an Early Work Amendment, to furnish such Work as is described in the Early Work Amendment). Construction Phase Services shall include CM Services performed during the Construction Phase.

3.2.2 Notwithstanding any other references to Construction Phase Services in this CM/GC Contract, the Contract shall include Preconstruction Phase Services only unless (a) the parties execute a GMP Amendment or (b) the parties execute an Early Work Amendment, defined below.

3.2.3 The parties may execute one or more Early Work Amendments identifying specific Construction Phase Services that must be performed in advance of establishment of the GMP, without exceeding a not-to-exceed budget, a maximum not-to-exceed price, or a fixed price ("Early Work Price") to be stated in such Amendment, with such Amendment including all necessary State of Oregon approvals where required. If the Early Work Price is a not-to-exceed budget, then CM/GC shall be obligated to perform the Early Work only to the extent that the Cost of Work therefor, together with the CM/GC Fee, does not exceed the Early Work Price; however if CM/CG performs Early Work with a maximum not-to-exceed price or fixed price, and incurs cost in excess of that maximum not-to-exceed price or fixed price, respectively, the CM/GC shall complete the Early Work and pay such excess cost without reimbursement. If one or more Early Work Amendments are executed, the CM/GC shall diligently continue to work toward development of a GMP Amendment acceptable to Owner, which shall incorporate the Early Work Amendments. If Owner thereafter terminates the Contract prior to execution of a GMP Amendment, the provisions of Section J.5 of the Reynolds School District General Conditions shall apply.

3.2.4 Prior to commencement of the Construction Phase, and in any event not later than mutual execution of the GMP Amendment, CM/GC shall provide to Owner a full performance bond and a payment security bond as required by Section G of the Reynolds School District General Conditions in the amount of the GMP. If an Early Work Amendment is executed, CM/GC shall provide such bond in the amount of the Early Work Price under the Early Work Amendment. CM/GC shall provide to Owner additional or replacement bonds at the

time of execution of any subsequent Early Work Amendment or GMP Amendment, in each case prior to execution of the Amendment and the supplying of any labor or materials for the prosecution of the Work covered by the Amendment, and in each case in a sufficient amount so that the total bonded sum equals or exceeds the total Early Work Price or the GMP, as the case may be. In the event of a Scope Change that increases the GMP, CM/GC shall provide to Owner an additional or supplemental bond in the amount of such increase prior to performance of the additional Work.

3.3 Construction Management (CM) Services. Throughout the Preconstruction Phase and Construction Phase of the Project, the CM/GC shall provide CM Services, generally consisting of coordinating and managing the building process as an independent contractor, in cooperation with the Owner, Owner's Authorized Representative, Architect and other designated Project consultants (the "Construction Principals"). CM Services shall include, but are not limited to:

3.3.1 Providing all Preconstruction Phase Services described above;

3.3.2 Developing and delivering schedules, preparing construction estimates, performing constructability review, analyzing alternative designs, studying labor conditions, coordinating and communicating the activities of the Construction Principals throughout the Construction Phase to all Construction Principals;

3.3.3 Continuously monitoring the Project schedule and recommending adjustments to ensure completion of the Project in the most expeditious manner possible;

3.3.4 Working with the Owner, Owner's Authorized Representative, and the Architect to analyze the design, participate in decisions regarding construction materials, methods, systems, phasing, and costs, and suggest modifications to achieve the goals of providing the Owner with the highest quality Project within the budget, GMP and schedule;

3.3.5 Providing Value Engineering ("VE") services ongoing through the Project. CM/GC shall develop cost proposals, in the form of additions to or deductions from the GMP, including detailed documentation to support such adjustments and shall submit such proposals to Owner for its approval. CM/GC shall actively participate in a formal VE study anticipated to be held at the end of the Design Development phase. CM/GC acknowledges that VE services are intended to improve the value received by Owner with respect to cost reduction or life cycle of the Project;

3.3.6 Holding and conducting periodic meetings with the Owner and the Architect to coordinate, update and ensure progress of the Work;

3.3.7 Submitting monthly written report(s) to the Owner's Authorized Representative. Each report shall include, but shall not be limited to, Project updates including (a) actual costs and progress for the reporting period as compared to the estimate of costs; (b) explanations of significant variations; (c) work completed; (d) work in progress; (e) changes in the work; and (f) other information as determined to be appropriate by the Owner. Oral or written updates shall be provided to the Owner as deemed appropriate by the CM/GC or as requested by the Owner;

3.3.8 Maintaining a daily log containing a record of weather, Subcontractors working on the site, number of workers, Work accomplished, problems encountered, safety violations and incidents of personal injury and property damage, and other similar relevant data as the Owner may reasonably require. The log shall be available to the Owner and Architect on request;

3.3.9 Developing and implementing a system of cost control for the Work acceptable to Owner's Authorized Representative, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The CM/GC shall identify variances between actual and estimated costs and report the variances to the Owner and Architect at regular intervals;

3.3.10 Cooperating with any and all consultants hired by Owner;

3.3.11 At Owner's request, cooperating and performing warranty and inspection Work for the Project through the expiration date of the applicable warranty period;

3.3.12 Assisting Owner with start-up of the Project. Such start-up may occur in phases due to phased occupancy;

3.3.13 Incorporating commissioning and inspection agents' activities into the Project schedule and coordinating Subcontractors required to participate in the commissioning and inspection process;

3.3.14 Performing all other obligations and providing all other services set forth in the Contract Documents; and performing all other acts and supplying all other things necessary to fully and properly perform and complete the Work as required by the Contract.

ARTICLE 4 RELATIONSHIP AND ROLES OF THE PARTIES

4.1 Independent Contractor. The CM/GC is an independent contractor and not an officer, employee, or agent of Owner as those terms are used in ORS 30.265.

4.2 Performance of Work. The CM/CG covenants with Owner to cooperate with the Architect and Owner's Authorized Representative and utilize the CM/GC's professional skill, efforts and judgment in furthering the interests of Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in conformance with the terms and conditions of the Contract Documents and in an expeditious and economical manner consistent with the interests of Owner.

4.3 Design Consultants. Owner has a separate contract with the Architect related to the Project. Both the CM/GC and the Architect shall be given direction by Owner through Owner's Authorized Representative. The CM/GC agrees to support Owner's efforts to create a collaborative and cooperative relationship among the CM/GC, Architect, other Project consultants, and Owner's Authorized Representative.

4.4 Forms and Procedures. The Owner has procedures and forms (Project Management Information System) for the administration and tracking of the Contract. The CM/GC agrees to abide by those procedures and use those forms, utilizing BlueBeam and Smartsheet for Contract Administration. NO other system will be utilized by the overall team.

4.5 CM/GC's Project Staff. The CM/GC's Project staff shall consist of the following personnel:

4.5.1 Project Manager and Project Engineer: [TBD] will be the CM/GC's Project Manager and [TBD] shall be the CM/GC's Project Engineer and one or both will supervise and coordinate all Construction Phase and Preconstruction Phase Services of CM/GC and participate in all meetings throughout the Project term unless otherwise directed by Owner. CM/GC represents that each of the Project Manager and Project Engineer have authority to execute Change Orders and Contract Amendments on behalf of CM/GC.

4.5.2 Job Superintendent: If Construction Phase Services are requested and accepted by Owner, [TBD] shall be the CM/GC's on-site job superintendent throughout the Project term.

4.6 Key Persons. The CM/GC's personnel identified in Article 4.5, and any other personnel identified by name in CM/GC's Proposal, shall be considered Key Persons and shall not be replaced during the Project without the written permission of Owner, which shall not be unreasonably withheld. If the CM/GC intends to substitute personnel, a request must be given to Owner at least 30 Days (or such shorter period as permitted by Owner) prior to the intended time of substitution. When replacements have been approved by Owner, the CM/GC shall provide a transition period of at least fourteen (14) days during which the original and replacement personnel shall be working on the Project concurrently. Once a replacement for any of these staff members is authorized, further replacement shall not occur without the written permission of Owner.

4.6.1 Replacement staff be of equal or higher caliber in terms of experiences and skill set than those they are replacing.

4.6.2 In the event that Key Persons are replaced during the Project, Owner shall not incur additional cost for labor rates of replacement staff compared to the originally proposed staff members. Any labor expenses in excess of those proposed for the original Key Persons shall be the financial responsibility of the CM/GC.

4.7 Work Performed on Owner's Property. CM/GC understands that Owner is a Public School District. CM/GC will comply with the following requirements when performing work on District property.

4.7.1 Identification. CM/GC's officers, agents, employees, and subcontractors shall carry photo identification and will present such upon request. CM/GC shall provide identification tags that, Owner in its sole discretion determines to be required to easily identify CM/GCs.

4.7.2 Sign-In Required. CM/GCs officers, agents, employees, and subcontractors are required to sign in at the main office each day.

4.7.3 No Tobacco, Alcohol, or Drugs. Use of any kind of tobacco product, including but not limited to vaping, alcohol, or a controlled substance is strictly prohibited on all District property.

4.7.4 No Weapons or Firearms. Except as provided by Oregon Statutes, weapons and firearms are prohibited on District property.

4.7.5 Clothing. No suggestive clothing (drugs, alcohol, tobacco, etc.) is permitted on District property.

4.7.6 No Unsupervised Contact With Students. Unsupervised contact with students means contact with students that provide the person opportunity and probability for personal communication or touch when not under direct supervision. CM/GC will ensure that CM/GC and any subcontractors, and their officers, agents, and employees will have no direct unsupervised contact with students while on District property. CM/GC will work with the District to ensure compliance with this requirement. If CM/GC is unable to ensure through a security plan that none of its officers, agents, or employees will have direct, unsupervised, contact with students in a particular circumstance or circumstances, CM/GC shall so notify the District prior to beginning any work that could result in such contact. CM/GC authorizes District to conduct a criminal background check, including fingerprinting, of any officer, agent, or employee of CM/GC that will have unsupervised contact with students. CM/GC also agrees to cause CM/GC's employees and/or Subcontractors, if any, to authorize District to conduct such background checks. CM/GC shall pay all fees assessed by Oregon Department of Education for processing the background check. District may deduct the cost of such fees from a progress or final payment to the CM/GC under this contract, unless the CM/GC elects to pay such fees directly.

4.7.7 Employee Removal. At District's request, CM/GC shall immediately remove any employee from all District properties in cases where District determines in its sole discretion that removal of that employee is in District's best interests.

4.8 Confidentiality of Student Records. As required by the Family Educational Rights and Privacy Act, 20 USC 1232(g) ("FERPA") and ORS 326.565, CM/GC shall not disclose any information or records regarding students or their families that CM/GC may learn or obtain in the course and scope of its performance of this Contract. The Parties recognize the Family Educational Rights and Privacy Act (FERPA) imposes strict penalties for improper disclosure or re-disclosure of confidential student information for at least five years (34 CFR 99.33(e)). Therefore, consistent with the requirements of FERPA, the CM/GC will safeguard all records maintained by the CM/GC and personally identifiable information obtained by the CM/GC in the performance of this Agreement. CM/GC shall not re-disclosed such records to third parties without the permission of an authorized representative of the District or written consent of the students' parent/guardian, and such records must be used only for the purposes identified in this Agreement. Copies of all records created by the CM/GC that pertain to students will be provided to the District.

ARTICLE 5

DATE OF COMMENCEMENT; SUBSTANTIAL AND FINAL COMPLETION

5.1 Notice to Proceed. If Construction Phase Services are added to the Contract as set forth in Article 3.2, then a notice to proceed will be issued by Owner to begin the designated or full Construction Phase Services ("Notice to Proceed"). It is anticipated that the Notice to Proceed will be issued on or about [TBD]. A separate Notice to Proceed will be given for any and every Early Work Agreement.

5.2 Completion of Project. The CM/GC shall achieve Substantial Completion of the entire Work not later than: [TBD] (the "Date of Substantial Completion"), and shall achieve Final Completion not later than [TBD] (the "Date of Final Completion").

5.3 Time Is of the Essence. All time limits stated in the Contract Documents are of the essence.

5.4 Time Extensions. Notwithstanding provisions for Contract time extensions in Section D.2 of the Reynolds School District General Conditions, Owner and CM/GC agree that timely completion of the Work is essential to the success of the Project, and that approval for time extension shall be granted only as a last resort. CM/GC agrees to make every effort to recover "lost" time.

5.5 Liquidated Damages. The CM/GC acknowledges that the Owner will sustain damages as a result of the CM/GC's failure to substantially complete the Project in accordance with the Contract Documents. These damages may include but are not limited to delays in completion, loss of use of the Project, and costs associated with Contract administration and use of temporary facilities. The CM/GC and the Owner acknowledge that the actual amount of damages would be difficult to determine accurately and agree that the following liquidated damages figure represents a reasonable estimate of such damages and is not a penalty: liquidated damages are owners sole and exclusive remedy for all delay related damages. Call no

5.5.1 Liquidated Damages shall be [**\$1,000.00**] for each day that Substantial Completion exceeds the required Date of Substantial Completion. FOR SINGLE PHASE PROJECTS: Liquidated Damages shall be \$ 5,000 for each day that Substantial Completion exceeds the required date of Substantial Completion, as defined in Article 5.2 and as may be further updated in subsequent Early Work and GMP Amendments. Total Liquidated Damages shall not exceed CM/GC's fee amount excluding Payment and Performance Bond costs and Insurance costs.

5.5.2 The CM/GC agrees to pay to the Owner the liquidated damage sums set forth above for each day of delay or any fraction thereof and further agrees that Owner may deduct such sums from payments the Owner otherwise owes to CM/GC under the Contract. If such deduction does not result in payment to Owner of the assessed liquidated damages in full, CM/GC shall promptly pay any and all remaining sums due to the Owner upon demand.

5.5.3 If the Contractor is delayed at any time in the progress of the Work by any action or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire,

unavoidable casualties or other causes beyond the Contractor's control, or by delay authorized by the Owner pending arbitration, or by other causes which the Owner determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Owner may determine. Notwithstanding the above, the Owner and Contractor agree that time is of the essence on this project, and that approval for time extension shall be only a last resort; both parties agree to make every attempt to recover "lost" time.

5.6 Claims for Consequential Damages. The Contractor and Owner waive Claims against each other for consequential, indirect, special, punitive or exemplary damages arising out of or relating to this Contract. This mutual waiver includes:

5.6.1 Damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

5.6.2 Damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

ARTICLE 6 FEES, CONTRACT SUM, AND GMP

6.1 Fees; Contract Sum; GMP. Owner shall pay CM/GC the Preconstruction Fee described in Article 6.2. In addition, for each Early Work Amendment executed by CM/GC and Owner, Owner shall pay CM/GC, as payment for the Early Work, an amount equal to the sum of the CM/GC Fee attributable to the Early Work, and the actual cost of all Early Work completed and accepted by Owner, but not exceeding the Early Work Price.

If a GMP Amendment is executed, Owner shall pay CM/GC, as payment for the Work, the "Contract Sum," which shall equal the sum of the Preconstruction Fee, the CM/GC Fee, the actual cost of the Work including any Early Work, but not exceeding the GMP.

The GMP shall be determined in accordance with the formula set forth below and as described in Article 6.3. The "Cost of the Work" is defined in Article 8. Costs in excess of the GMP shall be paid by the CM/GC without reimbursement by Owner. Changes to the GMP shall only be authorized by Amendment or Change Order that includes any necessary Owner approvals.

Preconstruction Fee + CM/GC Fee* + Estimated Cost of the Work (Est COW) = GMP**

* CM/GC Fee is the composite of Fee/Performance + Payment & Performance Bond + Insurance

** Formula assumes no Early Work is performed.

6.2 Preconstruction Fee. The Preconstruction Fee shall be payable to CM/GC on a cost reimbursement basis up to a maximum sum of \$xxxxxx which shall cover constructability review, value engineering, cost estimating, development of GMP, and all other Preconstruction

Phase Services, as described in Article 3. If CM/GC's costs for provision of Preconstruction Phase Services exceed the maximum Preconstruction Fee, CM/GC shall pay such additional cost without reimbursement. CM/GC shall not be entitled to any CM/GC Fee upon the Preconstruction Fee. Owner shall pay the Preconstruction Fee on a cost-reimbursement basis with each application for payment during the Preconstruction Phase. If the total actual Preconstruction Fee is less than the maximum Preconstruction Fee used for initial calculation of the GMP as provided above, the GMP shall be reduced by the difference; provided that Owner may direct instead that any unapplied portion of the maximum Preconstruction Fee be applied to Construction Phase Services, in which case the GMP shall not be reduced by the portion so applied. Except to the extent the parties may expressly agree to the contrary in the GMP Amendment, no Preconstruction Fee or other fee, compensation or reimbursement shall be payable to CM/GC with respect to Preconstruction Services performed after execution of the GMP Amendment.

6.2.1 Preconstruction services shall be performed by CM/GC personnel at the billing rates listed in contractor proposal. Trade labor and any other position without predetermined billing rates will be billed on a cost reimbursement basis + 10% CM/GC markup. CM/GC will provide auditable backup for rates to include base rate, fringe benefits and payroll burden.

6.2.2 All Direct Material, equipment, and reimbursable items provided by CM/GC during preconstruction phase only shall be billed towards the Preconstruction Fee at cost plus 10.% markup. Work onsite will be approved by execution of an early work amendment with the Owner.

6.2.3 All subcontractors / outside consultants hired by CM/GC to perform tasks during the preconstruction phase only will be bill towards the Preconstruction Fee at cost plus 10%. NOTE: Owner approval is required prior to CM/GC entering into such agreements with subcontractors / outside consultants. Work onsite will be approved by execution of an early work amendment with Owner.

6.3 Establishment of CM/GC Fee; Adjustments to CM/GC Fee.

6.3.1 The "CM/GC Fee" shall be a percentage of the cost of the work to be identified in the GMP Amendment, and shall be calculated as _____% percent of the Estimated Cost of the Work at the time of establishment of the GMP. In making such calculation, the Estimated Cost of the Work shall exclude the Preconstruction Fee, the CM/GC Fee itself, and any other cost or charge that this CM/GC Contract states is not to be included in calculating the CM/GC Fee, but shall include Allowances, selected alternates, Cost for General Contractor Work, and reasonable CM/GC contingencies as designated in the GMP Supporting Documents. The CM/GC Fee is inclusive of profit, main office overhead, liability insurance, performance and payment bond and all non-reimbursable costs. Owner shall pay the CM/GC Fee ratably with each application for payment during the Construction Phase. In the case of Early Work, the CM/CG Fee shall be the above percentage multiplied by the actual Cost of the Early Work, until such time as a GMP Amendment is executed, at which time such CM/GC Fee payments shall be credited against the CM/GC Fee fixed therein.

6.3.2 Notwithstanding any provision of Section D.1.3 of the Reynolds School District General Conditions to the contrary, and unless the parties agree in writing to the contrary, any Amendment or Change Order that increases or decreases the GMP shall adjust the CM/GC Fee then in effect by the multiplying the percentage shown in Article 6.3.1 by the change in the Estimated Cost of the Work reflected in such approved Amendment or Change Order. In addition, if the Contract is terminated for any reason prior to full completion of the Work (including, without limitation, termination during or following performance of Early Work), the CM/GC Fee shall be limited to the total CM/GC Fee multiplied by the percentage of Work completed and accepted at the time of termination. The CM/GC Fee shall not be subject to adjustment for any other reason, including, without limitation, schedule extensions or adjustments, Project delays, unanticipated costs, or unforeseen conditions.

6.4 Determination of GMP.

6.4.1 CM/GC shall deliver to Owner a proposed GMP and GMP Supporting Documents at a time designated by Owner during the Preconstruction Phase. If any actual subcontract offers are available at the time the GMP is being established, CM/GC shall use those subcontract offers in establishing the GMP.

6.4.2 As the Plans and Specifications may not be developed to the stage of biddable design documents at the time the GMP proposal is prepared, the CM/GC shall provide in the GMP for further development of the Plans and Specifications by the Architect that is consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include such things as changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order or Amendment with a corresponding GMP adjustment.

6.4.3 The CM/GC shall include with its GMP proposal a written statement of its basis (the "GMP Supporting Documents"), which shall include:

- (a) A list of the Plans and Specifications, including all addenda thereto and the conditions of the Contract, which were used in preparation of the GMP proposal.
- (b) A list of allowances and a statement of their basis.
- (c) A list of the clarifications and assumptions made by the CM/GC in the preparation of the GMP proposal to supplement the information contained in the Plans and Specifications.
- (d) The proposed GMP, including a statement of the estimated cost organized by trade categories, allowances, contingency, and other items and the associated fees that comprise the GMP.
- (e) The Date of Substantial Completion upon which the proposed GMP is based, and a schedule of the Construction Documents issuance dates upon which the Date of Substantial Completion is based.

6.4.4 The CM/GC shall meet with the Owner and Architect to review the GMP proposal and the written statement of its basis. If the Owner or Architect discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the CM/GC, who shall make appropriate adjustments to the GMP proposal, its basis, or both.

6.4.5 Prior to the Owner's acceptance of the CM/GC's GMP proposal and issuance of a Notice to Proceed, the CM/GC shall not incur any cost to be reimbursed as part of the Cost of the Work, except as specifically provided in an Early Work Amendment.

6.4.6 The Owner shall authorize and cause the Architect to revise the Plans and Specifications to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in the GMP Amendment. Such revised Plans and Specifications shall be furnished to the CM/GC in accordance with schedules agreed to by the Owner, Architect and CM/GC. The CM/GC shall promptly notify the Architect and Owner if such revised Plans and Specifications are inconsistent with the agreed-upon assumptions and clarifications.

6.4.7 The GMP shall include in the Estimated Cost of the Work only those taxes that are enacted at the time the GMP is established.

6.4.8 The Estimated Cost of the Work shall include the CM/GC's contingency, a sum established by the CM/GC for the CM/GC's exclusive use, with owner representative review and approval, to cover additional development of Plans and Specifications not considered a Scope Change, unanticipated costs, and reasonably inferable conditions which are properly reimbursable as Cost of the Work but which are not the basis for a Change Order.

6.4.9 The CM/GC shall work with the Architect and Owner to identify and confirm components and systems not specifically shown but required for a complete, fully functional Project. Owner will direct the Architect to complete the final Construction Documents in accordance with the Project scope agreed upon by all parties at the time the GMP is established.

6.4.10 Notwithstanding the level of detail represented in the GMP Supporting Documents, the CM/GC shall represent and warrant, at the time that it submits the GMP, that the GMP includes the entire cost of all components and systems required for a complete, fully functional facility.

6.4.11 In developing the GMP, the CM/GC shall include and identify such contingencies within the GMP as may be necessary to pay for unanticipated costs and unforeseen conditions that are required for a complete, fully functional facility.

6.5 Failure to Furnish an Acceptable GMP. If the CM/GC does not furnish a GMP acceptable to Owner within Owner's Target GMP Range, or if Owner determines at any time in its sole discretion that the parties may fail to reach a timely agreement on a GMP acceptable to Owner, Owner may terminate the Contract without liability, and the CM/GC shall not receive additional compensation beyond the Preconstruction Fee under the Contract and sums due under any Early Work Amendment. Termination under this provision shall proceed under Section J.5 of the Reynolds School District General Conditions as a termination for Owner's convenience.

CM/GC further agrees that Owner shall not be liable for any damages whether actual, consequential or otherwise for termination of the Contract under this provision.

6.6 Acceptance of GMP. Upon acceptance of the GMP by Owner, the parties shall execute a GMP Amendment.

6.7 Owner Savings. As used in this section, "savings" means a positive difference between the Guaranteed Maximum Price and the Actual Cost of the Work, including reimbursable costs and the CM/GC's Fee. All savings shall accrue to the Owner.

6.8 Allowance Work.

6.8.1 CM/GC shall not perform any Allowance Work without prior execution by Owner of a Change Order approving the Specifications for the Allowance Work and the price thereof.

6.8.2 Owner shall be entitled to apply any Allowance line items that are not been fully expended to other line items. Allowances that have been fully expended, without any resulting increase in the GMP.

6.8.3 If the total Cost of the Allowance Work exceeds the total Allowances within the GMP, CM/GC shall not perform any Allowance Work in excess of such amount until either (a) the parties agree that the additional Allowance work will be performed within the then-current GMP or (b) a GMP Amendment is executed to increase the GMP by the excess cost of the Allowance work.

6.8.4 The Contract Sum shall not include any Allowance items not identified in the GMP Amendment or the GMP Supporting Documents until such allowance item is reduced to a fixed price by Change Order or Amendment

6.8.5 If at the Final Completion of the Project, any portion of the Allowance funds remains unexpended, the GMP shall be reduced by a corresponding amount via a Change Order or Amendment.

6.9 Reallocating Projected Cost Underruns after Bid (Offer) Buyout. As soon as possible after the awarding of the Work to the primary Subcontractors, CM/GC shall review projected costs and provide the Owner with a buy-out status report showing any projected cost underruns, reconciling accepted offers and other reasonably anticipated costs, to the cost estimate used by CM/GC to establish the GMP. CM/GC shall include with its report any underlying documentation requested by Owner used to develop or support such report. CM/GC shall also consider the reduced risk associated with known subcontracting costs, and the impact that reduced risk has on the amount of the CM/GC's Contingency. The parties shall negotiate in good faith to execute a Change Order transferring an appropriate portion of any projected cost underruns to an Owner-controlled contingency fund to be held within the GMP to pay for additional costs arising from (a) any Owner-directed or approved change to the Work, (b) schedule changes that would otherwise entitle CM/GC to an increase in the GMP, (c) Allowance items after exhaustion of all Allowances, (d) selection by Owner of more expensive alternates than those used for calculation of the GMP, (e) Owner selection of

substitutions that increase the Cost of the Work, or (f) any other costs that otherwise would entitle CM/GC to an increase in the GMP. Any transfer of projected cost underruns from CM/GC's contingency to the Owner-controlled contingency fund will not affect CM/GC's obligation to furnish Owner with a complete, fully functional facility within the GMP without use of the funds transferred to the Owner-controlled contingency fund unless such funds are released by Owner for the purposes set forth in (a) through (f) of this Article 6.9. Any transfer of funds to the Owner-controlled contingency fund will not reduce the CM/GC Fee, nor will any subsequent release and use of funds from the Owner-controlled contingency fund for the purposes set forth in (a) through (f) of this Article 6.9 increase the CM/GC Fee.

ARTICLE 7 CHANGES IN THE WORK

7.1 Price Adjustments. Adjustments to the Estimated Cost of the Work required by changes in the Work shall be determined by any of the methods listed in Section D of the Reynolds School District General Conditions, except that, unless the adjustment is based upon fixed pricing or unit pricing:

7.1.1 The overhead and profit markup for the CM/GC shall be limited to the CM/GC Fee adjustment, if any, permitted under Article 6.3.2 of this CM/GC Contract;

7.1.2 The increase or decrease in the Estimated Cost of the Work, other than for subcontract work, shall be calculated pursuant to Article 8 and Article 9 of this CM/GC Contract, instead of being based on CM/GC's Direct Costs as defined in the Reynolds School District General Conditions; and

7.1.3 In calculating adjustments to subcontracts, unless the parties agree otherwise, the change shall be limited to the Subcontractor's Direct Costs plus the supplemental mark-up provided in Section D of the Reynolds School District General Conditions, and shall not be modified by Article 8 and Article 9 of this CM/GC Contract.

7.2 Adjustments to GMP. Adjustments to the GMP after execution of the GMP Amendment may be made only (a) in the event of Scope Changes or (b) as otherwise expressly provided in this CM/GC Contract, and then only in accordance with the following procedure:

7.2.1 CM/GC shall review subsequent iterations of the Plans and Specifications as they are prepared to determine whether, in the opinion of CM/GC, they result in a Scope Change so that it can be determined if an adjustment to the GMP is warranted.

7.2.2 Changes to the GMP shall be initiated by written notice by one party to the other ("GMP Change Request"). CM/GC shall deliver any such GMP Change Request to Architect and Owner's Authorized Representative promptly after becoming aware of any Scope Change if, in CM/GC's opinion, it constitutes grounds for adjustment of the GMP. Any GMP Change Request shall include a proposal as to the appropriate GMP adjustment with respect to the Scope Change at issue.

7.2.3 CM/GC shall submit its GMP Change Requests as soon as possible, and CM/GC shall not be entitled to claim a GMP increase unless CM/GC submitted a GMP Change

Request to Owner's Authorized Representative and to Architect within the earlier of (a) 30 Days after CM/GC has received the information constituting the basis for the claim, or (b) as to Work not yet bid or proposed, prior to submission of solicitations for such Work and as to Work already solicited, prior to commencement of the portion of the Work for which CM/GC intends to claim a Scope Change; and (c) in any event, prior to CM/GC's signing of a Change Order for the Scope Change.

7.2.4 Owner may, at any time, submit a GMP Change Request requesting a reduction of the GMP, which shall include Owner's basis for such request, which may include, for example, reduction of the CM/GC's Contingency after further development of the Plans and Specifications that form the basis for the original GMP Amendment, and/or unused Allowances.

7.2.5 CM/GC shall work with Architect to reconcile all disagreements related to the GMP Change Request within seven Days from the date of submission of the GMP Change Request. "Reconcile" means that the CM/GC and Architect have verified that their assumptions about the various categories are the same, and that they have identified the reason for differences in the GMP Change Request and the Architect's position. CM/GC shall submit the reconciled GMP Change Request to Owner, which submission shall be a condition to any CM/GC claim for a GMP increase.

7.2.6 If the reconciled GMP Change Request is not acceptable to Owner, CM/GC agrees to work with the Owner and the Architect to provide a GMP Change Request that is acceptable to Owner.

7.2.7 CM/GC agrees to make all records, calculations, drawings and similar items relating to GMP Change Request available to Owner and to allow Architect and Owner access and opportunity to view such documents at CM/GC's offices. Upon Owner's reasonable notice, CM/GC shall deliver two copies of such documents to Owner's Representative and Architect at any regular meeting or at the Site.

7.2.8 GMP increases, if any, shall not exceed the increased Cost of the Work arising from the Scope Change (whether based on agreed fixed pricing, or the estimated Cost of the Work increase based on cost-reimbursable pricing), reconciled in accordance with the above provisions, as arising from the incident justifying the GMP increase, plus or minus the CM/GC Fee applicable to such change in the Cost of the Work.

7.2.9 Except as provided in this Article 7.2, adjustments to the GMP shall be reconciled in accordance with Section D of the Reynolds School District General Conditions.

7.3 Execution by Owner. If Architect is not the Owner's Authorized Representative, then notwithstanding any provision in the Contract to the contrary, Architect has no authority to execute Change Orders or Amendments on behalf of Owner, and only duly authorized personnel of Owner may do so.

7.4 Continuation of Work. CM/GC shall continue to prosecute the Work in a timely and diligent manner consistent with the approved Construction CPM Schedule regardless of the status, outcome, or other issues associated with potential Change Orders or Amendments. In no way shall CM/GC impact or allow others, such as subcontractors, to impact the Project due to

pending, on-going, or concluded Change Order negotiations. Failure to do so shall be considered a material breach of the Contract on the part of the CM/GC and subject to recourse by Owner.

ARTICLE 8

COST OF THE WORK

(To Be Reimbursed)

8.1 Cost of the Work. The term "Cost of the Work" shall mean the following costs. The Cost of the Work shall include only those items necessarily and reasonably incurred by CM/GC in the proper performance of the Work and specifically identified in this Article 8, and only to the extent that they are directly related to the Project.

8.2 Labor Costs.

8.2.1 Wages of construction workers directly employed by the CM/GC to perform the construction of the Work at the site.

8.2.2 Wages and salaries of the CM/GC's supervisory and administrative personnel, including personnel while working offsite, but only for that portion of their time required for the Work. Wages of onsite construction management staff shall be paid at the billing rates shown in contractor proposal.

8.3 Subcontract Costs. CM/GC's actual payment to Subcontractors pursuant to CM/GC's contract with such Subcontractor for the Work on the Project. No amount paid by or payable to any such Subcontractor other than the fixed or cost reimbursement price of its subcontract shall be included in the Cost of the Work, unless otherwise approved in writing by Owner.

8.4 Costs of Materials and Equipment Incorporated in the Work or Stored On Site.

8.4.1 Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed Work.

8.4.2 Costs of materials in excess of those actually installed but required to provide reasonable allowance for waste and for spoilage. Unused excess materials, if any, shall be delivered to Owner at the completion of the Work or, at Owner's option, shall be sold by the CM/GC. Any sale shall be commercially reasonable and CM/GC shall provide accounting for such a sale within 15 Days of the transaction. Net amounts realized, if any, from such sales shall be credited to Owner as a deduction from the Cost of the Work.

8.5 Costs of Miscellaneous Equipment and Other Items; Equipment Rental Charges.

8.5.1 Costs, including transportation, installation, maintenance, dismantling and removal, of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by the construction workers, which are provided by the CM/GC or Affiliate at the site and fully consumed in the performance of the Work; and cost less salvage value on such items if not fully consumed, whether sold to others or retained by the CM/GC or Affiliate; provided that Owner at Owner's option may require that CM/GC deliver to Owner (at no charge) at the end of the Project any of such items procured for this Project. Cost for items previously used by the CM/GC shall mean fair market value. CM/GC or Affiliate shall charge no additional administrative or other mark-up for purchased items. The CM/GC or Affiliate shall document all small tools purchased for the Project via invoices in monthly billing and shall document the disposition of small tools that have an individual price that exceeds \$100. A copy of such disposition log shall accompany the payment application whenever these items are included in the application. In no case shall a tools cumulative billing to the project exceed 50 percent of fair market purchase price of the same new tool or shall daily, weekly or monthly rental rates exceed fair market rental rates.

8.5.2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by the CM/GC at the site, whether rented from the CM/GC, Affiliate or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof Rates and quantities of equipment rented shall be according to industry standards, shall not exceed 80% of the rental rates published from time to time in the Rental Rate Blue Book for Construction Equipment, prepared by Machinery Information Division of Primedia Information Incorporated in effect at the time of rental shall not exceed acquisition costs, and for individual items exceeding \$100 will be subject to Owner's prior approval. CM/GC shall deliver to Owner a list of published rates from time to time at Owner's request. For all items rented or leased, the CM/GC or Affiliate shall charge Owner only the rental charge incurred by CM/GC with no additional administrative or other mark-up. CM/GC or Affiliate shall make efforts and use its best skills and judgment to procure equipment in the most expeditious and economical manner consistent with the interest of the Owner. Efforts shall include, but not be limited to, providing Owner with a rent/buy analysis so that Owner may elect for CM/GC to procure the item in lieu of rental if the facility at issue is expected to be rented for six months or longer. Such rent/buy analysis shall include, where available, a leasing rate commensurate with the expected term of rental of the facility at issue.

8.5.3 Costs of removal of debris from the site.

8.6 Other Costs.

8.6.1 Deductible for builder's all/risk insurance as required by Section G of the Reynolds School District General Conditions.

8.6.2 Sales, use, corporate activity tax or similar excise taxes imposed by a governmental authority that are directly related to the Work and for which the CM/GC is liable.

8.6.3 Fees and assessments for the building permit and for other permits, licenses, and inspections for which the CM/GC is required by the Contract Documents to pay.

8.6.4 CM/GC deposits lost for causes other than the CM/GC's fault or negligence.

8.6.5 Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by Owner.

8.7 Costs to Prevent Damage or Injury in Emergencies. The Cost of the Work shall also include costs that are incurred by the CM/GC in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property.

8.8 Cost For General Conditions Work. CM/GC shall be paid a sum of \$ XXXXXX for all services as stated in Exhibit C as payment for the GC Work, including all labor, materials, and direct and indirect costs thereof. To the extent any General Conditions Work is listed in Exhibit C and also otherwise described above in this Article 8, CM/GC's compensation for the same is included in the Cost for GC Work and shall not otherwise be charged as Cost of the Work. The Cost of the GC shall not be increased unless there is an approved extension of time to the approved GMP schedule, which warrants only those items in Exhibit C that would increase due to the time extension. The Cost for General Conditions Work shall be paid based on actual cost of work on a reimbursable basis, commencing with the first progress billing after commencement of the scheduled Construction Phase

ARTICLE 9

COSTS EXCLUDED FROM COST OF WORK

(Not To Be Reimbursed)

9.1 Costs Excluded from Cost of Work. The following shall not be included in the Cost of the Work:

9.1.1 Salaries and other compensation of the CM/GC's personnel stationed at the CM/GC's principal office or offices other than the site office

9.1.2 Expenses of the CM/GC's principal office and offices other than the site office.

9.1.3 Any overhead , general expenses including CAT Tax except as may be expressly included in Article 8.

9.1.4 CM/GC's capital expenses, including interest on the CM/GC's capital employed for the Work.

9.1.5 Rental cost of machinery and equipment, except as provided in Article 8.5.2.

9.1.6 Any cost associated with the Project not specifically and expressly described in Article 8.

9.1.7 Costs due to the fault or negligence of the CM/GC, Subcontractors, suppliers, anyone directly or indirectly employed by any of them, or for whose acts any of them may be liable.

9.1.8 The cost of correction of any repair work, nonconforming or defective work, or warranty work except for costs related to work for minor repairs for deficiencies customarily described as “trade damage “covered in cost of work

9.1.9 Merit, safety, or other incentive payments, bonuses or awards, or any expenses in connection therewith, except as provided in Article 8.

9.1.10 Fines and penalties.

9.1.11 Except for Early Work, the cost of Preconstruction Phase Services.

9.1.12 The Cost of the Work for GC Work in excess of the Proposed Cost for General Conditions Work.

9.1.13 Any costs in excess of the GMP.

9.1.14 Premiums for Subcontractor bonds unless authorized by Owner.

9.1.15 Architect’s cost to the CM/GC, subcontractors, suppliers, or anyone for requiring more than (2) two reviews of each Shop Drawing, Product Data item, sample and similar submittals to the Architect.

9.1.16 Architect’s cost to the CM/GC, subcontractors, suppliers, or anyone for requiring more than (1) one inspection by the Architect for any portion of the Work to determine whether such portion of the Work is substantially complete, or (1) one inspection by the Architect to determine final completion in accordance with the Contract Documents.

ARTICLE 10 DISCOUNTS, REBATES, AND REFUNDS

10.1 Discounts, Rebates, and Refunds. Cash discounts obtained on payments made by the CM/GC shall accrue to Owner. Trade discounts, rebates, refunds and net amounts received from sales of surplus materials and equipment shall accrue to Owner, and the CM/GC shall make provisions so that they can be secured.

10.2 Amounts Credited to Owner. Amounts that accrue to Owner in accordance with the provisions of Article 10.1 shall be credited to Owner as a deduction from the Cost of the Work.

ARTICLE 11 SUBCONTRACTS AND OTHER CONTRACTS

11.1 General Subcontracting Requirements. Other than Work performed pursuant to Articles 11.4 or 11.5 of this CM/GC Contract, CM/GC shall subcontract the Work to Subcontractors other than the CM/GC and its Affiliates.

11.1.1 The CM/GC shall comply with Oregon Administrative Rules (“OAR”) 125-246- 0200, 125-246-0210, and 125-246-0220 in all respects for the solicitation of Minority, Women, Service Disabled Veterans, and Emerging Small Business Enterprises certified by the State of Oregon Certification Office of Business Inclusion and Diversity (COBID). Compliance shall include pass-through requirements for Subcontractor demonstrations of good faith efforts for all subcontract Offer packages, for which set goals shall not be utilized.

11.1.2 The CM/GC shall report to Owner on the results of the good faith efforts of compliance required in Article 11.1.2 following award of all subcontracts. The CM/GC shall also submit quarterly reports to Owner listing Work contracted to date with COBID firms.

11.2 CM/GC's Obligations Under Subcontracts.

11.2.1 No use of a Subcontractor or supplier shall relieve the CM/GC of any of its obligations or liabilities under the Contract. Except as may expressly otherwise be provided in the Contract, the CM/GC shall be fully responsible and liable for the acts or omissions of all Subcontractors and suppliers including persons directly or indirectly employed by them. The CM/GC shall have sole responsibility for managing and coordinating the operations of its Subcontractors and suppliers, including the settlement of disputes with or between the CM/GC and any such Subcontractor or supplier.

11.2.2 The CM/GC shall include in each subcontract and require each Subcontractor to include in any lower tier subcontract, all provisions necessary to make all of the provisions of the Contract Documents, including the Reynolds School District General Conditions, fully effective as applied to Subcontractors. CM/GC shall indemnify Owner for any additional cost based on a subcontractor claim that results from the failure of CM/GC to incorporate the provisions of this CM/GC Contract in each subcontract. The CM/GC shall provide all necessary Plans, Specifications, and instructions to its suppliers and Subcontractors to enable them to properly perform their work.

11.2.3 Retainage From Subcontractors. Except with the Owner's prior approval, payments to Subcontractors shall be subject to retainage of no more than 5 percent. The Owner and the CM/GC shall agree upon a mutually acceptable procedure for review and approval of payments and retainage for Subcontractors.

11.3 Subcontractor Selection.

11.3.1 CM/GC shall submit to Owner's Authorized Representative its proposed procurement documents for review and comment before they are issued for solicitation. CM/GC

shall consider and respond to all Owner comments regarding any proposed Offer packages. As offers are received, CM/GC shall submit to the Owner an Offer comparison (LOA – Letter of Authorization) in a mutually agreeable form together with any specific back-up documentation requested by Owner. The competitive process used to award subcontracts by the CM/GC may be monitored by the Owner's Authorized Representative; provided that such monitoring shall not excuse CM/GC from compliance with the subcontracting requirements of this CM/GC Contract. CM/GC shall cooperate in all respects with Owner's monitoring. The Owner's Authorized Representative shall be advised in advance of and be given the opportunity to be present at Offer openings, and CM/GC shall provide him or her with a summary or abstract of all offers in form acceptable to the Owner's Authorized Representative, and copies of particular offers if requested, prior to CM/GC's selection of Offerors. Prior to opening offers, the CM/GC agrees to disclose in writing to Owner any financial interest it has in any such Subcontractor, supplier or other contracting party whenever such Subcontractor, supplier or contracting party intends to compete on any Project work, directly or indirectly, including whether such party is an Affiliate of CM/GC.

11.3.2 The following minimum requirements apply to the Subcontract solicitation process:

(a) Solicitations will be advertised at least ten Business Days prior to opening in the Daily Journal of Commerce and at least one other newspaper specifically targeted to reach COBID firms . CM/GC also agrees to advertise in a local community newspaper in the area in which the Project is located, in order to allow for local participation in the solicitation process.

(b) Unless specific other prior arrangement has been made with Owner, all offers will be written, and submitted to a specific location at a specific time. CM/GC shall time-stamp all offers as received. Subcontractors must be qualified to perform the Work for this Project by being appropriately registered with the State of Oregon Construction Contractors Board.

(c) If fewer than three offers are submitted in response to any solicitation (inclusive of any Offer submitted by CM/GC), prior written approval by Owner shall be required to accept an Offer.

(d) CM/GC may develop and implement a prequalification process for particular solicitations, followed by selection of successful offers among those Offerors that CM/GC determines meet the prequalification standards, with Owner's prior written approval of such prequalification process.

(e) CM/GC shall comply, and require Subcontractor compliance with, State of Oregon Bureau of Labor & Industries prevailing wage rates as specified in the RFP.

(f) Owner may at its sole discretion, require CM/GC to re-solicit for offers based on the same or modified documents.

(g) CM/GC shall review all offers and shall work with Offerors to clarify offers, reduce exclusions, verify scope and quantities, and seek to minimize work subsequently awarded via the Change Order process.

(h) The CM/GC will document any and all discussions, questions and answers, modifications and responses to or from any Offeror and ensure that the same are distributed to all Offerors, and Owner shall be entitled to inspect such documentation on request.

(i) CM/GC shall determine the lowest Offer for each solicitation that meets CM/GC's reasonable performance standards for the components of the Work at issue; provided that if CM/GC determines it is unable to execute a suitable subcontract with such Offeror, CM/GC may, with Owner's prior approval, execute a subcontract with the second-lowest Offeror pursuant to Article **Error! Reference source not found.** 11.3.2(j)below.

(j) The CM/GC must prepare and submit a written justification to the District, explaining the project circumstances that support a non-competitive Subcontractor selection process for a particular Work package, including, but not limited to, Emergency circumstances, the CM/GC's need to utilize a key Subcontractor member of the CM/GC's project team consistent with the CM/GC's project proposal, the need to meet other specified Contract requirements, the continuation or expansion of an existing Subcontractor agreement that was awarded through a "competitive process" along with facts supporting the continuation or expansion of the Subcontractor agreement, or a "sole source" justification;

(k) For a "sole source" selection of a subcontractor to proceed, the District must evaluate the written justification provided by the CM/GC and must find that critical project efficiencies require utilization of labor, services or materials from one subcontractor; that technical compatibility issues on the project require labor, services or materials from one subcontractor; that particular labor, services or materials are needed as part of an experimental or pilot project or as part of an experimental or pilot aspect of the project; or that other project circumstances exist to support the conclusion that the labor, services or materials are available from only one subcontractor;

(l) The CM/GC must provide an independent cost estimate for the Work package that will be subject to the non-competitive process, if required by the District;

(m) The CM/GC must fully respond to any questions or comments submitted to the CM/GC by the District; and

(n) The District must approve the CM/GC's use of the non-competitive Subcontractor selection process prior to the CM/GC's pursuit of the non-competitive process.

11.3.3 CM/GC shall notify Owner in writing in advance before award of any proposed Subcontract, which notice shall include summaries in a form acceptable to Owner of all offers received for the Subcontract at issue. Owner reserves the right to disapprove any proposed Subcontractors, suppliers, and Subcontract or supply contract awards, based on legal standards of responsibility. Owner shall not unreasonably disapprove any proposed Subcontractor or supplier and increased costs due to Owner's disapproval shall be cause for an increase in the GMP.

11.3.4 CM/GC's subcontracting records shall not be considered public records; provided, however, that Owner and other agencies of the State shall retain the right to audit and monitor the subcontracting process in order to protect the Owner's interests.

11.4 CM/GC Field Work.

11.4.1 The CM/GC or its Affiliate may provide CM/GC Field Work required to complete the Project with its own forces, without the necessity of subcontracting such work.

11.4.2 Except as provided in Article 11.4.1, any other portion of the Work proposed to be performed by CM/GC or any Affiliate, including without limitation provision of any materials, equipment, or supplies, shall be subject to the provisions of Article 11.5.

11.5 Subcontracting by CM/GC.

11.5.1 Except to the extent otherwise approved in advance in writing by Owner's Authorized Representative, the CM/GC or its Affiliates may submit an Offer in accordance with Article 11.3 to do Work with its own forces, provided at least 50% of the labor by such work unit is performed by employees of the CM/GC or such Affiliate.

11.5.2 For those items for which the CM/GC or any of its subsidiaries intends to submit an Offer, such intent must be publicly announced with the solicitation for Offers required by Article 11.3.1, and Owner notified in writing. All subsidiary Offers for this work shall be delivered to Owner at least 24 hours in advance of bid date for non-subsidiary bidders and publicly opened by Owner.

11.6 Award of Subcontracts

11.6.1 Award/Protests: The CM/GC will include a notice of intent to award and protest process in its competitive process to award all subcontracts, which process will be subject to approval by the Owner. The CM/GC will be solely responsible for resolving the procurement protests of Subcontractors and suppliers. The CM/GC will indemnify, defend, protect, and hold harmless the Owner from and against any such procurement protests and resulting claims or litigation. The CM/GC will act as an independent contractor and not an agent of the Owner, in connection with any procurement protest. The provisions of this Article 11 are solely for the benefit of the Owner, and do not grant any rights or remedies (including third-party beneficiary rights) to any Offeror or other protester, in connection with any procurement protest or claim.

11.6.2 Unsuccessful Subcontractor Briefing. If the CM/GC receives a timely written request from an unsuccessful subcontractor to discuss the subcontractor qualification and selection process involved, the CM/GC will set up a briefing meeting to do so. The purpose of the meeting is solely to discuss the subcontractor qualification and selection process involved and the CM/GC's subcontractor selection decisions, in order for the subcontractor to better understand why the subcontractor was not successful in being selected to perform the particular element of the Work and to improve the subcontractor's substantive qualifications or the subcontractor's methods in competing for elements of the Work for the particular project involved, or for future projects. The briefing meetings may be held with individual subcontractors or, if the subcontractors agree, in groups of subcontractors established by bid package or other designation.

(a) A subcontractor must submit a written request for a post-selection meeting under this section within 60 days from the CM/GC's notice of award of a subcontract for a particular Work package.

(b) If a timely request is filed, the CM/GC must set a meeting with the subcontractor within 45 days of the subcontractor's written request.

ARTICLE 12 ACCOUNTING RECORDS

12.1 Accounting; Audit Access. The CM/GC shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under the Contract; the accounting and control systems shall be satisfactory to Owner. Owner and Owner's representatives, and auditors, shall be afforded reasonable and regular access to the CM/GC's records, books, correspondence, instructions, drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and other data relating to the Contract, and the CM/GC shall preserve these for a period of three years after final payment, or for such longer period as may be required by law.

12.2 Periodic and Final Audits. Owner may, at its discretion, perform periodic audits of the Cost of the Work and any other reimbursable costs associated with the Project. Owner intends to conduct a final audit of reimbursable costs prior to the Contract closeout. The CM/GC shall cooperate fully with Owner in the performance of such audits. Disputes over audit findings or conclusions shall be subject to the process set forth in Article 14.4.

12.3 Rates and Multipliers. Owner agrees that the rates, multipliers and other fixed percentages it has agreed that Construction Manager may charge as a cost of the Work are subject to Owner's audit rights only for Owner to confirm that such rates, multipliers, percentages or amounts have been charged by Construction Manager in accordance with the Contract, and that the composition of such rates, multipliers, or percentages are not subject to audit by the Owner.

ARTICLE 13 PROGRESS PAYMENTS

13.1 Integration With Reynolds School District General Conditions. The requirements of this Article 13 and Article 14 are in addition to, and not in lieu of, the requirements of Section E of the Reynolds School District General Conditions. In the event of conflict between the provisions of Article 13 and Article 14 and Section E, the provision more favorable to Owner shall control. Without limitation, the provisions of Articles 13.3 and 13.4 shall control over the corresponding provisions of Section E.2.5 of the Reynolds School District General Conditions.

13.2 Progress Payments. Based upon applications for payment submitted pursuant to Section E of the Reynolds School District General Conditions, Owner shall make progress payments on account of the Preconstruction Fee, Cost of the Work, and associated CM/GC Fee, less 5 percent retainage, to the CM/GC as provided below and elsewhere in the Contract

Documents. A progress payment shall not be considered acceptance or approval of any Work or waiver of any defects therein.

13.3 Percentage of Completion. Applications for payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the application for payment. The percentage of completion shall be the lesser of (a) the percentage of that portion of the Work that has actually been completed; or (b) the percentage obtained by dividing (i) the expense that has actually been incurred by the CM/GC on account of that portion of the Work for which the CM/GC has made or intends to make actual payment prior to the next application for payment by (ii) the share of the GMP allocated to that portion of the Work in the Schedule of Values.

13.4 Calculation of Payment. Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

13.4.1 Take that portion of the GMP properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work under the Schedule of Values by the share of the GMP allocated to that portion of the Work in the Schedule of Values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included;

13.4.2 Add that portion of the GMP properly allocable to materials and equipment delivered and suitably stored and otherwise in compliance with Section E.2.3 of the Reynolds School District General Conditions;

13.4.3 Add the CM/GC's Fee. The portion of the CM/GC's Fee payable shall be an amount that bears the same ratio to CM/GC Fee as sum of the amounts in the two preceding Clauses bears to the estimated probable Cost of the Work described in Article 6, but in no event causing total CM/GC Fee payments to exceed the total CM/GC Fee;

13.4.4 Subtract the aggregate of previous payments made by and retained by the Owner;

13.4.5 Subtract the shortfall, if any, indicated by the documentation required to substantiate prior applications for payment, or resulting from errors subsequently discovered by the Owner in such documentation;

13.4.6 Subtract any amounts for which the Owner's Authorized Representative has withheld or denied payment as provided in the Contract Documents; and

13.4.7 Subtract 5 percent retainage on the entire progress payment.

ARTICLE 14 FINAL PAYMENT

14.1 Final Payment Accounting. CM/GC shall submit to Owner a final detailed accounting of the Cost of the Work together with CM/GC's final application for payment.

14.2 Calculation of Final Payment. The amount of the final payment shall be calculated as follows:

14.2.1 Take the sum of the CM/GC Fee, plus the Preconstruction Fee, plus the actual Cost of the Work substantiated by the CM/GC's final accounting. Said sum shall not exceed the GMP.

14.2.2 Subtract amounts, if any, for which the Owner's Authorized Representative withholds, in whole or in part, approval of payment.

14.2.3 Subtract the aggregate of previous payments made by Owner to CM/GC. If the aggregate of previous payments made by Owner exceeds the amount due the CM/GC, the CM/GC shall reimburse the difference to Owner within 30 Days with interest at the rate applicable to Owner payments under the Reynolds School District General Conditions.

14.3 Final Payment Review. Owner or its accountants will review and report in writing on the CM/GC's final accounting within 30 Days after delivery of the final accounting by the CM/GC. Based upon such Cost of the Work as Owner or Owner's accountants report to be substantiated by the CM/GC's final accounting, and provided the other conditions of the Contract have been met, the Owner's Authorized Representative will, within ten Days after receipt of the written report of Owner's accountants, either issue to Owner an approval of CM/GC's final application for payment with a copy to the CM/GC or notify the CM/GC and Owner in writing of the Owner's Authorized Representative's reasons for withholding approval of any part of the application for payment, which disapproval shall include Owner's Authorized Representative's estimate of the amount that is due the CM/GC under the application for payment.

14.4 Payment Disputes. If Owner's accountants report the Cost of the Work as substantiated by the CM/GC's final accounting to be less than claimed by the CM/GC or if Owner's Authorized Representative declines to approve any duly submitted payment request by CM/GC, the CM/GC shall be entitled to demand a review by the Owner's highest contracting authority of the disputed amount. Such demand shall be made by the CM/GC within 30 Days after the CM/GC's receipt of a copy of the rejection of the application for payment; failure to demand additional review within this 30-Day period shall result in the substantiated amount reported by Owner's accountants becoming binding on the CM/GC. In addition, If Owner or any other state agency performs a subsequent audit of the Cost of the Work and determines any item therein to have been unsubstantiated or that CM/GC was otherwise overpaid, CM/GC shall have 30 Days after delivery of request for reimbursement by Owner to demand additional review by Owner's highest contracting authority; failure to make such demand within this 30-Day period shall result in the requested reimbursement becoming unconditionally due and payable by CM/GC. If CM/GC timely submits a protest to the Agency's highest contracting authority, CM/GC's Claim shall be subject to the claims review process in Section D.3 of the Reynolds School District General Conditions. Pending a final resolution, Owner shall pay the CM/GC the amount of the application for payment approved by the Owner's Authorized Representative.

14.5 Effect of Payment. Neither approval of an application for payment, a progress payment, release of retainage, final payment, or partial or entire use or occupancy of the Project

by the Owner shall constitute acceptance of work not conforming to the Contract Documents, or waiver of the right to assert overpayment.

ARTICLE 15

TERMINATION OR SUSPENSION

15.1 Owner's Right to Terminate Prior to Execution of GMP Amendment. Prior to execution by both parties of the GMP Amendment, the Owner may terminate the Contract at any time without cause. Upon such termination, the amount to be paid to the CM/GC shall not exceed the Preconstruction Fee payable to the date of termination, together with amounts payable for Early Work if an Early Work Amendment has been executed. If Owner terminates for convenience during the Preconstruction Phase, Owner shall be entitled to copies of, and shall have the right to use, all work product of CM/GC and its Subcontractors performed to the date of termination, and CM/GC shall deliver copies of the same to Owner on request.

15.2 Owner's Termination for Convenience after GMP Amendment. After the GMP Amendment is executed by both parties, the Contract may be terminated by Owner without penalty for convenience pursuant to Section J.5 of the Reynolds School District General Conditions in which case CM/GC shall be entitled to payment of the amount stated in Article 15.1, together with the actual Cost of the Work completed, plus the CM/GC's Fee prorated based on the actual Cost of the Work completed prior to the date of termination, but in any event not in excess of the GMP.

15.3 Owner's Termination for Cause. In the event of termination of this Agreement by Owner for cause pursuant to Section J.4 of the Reynolds School District General Conditions, the amount, if any, to be paid to the CM/GC after application of the Reynolds School District General Conditions and Owner's rights at law shall not exceed the amount the CM/GC would be entitled to receive under Article 15.2.

15.4 CM/GC Termination for Cause. CM/GC acknowledges that disputes regarding payments and Change Orders may occur as part of the CM/GC process, and that Owner's declining to pay disputed amounts shall not be grounds for suspension of the Work or termination for cause by CM/GC. If CM/GC terminates the Contract for Owner's material breach, the amount to be paid to CM/GC shall not exceed the amount CM/GC would have been entitled to receive under Article 13 above through termination and demobilization from the Project, with the CM/GC Fee prorated based on the actual Cost of the Work through the date of termination.

15.5 Assignment of Subcontracts. Each subcontract and supply contract for any portion of the Work is hereby irrevocably assigned by the CM/GC to the Owner, provided that such assignment is effective only after termination of the Contract by the Owner, and only for those subcontracts and supply contracts, which the Owner accepts by notifying the Subcontractor/supplier and CM/GC in writing. For those subcontracts and supply contracts accepted by Owner, if the Work has been suspended for more than 30 Days, the Subcontractor's/supplier's compensation shall be equitably adjusted for increases in cost resulting from the suspension. CM/GC shall include a provision in each subcontract and supply agreement whereby the Subcontractor/supplier acknowledges Owner's rights under this

Article 15.5. With respect to any subcontracts/supply contracts that are not accepted by Owner, the provisions of Section J.6.1 of the Reynolds School District General Conditions shall apply.

ARTICLE 16

REPRESENTATIONS, WARRANTIES, AND CERTIFICATIONS

16.1 Representations and Warranties. CM/GC represents and warrants to Owner as of the effective date of the Contract:

16.1.1 it is qualified to do business as a licensed general contractor under the laws of the State of Oregon, and has all requisite corporate power and corporate authority to carry on its business as now being conducted;

16.1.2 it has full corporate power and corporate authority to enter into and perform the Contract and to consummate the transactions contemplated hereby; CM/GC has duly and validly executed and delivered this CM/GC Contract to Owner and that the Contract constitutes the legal, valid and binding obligation of CM/GC, enforceable against CM/GC in accordance with its terms, except as enforceability may be limited or affected by applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors' rights generally and by general principles of equity (regardless of whether enforceability is considered in a proceeding in equity or at law);

16.1.3 CM/GC's execution and delivery of this CM/GC Contract and the consummation of the transactions contemplated hereby will not conflict with or result in a material breach of any terms or provisions of, or constitute a material default under, (a) CM/GC's Articles of Incorporation or Bylaws; (b) any note, bond, mortgage, indenture, license, lease, contract, commitment, agreement or other instrument or obligation to which CM/GC is a party or by which CM/GC may be bound; or (c) any statute, order, writ, injunction, decree, rule or regulation applicable to CM/GC;

16.1.4 no material consent, approval, authorization, declaration or other order of, or registration or filing with, any court or regulatory authority or any third person is required for the valid execution, delivery and performance of the Contract by CM/GC or its consummation of the transactions contemplated hereby;

16.1.5 there is no action, proceeding, suit, investigation or inquiry pending that questions the validity of the Contract or that would prevent or hinder the consummation of the transactions contemplated hereby; and

16.1.6 the CM/GC's Project Manager and Assistant Project Manager identified in Article 4 are duly appointed representatives and each has the authority to bind the CM/GC to any and all duties, obligations and liabilities under the Contract Documents and any Amendments thereto.

16.2 Tax Compliance Certification. The individual signing on behalf of CM/GC hereby certifies and swears under penalty of perjury that s/he is authorized to act on behalf of CM/GC, she/he has authority and knowledge regarding CM/GC's payment of taxes, and to the best of her/his knowledge, CM/GC is not in violation of any Oregon tax laws. For purposes of

this certification, "Oregon tax laws" are those tax laws listed in ORS 305.380(4), namely ORS Chapters 118, 314, 316, 317, 318, 320, 321, and 323 and Sections 10 to 20, Chapter 533, Oregon Laws 1981, as amended by Chapter 16, Oregon Laws 1982 (first special session); the elderly rental assistance program under ORS 310.630 to 310.706; and any local taxes administered by the Oregon Department of Revenue under ORS 305.620.

ARTICLE 17 MISCELLANEOUS

17.1 Headings. The headings used in this CM/GC Contract are solely for convenience of reference, are not part of the Contract and are not to be considered in construing or interpreting the Contract.

17.2 Merger. The Contract Documents constitute the entire contract between the parties. No waiver, consent, modification, or change of terms of the Contract shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification, or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding the Contract. CM/GC, by signature of its representative, hereby acknowledges that it has read the Contract, understands it, and agrees to be bound by its terms and conditions.

17.3 Both parties agree that no person shall be subject to unlawful discrimination based on race; national or ethnic origin; color; sex; religion; age; sexual orientation; gender expression or identity; pregnancy; marital status; familial status; economic status or source of income; mental or physical disability or perceived disability; or military service in programs, activities, service, benefits, or employment in connection with this contract. The parties further agree not to discriminate in their employment or personnel policies.

17.4 Exemption from Competitive Bidding. The parties acknowledge that the Contract has been awarded under an exemption from competitive bidding requirements pursuant to ORS 279C.335, as authorized by the Reynolds School District School Board.

17.5 Compliance With Law. CM/GC will comply with all federal, state, and local laws applicable to the Work under this Contract, and all regulations and administrative rules established pursuant to those laws, including without limitation, the following requirements of the Oregon Public Contract Code:

ORS 279A.110 (Non-discrimination certification): The CM/GC certifies that the CM/GC has not discriminated and will not discriminate against a subcontractor in the awarding of a subcontract because the subcontractor is a disadvantaged business enterprise, a minority-owned business, women-owned business, an emerging small business, or a business that is owned by a service-disabled veteran.

ORS 279C.380 (Performance and Payment Bonds): Provided no construction Work is included with the preconstruction services to be performed under the initial form of the CM/GC Contract, no performance bond or payment bond is required to be provided by the CM/GC at the time of Contract signing, consistent

with ORS 279C.380. Once construction Work is included in the Contract and authorized by the Contracting Agency to be performed by the CM/GC, however, the CM/GC must provide a performance bond and payment bond each in the full amount of any Early Work to be performed by the CM/GC, or the full amount of the GMP, fixed Contract Price or other maximum Contract Price, as applicable. Furthermore, in the event additional Early Work is added to the CM/GC Contract after the initial Early Work or in the event an amendment to the CM/GC Contract is made so that the GMP, fixed Contract Price or other maximum Contract Price must be increased, the performance bond and the payment bond must each be increased in an amount equal to the additional Early Work or the increased GMP, fixed Contract Price or other maximum Contract Price.

ORS 279C.505 (Prompt Pay Requirement, Liens, Taxes, and Drug Testing):

CM/GC will make payment promptly, as due, to all persons supplying to such CM/GC labor or material for the performance of the Work provided for in such Contract; pay all contributions or amounts due the Industrial Accident Fund from such CM/GC or Subcontractor incurred in the performance of the Contract; not permit any lien or claim to be filed or prosecuted against the state or a county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished; and pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167. CM/GC will further demonstrate that an employee drug testing program is in place.

ORS 279C.510 (Recycling/Composting): If this Contract includes demolition work, the CM/GC will salvage or recycle construction and demolition debris, if feasible and cost-effective. If this Contract includes lawn or landscape maintenance, the CM/GC will compost or mulch yard waste material at an approved site, if feasible and cost-effective.

ORS 279C.515 (Failure to Pay Promptly): If CM/GC fails, neglects, or refuses to make prompt payment of any claim for labor or services furnished to the CM/GC or a Subcontractor by any person in connection with this Contract as such claim becomes due, the Owner may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due the CM/GC by reason of this Contract. The payment of a claim in the manner authorized in this section will not relieve the CM/GC or the CM/GC's surety from any obligation with respect to any unpaid claims.

Unless the payment is subject to a good faith dispute as defined in ORS 279C.580, if CM/GC or any first-tier Subcontractor fails to pay any claim for materials or labor furnished under this Contract within 30 days after being paid by the Owner, interest will be due on such claim as specified in ORS 279C.515(2) at the end of the ten-day period that payment is due under ORS 279C.580(4). A person with any such unpaid claim may file a complaint with the Construction Contractor's Board unless the complaint is subject to a good faith dispute as defined in ORS 279C.580.

ORS 279C.520 and 279C.540 (Hours of Labor, Pay Equity, Salary Discussions):

1. CM/GC will not employ and will require that its Subcontractors not employ any person to perform construction work for more than ten hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency, or where the public policy absolutely requires it, and in such cases, except in cases of Contracts for personal services as defined in ORS 279A.055, the laborer will be paid at least time and a half pay for or all overtime in excess of eight hours a day or 40 hours in any one week when the work week is five consecutive days, Monday through Friday; and for all overtime in excess of ten hours a day or 40 hours in any one week when the work week is four consecutive days, Monday through Friday; and for work performed on Saturday and on any legal holiday specified in any applicable collective bargaining agreement or ORS 279C.540(1)(b).
2. The requirement to pay at least time and a half for all overtime worked in excess of 40 hours in any one week will not apply to individuals who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. Section 201 to 209 from receiving overtime.
3. CM/GC will and will require its Subcontractors to give notice in writing to their employees who work under this Contract, either at the time of hire or before commencement of work on the Contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the employees may be required to work.
4. CM/GC will comply with ORS 652.220 (Prohibition of discriminatory wage rates based on sex; employer not to discriminate against employee who is a complainant). Compliance is a material element of the Contract. Failure to comply is a breach that entitles the Owner to terminate the contract for cause.
5. CM/GC may not prohibit any of CM/GC's employees from discussing the employee's rate of wage, salary, benefits, or other compensation with another employee or another person, and may not retaliate against an employee who does so.

ORS 279C.525 (Notice of Environmental Regulations): State law requires that solicitation documents for a public improvement contract make specific reference to federal, state, and local agencies that have enacted ordinances, rules, or regulations dealing with the prevention of environmental pollution or the preservation of natural resources that may affect the performance of this Contract. These agencies include, but are not limited to:

1. Federal Agencies: Department of Agriculture, Forest Service, Soil and Water Conservation Service, Coast Guard, Department of Defense, Army Corps of Engineers, Department of Emergency, Federal Energy Regulatory

Commission, Environmental Protection Agency, Department of Health and Human Services, Department of Housing and Urban Development, Solar Energy and Energy Conservation Bank, Department of Interior, Bureau of Land Management, Bureau of Indian Affairs, Bureau of Mines, Bureau of Reclamation, Geological Survey, Minerals Management Service, U.S. Fish and Wildlife Service, Department of Labor, Mine Safety and Health Administration, Occupation Safety and Health Administration, Department of Transportation, Federal Highway Administration, Water Resources Council.

2. State Agencies: Department of Administrative Services, Department of Agriculture, Soil and Water Conservation Commission, Columbia River Gorge Commission, Department of Energy, Department of Environmental Quality, Department of Fish and Wildlife, Department of Forestry, Department of Geology and Mineral Industries, Department of Human Resources, Department of Consumer and Business Services, Land Conservation and Development Commission, Department of Parks and Recreation, Division of State Lands, Department of Water Resources.

3. Local Agencies: City councils, county courts, county boards of commissioners, metropolitan service district councils, design commissions, historic preservation commissions, planning commissions, development review commissions, special district boards of directors, and other special districts and special governmental agencies such as Tri-Met, urban renewal agencies, and Port Districts.

4. Tribal Governments.

ORS 279C.530 (Payment for Medical Care and Workers' Compensation):

CM/GC will promptly, as due, make payments to any person, co-partnership, association, or corporation furnishing medical, surgical, and hospital care or other needed care and attention, incident to sickness or injury, to the employees of such CM/GC, of all sums that the CM/GC agrees to pay for such services and all moneys and sums that the CM/GC collected or deducted from the wages of employees pursuant to any law, contract, or agreement for the purpose of providing or paying for such service.

All employers, including the CM/GC, that employ subject workers who work under this Contract in the State of Oregon will comply with ORS 656.017 and provide the required workers' compensation coverage, unless such employers are exempt under ORS 656.126. CM/GC will ensure that each of its Subcontractors complies with these requirements.

ORS 279C.545 (Time Limitations on Claims for Overtime): Construction workers employed by the CM/GC or its Subcontractor will be foreclosed from the right to collect for any overtime under this Contract unless a claim for payment is filed with the CM/GC or Subcontractor within 90 days from the completion of the Contract, providing the CM/GC or Subcontractor has:

1. Caused a circular clearly printed in blackface pica type and containing a copy of this section to be posted in a prominent place alongside the door of the timekeeper's office or in a similar place that is readily available and freely visible to any or all workers employed on the Work, and
2. Maintained such circular continuously posted from the inception to the completion of the Contract on which workers are or have been employed.

ORS 279C.580(3) (Prompt Payment of First-Tier Subcontractors): CM/GC will include in each subcontract for property or services with a first-tier Subcontractor a clause that obligates the CM/GC to pay the first-tier Subcontractor for satisfactory performance under its subcontract within ten days out of such amounts as are paid to the CM/GC by the Owner. CM/GC will also include in each subcontract a clause that states that if the CM/GC fails to pay any claim for materials or labor furnished under this Contract within 30 days after being paid by the Owner, interest will be due on such claim as specified in ORS 279C.515(2) at the end of the ten-day period that payment is due under ORS 279C.580(3). CM/GC will require each first-tier Subcontractor to include a payment clause and interest clause conforming to the requirements of ORS 279C.580 in each of its subcontracts, and to require each of its Subcontractors to include a similar clause in each contract with a lower-tiered Subcontractor or supplier.

ORS 279C.605 (Notice of Claim on Bond): Any person claiming a right of action under ORS 279C.600 must file a notice of claim as provided in ORS 279C.605.

ORS 279C.800 to 279C.870 (Payment of Prevailing Wage Required):

1. This Contract is subject to payment of prevailing wages under ORS 279C.800 to 279C.870. Each worker the Contractor, subcontractor or other person who is party to the contract uses in performing all or part of the Contract must be paid not less than the applicable prevailing rate of wage for each trade or occupation as defined by the Director of the State of Oregon Bureau of Labor and Industries ("BOLI") in the applicable publication entitled Definitions of Covered Occupations for Public Works Contracts in Oregon. The latest prevailing wage rates for public works contracts in Oregon are contained in the following publications: The Prevailing Wage Rates for Public Works Projects in Oregon, the PWR Apprenticeship Rates, and any amendments to the PWR rates or Apprenticeship rates. Such publications can be reviewed electronically at <http://www.boli.state.or.us/BOLI/WHDPWR/pwrstate.shtml>.
2. The applicable prevailing wages will be those in effect on the start of the Construction Phase as defined in Article 1.9 of this Contract, and shall be incorporated in the GMP Amendment or, if applicable, the Early Work Amendment.

3. CM/GC and all Subcontractors will keep the prevailing wage rates for this Project posted in a conspicuous and accessible place in or about the Project.

4. The Owner will pay a fee to the Commissioner of the Oregon Bureau of Labor and Industries as provided in ORS 279C.825. The fee will be paid to the Commissioner under the administrative rule of the Commissioner.

4. If CM/GC or any Subcontractor also provides for or contributes to a health and welfare plan or a pension plan, or both, for its employees on the Project, it will post notice describing such plans in a conspicuous and accessible place in or about the Project. The notice will contain information on how and where to make claims and where to obtain future information.

ORS 279C.836 (Public Works Bond Required): The CM/GC will:

1. File a public works bond with the Construction Contractors Board pursuant to ORS 279C.836 before starting work on the Project, unless exempt under ORS 279C.836(2) (7), or (8).

2. Include in every subcontract a provision requiring the Subcontractor to file a public works bond with the Construction Contractors Board pursuant to ORS 279C.836 before starting work on the Project, unless exempt under ORS 279C.836(2), (7), or (8).

ORS 279C.845 (Prevailing Wage Certification; Additional Retainage):

1. CM/GC and every Subcontractor will file certified statements with the Owner in writing in the form prescribed by the Commissioner of the Bureau of Labor and Industries, certifying the hourly rate of wage paid each worker whom CM/GC or Subcontractor has employed upon such public work, and further certifying that no worker employed upon such public work has been paid less than the prevailing rate of wage or less than the minimum hourly rate of wage specified in the Contract, which certificate and statement will be verified by the oath of CM/GC or CM/GC's surety or Subcontractor or Subcontractor's surety that CM/GC and any Subcontractor has read such statement and certificate and knows the contents thereof, and that the same is true to CM/GC or Subcontractor's knowledge. The certified statements will set out accurately and completely the payroll records for the prior week including the name and address of each worker, the worker's correct classification, rate of pay, daily and weekly number of hours worked, deductions made, and actual wages paid.

2. The certified statement will be delivered or mailed by CM/GC or Subcontractor to the Owner. Certified statements for each week during which the CM/GC or Subcontractor employs a worker upon the public work will be submitted once a month, by the fifth business day of the following month. Information submitted on certified statements may be used only to ensure compliance with the provisions of ORS 279C.800 to 279C.870. Notwithstanding any other provision of this Contract and in addition to any other retainage

required under this Contract, the Owner will retain 25 percent of any amount earned by the CM/GC until the CM/GC has filed the certified statements with the Owner as required by this section. The Owner will pay the retainage required under this section within 14 days after the CM/GC files the certified statements required by this Section.

3. CM/GC and each Subcontractor will preserve the certified statements for a period of three years from the date of completion of the Contract.

ORS 671.560, 701.026 (Landscape/Construction Contractors License Required): If CM/GC is performing work as a landscape contractor as defined in ORS 671.520(2), CM/GC must have a current, valid landscape contractor's license issued under ORS 671.560. If CM/GC is performing work as a Contractor as defined in ORS 701.005(2), CM/GC must have a current, valid construction contractor's license issued under ORS 701.026. CM/GC will further certify that all Subcontractors performing Work described in ORS 701.005(2) are registered with the Construction Contractors Board or licensed by the State Landscaping Contractor's Board as required by the above noted statutes before they commence Work under this Contract. CM/GC will maintain in effect all licenses, permits, and certifications required for the performance of the Work. CM/GC will notify the Owner immediately if any license, permit, or certification required for performance of this Contract will cease to be in effect for any reason.

THIS CM/GC CONTRACT is executed in four original copies of which one is to be delivered to the CM/GC, and the remainder to Owner.

CM/GC:

[TBD]

[Street Address]

[City, State, Zip]

CM/GC's Federal Tax I.D. #:

Construction Contractor's Board Registration No.: **[TBD]**

Signature of Authorized Representative of CM/GC

Title:

Date:

OWNER:

REYNOLDS SCHOOL DISTRICT

Signature of Reynolds School District

Title:

Date:

APPENDIX A-1

REYNOLDS SCHOOL DISTRICT GMP AMENDMENT TO CONTRACT

THIS AMENDMENT IS BETWEEN:

OWNER:

Reynolds School District #35
1204 NE 201st Ave.
Fairview, Oregon 97024

and

[TBD]

CONSTRUCTION MANAGER/GENERAL CONTRACTOR:

(referred to in the Standard General Conditions for Public Improvement Contracts as Contractor and referred to herein as "the CM/GC");

THE PROJECT:

Reynolds School District Bond Project

Date of Original CM/GC Contract:

Date of this Amendment:

The Owner and CM/GC hereby amend the Contract as set forth below. Capitalized terms used but not defined herein shall have the meanings given in the Contract Documents. Except as amended hereby, the Contract remains in full force and effect.

- GMP.** The parties agree that the GMP for the Project is \$ _____, consisting of the Preconstruction Fee, the Estimated Cost of the Work and the CM/GC Fee (stated as a fixed dollar lump sum amount), as follows:

Preconstruction Fee	\$
Estimated Cost of Work (COW)	\$
CM/GC Fee (Fee/Insurance/P&P Bond (___% of Est. COW)	\$ _____
GMP (total of above categories)	\$

For purposes of determining the GMP, the Estimated Cost of the Work shall include the CM/GC's Contingency and Allowances, the Cost for GC Work, any Early Work Amendments and the costs of all components and systems required for a complete, fully functional facility.

- Basis of GMP.** The GMP is based on the GMP Supporting Documents attached as Attachments A-TBD (___ pages) including the Allowances, assumptions, exclusions, unit prices, and alternates designated therein.

3. **Plans and Specifications.** The Plans and Specifications for the Project are as listed in the GMP Supporting Documents. CM/GC shall perform Construction Phase Services in accordance with the Plans and Specifications and the other Contract Documents.
4. **Substantial Completion Date.** Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion is: *[Select one of the following (insert new date if different Substantial Completion date has been agreed upon): the date stated in the Contract/_____, 201__.]*
5. **Tax Compliance Certification.** The individual signing on behalf of CM/GC hereby certifies and swears under penalty of perjury that s/he is authorized to act on behalf of CM/GC, s/he has authority and knowledge regarding CM/GC' s payment of taxes, and to the best of her/his knowledge, CM/GC is not in violation of any Oregon tax laws. For purposes of this certification, "Oregon tax laws" are those tax laws listed in ORS 305.380(4), namely ORS Chapters 118, 314, 316, 317, 318, 320, 321, and 323 and Sections 10 to 20, Chapter 533, Oregon Laws 1981, as amended by Chapter 16, Oregon Laws 1982 (first special session); the elderly rental assistance program under ORS 310.630 to 310.706; and any local taxes administered by the Oregon Department of Revenue under ORS 305.620.

THIS AMENDMENT is executed in four original copies of which one is to be delivered to the CM/GC, and the remainder to Owner.

CM/GC:

Name of Firm:

Address:

CM/GC's Federal Tax I.D. #:

Construction Contractor's Board Registration No.:

Signature of Authorized Representative of CM/GC

Title:

Date:

OWNER:

REYNOLDS SCHOOL DISTRICT SCHOOL B

Signature of Reynolds School District

Representative:
Title:
Date:

REVIEWED AS TO SCOPE SUFFICIENCY

Reviewed
Signature of Owners Representative
Title
Date

Attachment A	Plans, Specifications, Supplementary Conditions of the Contract, on which the Guaranteed Maximum Price is based, pages ____ through ____, dated ____
Attachment B	Allowance items, pages ____ through ____, dated ____
Attachment C	Assumptions and clarifications made in preparing the Guaranteed Maximum Price, pages ____ through ____, dated ____
Attachment D	Completion schedule, pages ____ through ____, dated ____
Attachment E	Alternate prices, pages ____ through ____, dated ____
Attachment F	Unit prices, pages ____ through ____, dated ____

APPENDIX B

REYNOLDS SCHOOL DISTRICT #7

GENERAL CONDITIONS

FOR PUBLIC IMPROVEMENT CONTRACTS

Adopted by Reynolds School District #7 from the State of Oregon for use on the Reynolds High School Cooling Tower/Chiller Project

GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT CONTRACTS

JANUARY 1, 2012, modified by Reynolds School District October 30, 2025

TABLE OF SECTIONS

SECTION A GENERAL PROVISIONS

- A.1 DEFINITION OF TERMS
- A.2 SCOPE OF WORK
- A.3 INTERPRETATION OF CONTRACT DOCUMENTS
- A.4 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE
- A.5 INDEPENDENT CONTRACTOR STATUS
- A.6 RETIREMENT SYSTEM STATUS AND TAXES
- A.7 GOVERNMENT EMPLOYMENT STATUS

SECTION B ADMINISTRATION OF THE CONTRACT

- B.1 OWNER'S ADMINISTRATION OF THE CONTRACT
- B.2 CONTRACTOR'S MEANS AND METHODS
- B.3 MATERIALS AND WORKMANSHIP
- B.4 PERMITS
- B.5 COMPLIANCE WITH GOVERNMENT LAWS AND REGULATIONS
- B.6 SUPERINTENDENCE
- B.7 INSPECTION
- B.8 SEVERABILITY
- B.9 ACCESS TO RECORDS
- B.10 WAIVER
- B.11 SUBCONTRACTS AND ASSIGNMENT
- B.12 SUCCESSORS IN INTEREST
- B.13 OWNER'S RIGHT TO DO WORK
- B.14 OTHER CONTRACTS
- B.15 GOVERNING LAW
- B.16 LITIGATION
- B.17 ALLOWANCES
- B.18 SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

- B.19 SUBSTITUTIONS
- B.20 USE OF PLANS AND SPECIFICATIONS
- B.21 FUNDS AVAILABLE AND AUTHORIZED
- B.22 NO THIRD PARTY BENEFICIARIES

SECTION C WAGES AND LABOR

SECTION D CHANGES IN THE WORK

- D.1 CHANGES IN THE WORK
- D.2 DELAYS
- D.3 CLAIMS REVIEW PROCESS

SECTION E PAYMENTS

- E.1 SCHEDULE OF VALUES
- E.2 APPLICATIONS FOR PAYMENT
- E.3 PAYROLL CERTIFICATION REQUIREMENT
- E.4 DUAL PAYMENT SOURCES
- E.5 RETAINAGE
- E.6 FINAL PAYMENT

SECTION F JOB SITE CONDITIONS

- F 1 USE OF PREMISES
- F.2 PROTECTION OF WORKERS, PROPERTY, AND THE PUBLIC
- F.3 CUTTING AND PATCHING
- F.4 CLEANING UP
- F.5 ENVIRONMENTAL CONTAMINATION
- F 6 ENVIRONMENTAL CLEAN-UP
- F 7 FORCE MAJEURE

SECTION G INDEMNITY, BONDING AND INSURANCE

- G 1 RESPONSIBILITY FOR DAMAGES/INDEMNITY
- G 2 PERFORMANCE AND PAYMENT SECURITY: PUBLIC WORKS BOND
- G.3 INSURANCE

SECTION H SCHEDULE OF WORK

- H 1 CONTRACT PERIOD
- H.2 SCHEDULE
- H.3 PARTIAL OCCUPANCY OR USE

SECTION I CORRECTION OF WORK

- 1.1 CORRECTIONS OF WORK BEFORE FINAL PAYMENT
- 1.2 WARRANTY WORK

SECTION J SUSPENSION AND/OR TERMINATION OF THE WORK

- J.1 OWNER'S RIGHT TO SUSPEND THE WORK
- J.2 CONTRACTOR'S RESPONSIBILITIES
- J.3 COMPENSATION FOR SUSPENSION

- J.4 OWNER'S RIGHT TO TERMINATE CONTRACT
- J.5 TERMINATION FOR CONVENIENCE
- J.6 ACTION UPON TERMINATION

SECTION K CONTRACT CLOSE-OUT

- K.1 RECORD DRAWINGS
- K.2 OPERATION AND MAINTENANCE MANUALS
- K.3 AFFIDAVIT/RELEASE OF LIENS AND CLAIMS
- K.4 COMPLETION NOTICES
- K.5 TRAINING
- K.6 EXTRA MATERIALS
- K.7 ENVIRONMENTAL CLEAN-UP
- K.8 CERTIFICATE OF OCCUPANCY
- K.9 OTHER CONTRACTOR RESPONSIBILITIES
- K.10 SURVIVAL

SECTION L BACKGROUND CHECKS AND BADGING

SECTION K LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

- K.1 LAWS TO BE OBSERVED
- K.2 FEDERAL AGENCIES
- K.3 STATE AGENCIES
- K.4 LOCAL AGENCIS

**GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT CONTRACTS
("General Conditions")**

**SECTION A
GENERAL PROVISIONS**

A.1 DEFINITION OF TERMS

In the Contract Documents the following terms shall be as defined below:

ARCHITECT/ENGINEER means the Person appointed by the Owner to make drawings and specifications and, to provide contract administration of the Work contemplated by the Contract to the extent provided herein or by supplemental instruction of Owner (under which Owner may delegate responsibilities of the Owner's Authorized Representative to the Architect/Engineer), in accordance with ORS Chapter 671 (Architects) or ORS Chapter 672 (Engineers) and administrative rules adopted thereunder.

CHANGE ORDER means a written order issued by the Owner's Authorized Representative to the Contractor requiring a change in the Work within the general scope of the Contract Documents and issued under the changes provisions of Section D.1 including Owner's written change directives as well as changes reflected in a writing executed by the parties to this Contract and, if applicable, establishing a Contract Price or Contract Time adjustment for the changed Work.

CLAIM, means a demand by Contractor pursuant to Section D.3 for review of the denial of Contractor's initial request for an adjustment of Contract terms, payment of money, extension of Contract Time or other relief, submitted in accordance with the requirements and within the time limits established for review of Claims in these General Conditions.

CONTRACT, means the written agreement between the Owner and the Contractor comprised of the Contract Documents that describe the Work to be done and the obligations between the parties

CONTRACT DOCUMENTS means the Solicitation Document and addenda thereto, the State of Oregon Public Improvement Agreement Form, General Conditions, Supplemental General Conditions, if any, the accepted Offer, Plans, Specifications, amendments, and Change Orders.

CONTRACT PERIOD as set forth in the Contract Documents means the total period of time beginning with the issuance of the Notice to Proceed and concluding upon Final Completion.

CONTRACT PRICE means the total of the awarded Offer amount, as increased or decreased by the price of approved alternates and Change Orders.

CONTRACT TIME, means any incremental period of time allowed under the Contract to complete any portion of the Work as reflected in the project schedule.

CONTRACTOR, means the Person awarded the Contract for the Work contemplated.

DAYS, are calendar days, including weekdays, weekends and holidays, unless otherwise specified.

DIRECT COSTS means, unless otherwise provided in the Contract Documents, the cost of materials, including sales tax, cost of delivery; cost of labor, including social security, old age and unemployment insurance, and fringe benefits required by agreement or custom; worker's compensation insurance; project specific insurance, the additional costs of field personnel directly attributable to the Work.

FINAL COMPLETION means the final completion of all requirements under the Contract, including Contract Closeout as described in Section K but excluding Warranty Work as described in Section 1.2, and the final payment and release of all retainage, if any, released.

FORCE MAJEURE means an act, event or occurrence caused by fire, riot, war, acts of God, nature, sovereign, or public enemy, strikes, freight embargoes or any other act, event or occurrence that is beyond the control of the party to this Contract who is asserting Force Majeure.

MILESTONE means a scheduled event that establishes the completion of a major deliverable element of a project. A milestone is measurable, observable and serves as a progress marker. Milestones must be included in the project's approved schedule and will not change without written approval by owner.

NOTICE TO PROCEED means the official written notice from the Owner stating that the Contractor is to proceed with the Work defined in the Contract Documents. Notwithstanding the Notice to Proceed, Contractor shall not be authorized to proceed with the Work until all initial Contract requirements, including the Contract, performance bond and payment bond, and certificates of insurance, have been fully executed and submitted to Owner in a suitable form.

OFFER, means a bid in connection with an invitation to bid and a proposal in connection with a request for proposals.

OFFEROR, means a bidder in connection with an invitation to bid and a proposer in connection with a request for proposals.

OVERHEAD means those items which may be included in the Contractor's markup (general and administrative expense and profit) and that shall not be charged as Direct Cost of the Work, including without limitation such Overhead expenses as wages or salary of personnel above the level of foreman (i.e., superintendents and project managers), expenses of Contractor's offices at the job site (e.g. job trailer) including expenses of personnel staffing the job site office, and Commercial General Liability Insurance and Automobile Liability Insurance.

OWNER means the State of Oregon acting by and through the governmental entity identified in the Solicitation Document.

OWNER'S AUTHORIZED REPRESENTATIVE, means those individuals identified in writing by the Owner to act on behalf of the Owner for this project. Owner may elect, by written notice to Contractor, to delegate certain duties of the Owner's Authorized Representative to more

than one party, including without limitation, to an Architect /Engineer. However, nothing in these General Conditions is intended to abrogate the separate design professional responsibilities of Architects under ORS Chapter 671 or of Engineers under ORS Chapter 672.

PERSON means an entity doing business as a sole proprietorship, a partnership, a joint venture, a corporation, a limited liability company or partnership, or any other entity possessing the legal capacity to contract.

PLANS, means the drawings which show the location, type, dimensions, and details of the Work to be done under the Contract.

PUNCHLIST, means the list of Work yet to be completed or deficiencies which need to be corrected in order to achieve Final Completion of the Contract.

RECORD DOCUMENT, means the as-built Plans, Specifications, testing and inspection records, product data, samples, manufacturer and distributor/supplier warranties evidencing transfer to Owner, operational and maintenance manuals, shop drawings, Change Orders, correspondence, certificate(s) of occupancy, and other documents listed in Subsection B.9.1 of these General Conditions, recording all Services performed.

SOLICITATION DOCUMENT means an invitation to bid or request for proposal or request for quotes.

SPECIFICATION means any description of the physical or functional characteristics of the Work, or of the nature of a supply, service, or construction item. Specifications may include a description of any requirement for inspecting, testing, or preparing a supply, service or construction item for delivery and the quantities or qualities of materials to be furnished under the Contract. Specifications generally will state the results or products to be obtained and may, on occasion, describe the method and manner of doing the work to be performed. Specifications may be incorporated by reference and/or may be attached to the Contract.

SUBCONTRACTOR means a Person having a direct contract with the Contractor, or another Subcontractor, to perform one or more items of the Work.

SUBSTANTIAL COMPLETION, means the date when the Owner accepts in writing the construction, alteration or repair of the improvement to real property or any designated portion thereof as having reached that state of completion when it may be used or occupied for its intended purpose Substantial Completion of facilities with operating systems occurs only after 30 continuous Days of successful, trouble-free operation of the operating systems as provided in Section K.4.2.

SUBSTITUTIONS, means items that in function, performance, reliability, quality, and general configuration are the same or better than the product(s) specified. Approval of any substitute item shall be solely determined by the Owner's Authorized Representative. The decision of the Owner's Authorized Representative is final.

SUPPLEMENTAL GENERAL CONDITIONS means those conditions that remove form, add to, or modify these General Conditions. Supplemental General Conditions may be included in the Solicitation Document or may be a separate attachment to the Contract.

WORK, means the furnishing of all materials, equipment, labor, transportation, services and incidentals necessary to successfully complete any individual item or the entire Contract and the carrying out of duties and obligations imposed by the Contract Documents.

A.2 SCOPE OF WORK

The Work contemplated under this Contract includes all labor, materials, transportation, equipment and services for, and incidental to, the completion of all construction work in connection with the project described in the Contract Documents. The Contractor shall perform all Work necessary so that the project can be legally occupied and fully used for the intended use as set forth in the Contract Documents.

A.3 INTERPRETATION OF CONTRACT DOCUMENTS

A.3.1 Unless otherwise specifically defined in the Contract Documents, words which have well-known technical meanings or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings. Contract Documents are intended to be complementary. Whatever is called for in one, is interpreted to be called for in all. However, in the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the following descending order of precedence:

1. Contract amendments and Change Orders, with those of later date having precedence over those of an earlier date;
2. The Supplemental General Conditions;
3. The State of Oregon Public Improvement Agreement Form;
4. The General Conditions
5. The Plans and Specifications
6. The Solicitation Document and any addenda thereto;
7. The accepted Offer.

A.3.2 In the case of an inconsistency between Plans and Specifications or within either document not clarified by addendum, the better quality or greater quantity of Work shall be provided in accordance with the Owner or Owner's Authorized Representative's interpretation in writing.

A.3.3 If the Contractor finds discrepancies in, or omissions from the Contract Documents, or if the Contractor is in doubt as to their meaning, the Contractor shall at once notify the

Owner or Owner's Authorized Representative. Matters concerning performance under, and interpretation of, the Contract Documents will be decided by the Owner's Authorized Representative, who may delegate that duty in some instances to the Architect/Engineer. Responses to Contractor's requests for interpretation of Contract Documents will be made in writing by Owner's Authorized Representative (or the Architect/Engineer) within any time limits agreed upon or otherwise with reasonable promptness.

Interpretations and decisions of the Owner's Authorized Representative (or Architect/Engineer) will be consistent with the intent of and reasonably inferable from the Contract Documents. Contractor shall not proceed without direction in writing from the Owner's Authorized Representative (or Architect/Engineer).

- A.3.4 References to standard specifications, manuals, codes of any technical society, organization or association, to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code, laws or regulations in effect in the jurisdiction where the project is occurring on the first published date of the Solicitation Document, except as may be otherwise specifically stated.

A.4 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

- A.4.1 It is understood that the Contractor, before submitting an Offer, has made a careful examination of the Contract Documents; has become fully informed as to the quality and quantity of materials and the character of the Work required; and has made a careful examination of the location and conditions of the Work and the sources of supply for materials. The Owner will in no case be responsible for any loss or for any unanticipated costs that may be suffered by the Contractor as a result of the Contractor's failure to acquire full information in advance in regard to all conditions pertaining to the Work. No oral agreement or conversation with any officer, agent, or personnel of the Owner, or with the Architect/Engineer either before or after the execution of this Contract, shall affect or modify any of the terms or obligations herein contained.
- A.4.2 Should the Plans or Specifications fail to particularly describe the materials, kind of goods, or details of construction of any aspect of the Work, Contractor shall have the duty to make inquiry of the Owner and Architect/Engineer as to what is required prior to performance of the Work. Absent Specifications to the contrary, the materials or processes that would normally be used to produce first quality finished Work shall be considered a part of the Contract requirements.
- A.4.3 Any design errors or omissions noted by the Contractor shall be reported promptly to the Owner's Authorized Representative, including without limitation, any nonconformity with applicable laws, statutes, ordinances, building codes, rules and regulations.
- A.4.4 If the Contractor believes that additional cost or Contract Time is involved because of clarifications or instructions issued by the Owner's Authorized Representative (or Architect/Engineer) in response to the Contractor's notices or requests for information, the Contractor must submit a written request to the Owner's Authorized Representative,

setting forth the nature and specific extent of the request, including all time and cost impacts against the Contract as soon as possible, but no later than 30 Days after receipt by Contractor of the clarifications or instructions issued. If the Owner's Authorized Representative denies Contractor's request for additional compensation, additional Contract Time, or other relief that Contractor believes results from the clarifications or instructions, the Contractor may proceed to file a Claim under Section D.3, Claims Review Process. If the Contractor fails to perform the obligations of Sections A.4.1 to A.4.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations.

A.6 INDEPENDENT CONTRACTOR STATUS

The service or services to be performed under this Contract are those of an independent contractor as defined in ORS 670.600. Contractor represents and warrants that it is not an officer, employee, or agent of the Owner.

A.6 RETIREMENT SYSTEM STATUS AND TAXES

Contractor represents and warrants that it is not a contributing member of the Public Employees' Retirement System and will be responsible for any federal or state taxes applicable to payment received under this Contract. Contractor will not be eligible for any benefits from these Contract payments of federal Social Security, employment insurance, workers' compensation or the Public Employees' Retirement System, except as a self-employed individual. Unless the Contractor is subject to backup withholding, Owner will not withhold from such payments any amount(s) to cover Contractor's federal or state tax obligations.

A.7 GOVERNMENT EMPLOYMENT STATUS

- A.7.1 If this payment is to be charged against federal funds, Contractor represents and warrants that it is not currently employed by the Federal Government. This does not preclude the Contractor from holding another contract with the Federal Government.
- A.7.2 Contractor represents and warrants that Contractor is not an employee of the State of Oregon for purposes of performing Work under this Contract.

SECTION B ADMINISTRATION OF THE CONTRACT

B.1 OWNER'S ADMINISTRATION OF THE CONTRACT

- B.1.1 The Owner's Authorized Representative will provide administration of the Contract as described in the Contract Documents (1) during construction (2) until final payment is due and (3) during the one-year period for correction of Work. The Owner's Authorized Representative will act on behalf of the Owner to the extent provided in the Contract Documents, unless modified in writing in accordance with other provisions of the Contract. In performing these tasks, the Owner's Authorized Representative may rely on the Architect/Engineer or other consultants to perform some or all of these tasks.

- B.1.2 The Architect/Engineer will visit the site at intervals appropriate to the stage of the Contractor's operations (1) to become generally familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed, (2) to endeavor to guard the Owner against defects and deficiencies in the Work, and (3) to determine in general if Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. The Architect/Engineer will not make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect/Engineer will neither have control over or charge of, nor be responsible for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work.
- B.1.3 Except as otherwise provided in the Contract Documents or when direct communications have been specifically authorized, the Owner and Contractor shall endeavor to communicate with each other through the Owner's Authorized Representative or designee about matters arising out of or relating to the Contract. Communications by and with the Architect/Engineer's consultants shall be through the Architect/Engineer. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner's Authorized Representative.
- B.1.4 Based upon the Architect/Engineer's evaluations of the Contractor's Application for Payment, or unless otherwise stipulated by the Owner's Authorized Representative, the Architect/Engineer will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

B.2 CONTRACTOR'S MEANS AND METHODS; MITIGATION OF IMPACTS

- B.2.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures.
- B.2.2 The Contractor is responsible to protect and maintain the Work during the course of construction and to mitigate any adverse impacts to the project, including those caused by authorized changes, which may affect cost, schedule, or quality.
- B.2.3 The Contractor is responsible for the actions of all its personnel, laborers, suppliers, and Subcontractors on the project. The Contractor shall enforce strict discipline and good order among Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of persons who are unfit or unskilled for the tasks assigned to them.

B.3 MATERIALS AND WORKMANSHIP

- B.3.1 The intent of the Contract Documents is to provide for the construction and completion in every detail of the Work described. All Work shall be performed in a professional manner and unless the means or methods of performing a task are specified elsewhere in the Contract Documents, Contractor shall employ methods that are generally accepted and used by the industry, in accordance with industry standards.
- B.3.2 The Contractor is responsible to perform the Work as required by the Contract Documents. Defective Work shall be corrected at the Contractor's expense.
- B.3.3 Work done and materials furnished shall be subject to inspection and/or observation and testing by the Owner's Authorized Representative to determine if they conform to the Contract Documents. Inspection of the Work by the Owner's Authorized Representative does not relieve the Contractor of responsibility for the Work in accordance with the Contract Documents.
- B.3.4 Contractor shall furnish adequate facilities, as required, for the Owners Authorized Representative to have safe access to the Work including without limitation walkways, railings, ladders, tunnels, and platforms. Producers, suppliers, and fabricators shall also provide proper facilities and access to their facilities.
- B.3.5 The Contractor shall furnish Samples of materials for testing by the Owner's Authorized Representative and include the cost of the Samples in the Contract Price.

B.4 PERMITS

Contractor shall obtain and pay for all necessary permits and licenses, except for those specifically excluded in the Supplemental General Conditions, for the construction of the Work, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental Work, etc., as required for the project. Contractor shall be responsible for all violations of the law, in connection with the construction or caused by obstructing streets, sidewalks or otherwise. Contractor shall give all requisite notices to public authorities. The Contractor shall pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent or other proprietary rights and save harmless and blameless from loss, on account thereof, the State of Oregon, its departments, divisions, members and employees; the Reynolds School District #7, its board, departments, employees, and volunteers.

The Owner will pay for the following permits. All others are the responsibility of the Contractor:

1. Building, Site, and Safety Plan Check Fee
2. Fire Department Plan Check Fee
3. Building Permit Fee
4. DEQ 1200-C Permit
5. State, Zone, and Seismic, Surcharge Fees
6. System Development Fees

B.5 COMPLIANCE WITH GOVERNMENT LAWS AND REGULATIONS

- B.5.1 Contractor shall comply with all federal, state, and local laws, codes, regulations, and ordinances applicable to the Work and the Contract. Failure to comply with such requirements shall constitute a breach of Contract and shall be grounds for Contract termination. Without limiting the generality of the foregoing, Contractor expressly agrees to comply with the following as applicable: (i) Title VI and VII of Civil Rights Act of 1964, as amended; (ii) Section 503 and 504 of the Rehabilitation Act of 1973, as amended; (iii) the Health Insurance Portability and Accountability Act of 1996; (iv) the Americans with Disabilities Act of 1990, as amended; (v) ORS Chapter 659A; as amended (vi) all regulations and administrative rules established pursuant to the foregoing laws, and (vii) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.
- B.5.2 Contractor shall comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations; and
- (a) Contractor shall not discriminate against Disadvantaged, Minority. Women or Emerging Small Business enterprises, as those terms are defined in ORS 200.005, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as that term is defined in ORS 408.225, in the awarding of subcontracts.
 - (b) Contractor shall maintain, in current and valid form, all licenses and certificates required by law, regulation, or this Contract when performing the Work.
- B.5.3 The following notice is applicable to Contractors who perform excavation Work.
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center at (503) 232-1987.
- B.5.4 Failure to comply with any or all of the requirements of B.5.1 through B.5.3 shall be a breach of Contract and constitute grounds for Contract termination. Damages or costs resulting from such noncompliance shall be the responsibility of Contractor.

B.6 SUPERINTENDENCE

Contractor shall keep on the site, during the progress of the Work, a competent superintendent and any necessary assistants who shall be satisfactory to the Owner and who shall represent the Contractor on the site. Directions given to the superintendent by the Owner's Authorized Representative shall be confirmed in writing to the Contractor.

B.7 INSPECTION

- B.7.1 Owner's Authorized Representative shall have access to the Work at all times.

- B.7.2 Inspection of the Work will be made by the Owner's Authorized Representative at its discretion. The Owner's Authorized Representative will have authority to reject Work that does not conform to the Contract Documents. Any Work found to be not in conformance with the Contract Documents, in the discretion of the Owner's Authorized Representative, shall be removed and replaced at the Contractor's expense. Contractor shall make or obtain at the appropriate time all tests, inspections, and approvals of portions of the Work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work. The Contractor shall give the Owner's Authorized Representative timely notice of when and where tests and inspections are to be made so that the Owner's Authorized Representative may be present for such procedures. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner's Authorized Representative.
- B.7.3 Architect/Engineer will conduct inspections to establish or confirm the date of Substantial Completion and the date of Final Completion of the Work. Contractor will provide access to the Work site so the Architect/Engineer may perform inspections that are in accordance with the Architect/Engineer's preferences and standards. At Substantial Completion, Architect shall review the Contractor's punch list, conduct a visual inspection of the completed work and (1) prepare an updated punch list of conditions observed and (2) recommend correction, completion, or replacement Work that the Contractor should perform. Architect will also inspect the project at Final Completion to confirm compliance with the Contract Documents, and will issue a final certificate for payment representing to Owner that, to the best of Architect's knowledge and belief, the Work is complete and in compliance with the requirements of the Contract Documents.
- B.7.4 As required by the Contract Documents, Work done or material used without inspection or testing by the Owner's Authorized Representative may be ordered removed at the Contractor's expense.
- B.7.5 If directed to do so any time before the Work is accepted, the Contractor shall uncover portions of the completed Work for inspection. After inspection, the Contractor shall restore such portions of Work to the standard required by the Contract. If the Work uncovered is unacceptable or was done without sufficient notice to the Owners Authorized Representative, the uncovering and restoration shall be done at the Contractor's expense. If the Work uncovered is acceptable and was done with sufficient notice to the Owner's Authorized Representative, the uncovering and restoration will be paid for as a Change Order.
- B.7.6 If any testing or inspection reveals failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Owner's

Authorized Representative's and Architect/Engineer's services and expenses, shall be at the Contractor's expense.

- B.7.7 When the United States government participates in the cost of the Work, or the Owner has an agreement with other public or private organizations, or if any portion of the Work is being performed for a third party or in close proximity to third party facilities, representatives of these organizations have the right to inspect the Work affecting their interests or property. Their right to inspect shall not make them a party to the Contract and shall not interfere with the rights of the parties of the Contract. Instructions or orders of such parties shall be transmitted to the Contractor, through the Owner's Authorized Representative.

B.8 SEVERABILITY

If any provision of this Contract is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

B.9 ACCESS TO RECORDS

- B.9.1 Contractor shall keep, at all times on the Work site, one record copy of the complete Contract Documents, including the Plans, Specifications, Change Orders and addenda, in good order and marked currently to record field changes and selections made during construction, and one record copy of Shop Drawings, Product Data, Samples, and similar submittals, and shall at all times give the Owner's Authorized Representative access thereto.
- B.9.2 Contractor shall retain and the Owner and its duly authorized representatives shall have access to, for a period not less than ten years, all Record Documents, financial and accounting records, and other books, documents, papers and records of Contractor which are pertinent to the Contract including records pertaining to Overhead and indirect costs, for the purpose of making audit, examination, excerpts and transcripts. If for any reason, any part of the Contract is involved in litigation, Contractor shall retain all such records until all litigation is resolved. The Owner and/or its agents shall continue to be provided full access to the records during litigation.

B.10 WAIVER

Failure of the Owner to enforce any provision of this Contract will not constitute a waiver or relinquishment by the Owner of the right to such performance in the future nor of the right to enforce any other provision of this Contract.

B.11 SUBCONTRACTS AND ASSIGNMENT

- B.11.1 Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound by the terms and conditions of these General Conditions, and to assume toward the Contractor all of the obligations and responsibilities which the

Contractor assumes toward the Owner thereunder, unless (1) the same are clearly inapplicable to the subcontract at issue because of legal requirements or industry practices, or (2) specific exceptions are requested by Contractor and approved in writing by Owner. Where appropriate, Contractor shall require each Subcontractor to enter into similar agreements with sub-subcontractors at any level

B.11.2 At Owner's request, Contractor shall submit to Owner prior to their execution either Contractor's form of subcontract, or the subcontract to be executed with any particular Subcontractor. If Owner disapproves such form, Contractor shall not execute the form until the matters disapproved are resolved to Owner's satisfaction. Owner's review, comment upon or approval of any such form shall not relieve Contractor of its obligations under this Agreement or be deemed a waiver of such obligations of Contractor.

B.11.3 Contractor shall not assign, sell, or transfer its rights, or delegate its responsibilities under this Contract, in whole or in part, without the prior written approval of the Owner. No such written approval shall relieve Contractor of any obligations of this Contract, and any transferee shall be considered the agent of the Contractor and bound to perform in accordance with the Contract Documents. Contractor shall remain liable as between the original parties to the Contract as if no assignment had occurred.

B.12 SUCCESSORS IN INTEREST

The provisions of this Contract shall be binding upon and shall accrue to the benefit of the parties to the Contract and their respective permitted successors and assigns.

B.13 OWNER'S RIGHT TO DO WORK

Owner reserves the right to perform other or additional work at or near the Work site with other forces than those of the Contractor. If such work takes place within or next to the Work site, Contractor will coordinate work with the other contractors or forces, cooperate with all other contractors or forces, carry out the Work in a way that will minimize interference and delay for all forces involved, place and dispose of materials being used so as not to interfere with the operations of another, and join the Work with the work of the others in an acceptable manner and perform it in proper sequence to that of the others. The Owner's Authorized Representative will resolve any disagreements that may arise between or among Contractor and the other contractors over the method or order of doing all work (including the Work). In case of unavoidable interference, the Owner's Authorized Representative will establish work priority (including the Work) which generally will be in the sequence that the contracts were awarded.

B.14 OTHER CONTRACTS

In all cases and at any time, the Owner has the right to execute other contracts related to or unrelated to the Work of this Contract. The Contractor of this Contract will fully cooperate with any and all other contractors without additional cost to the Owner in the manner described in Section B.13.

B.15 GOVERNING LAW

This Contract shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflict of laws.

B.16 LITIGATION

Any Claim between Owner and Contractor that arises from or relates to this Contract and that is not resolved through the Claims Review Process in Section D.3 shall be brought and conducted solely and exclusively within the Circuit Court of Clackamas County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this section be construed as a waiver by the State of Oregon on any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any claim or from the jurisdiction of any court. CONTRACTOR BY EXECUTION OF THIS CONTRACT HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF THE COURTS REFERENCED IN THIS SECTION B.16.

B.17 ALLOWANCES

B.17.1 The Contractor shall include in the Contract Price all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct.

B.17.2 Unless otherwise provided in the Contract Documents:

- (a) when finally reconciled, allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- (b) Contractor's costs for unloading and handling at the site, labor, installation costs, Overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Price but not in the allowances;
- (c) Whenever costs are more than or less than allowances, the Contract Price shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (i) the difference between actual costs and the allowances under Section B.17.2(a) and (ii) changes in Contractor's costs under Section B.17.2(b).
- (d) Unless Owner requests otherwise, Contractor shall provide to Owner a proposed fixed price for any allowance work prior to its performance.

B.18 SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

B.18.1 The Contractor shall prepare and keep current, for the Architect's/Engineer's approval, a schedule and list of submittals which is coordinated with the Contractor's construction schedule and allows the Architect/Engineer reasonable time to review submittals. Owner

reserves the right to finally approve the schedule and list of submittals. Submittals include, without limitation, Shop Drawings, Product Data, and Samples, which are described below

- (a) Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor (including any sub-subcontractor), manufacturer, supplier, or distributor to illustrate some portion of the Work.
- (b) Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.
- (c) Samples are physical examples that illustrate materials, equipment, or workmanship and establish standards by which the Work will be judged.

B.18.2 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required by the Contract Documents the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents. Review of submittals by the Architect/Engineer is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, or for approval of safety precautions or, unless otherwise specifically stated by the Architect/Engineer, of any construction means, methods, techniques, sequences or procedures, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect/Engineer's review of the Contractor's submittals shall not relieve the Contractor of its obligations under the Contract Documents. The Architect/Engineer's approval of a specific item shall not indicate approval of an assembly of which the item is a component. Informational submittals upon which the Architect/Engineer is not expected to take responsive action may be so identified in the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the Architect/Engineer without action.

B.18.3 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect/Engineer Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Architect/Engineer without action.

B.18.4 By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

B.18.5 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals until the respective submittal has been approved by the Architect/Engineer.

B.18.6 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect/Engineer's review or approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect/Engineer in writing of such deviation at the time of submittal and (i) the Architect/Engineer has given written approval to the specific deviation as a minor change in the Work, or (ii) a Change Order has been executed by Owner authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals by the Architect/Engineer's review or approval thereof.

B.20 SUBSTITUTIONS

The Contractor may make Substitutions only with the consent of the Owner, after evaluation by the Owner's Authorized Representative and only in accordance with a Change Order. Substitutions shall be subject to the requirements of the bid documents. By making requests for Substitutions, the Contractor represents that the Contractor has personally investigated the proposed substitute product; represents that the Contractor will provide the same warranty for the Substitution that the Contractor would for the product originally specified unless approved otherwise; certifies that the cost data presented is complete and includes all related costs under this Contract including redesign costs, and waives all claims for additional costs related to the Substitution which subsequently become apparent; and will coordinate the installation of the accepted Substitution, making such changes as may be required for the Work to be completed in all respects.

B.21 USE OF PLANS AND SPECIFICATIONS

Plans, Specifications and related Contract Documents furnished to Contractor by Owner or Owner's Architect/Engineer shall be used solely for the performance of the Work under this Contract. Contractor and its Subcontractors and suppliers are authorized to use and reproduce applicable portions of such documents appropriate to the execution of the Work, but shall not claim any ownership or other interest in them beyond the scope of this Contract, and no such interest shall attach. Unless otherwise indicated, all common law, statutory and other reserved rights, in addition to copyrights, are retained by Owner.

B.22 FUNDS AVAILABLE AND AUTHORITY

Owner reasonably believes at the time of entering into this Contract that sufficient funds are available and authorized for expenditure to finance the cost of this Contract within the Owners appropriation or limitation. Contractor understands and agrees that, to the extent that sufficient funds are not available and authorized for expenditure to finance the cost of this Contract, Owner's payment of amounts under this Contract attributable to Work performed after the last day of the current biennium is contingent on Owner receiving from the Oregon Legislative

Assembly appropriations, limitations or other expenditure authority sufficient to allow Owner, in the exercise of its reasonable administrative discretion, to continue to make payments under this Contract.

B.23 NO THIRD PARTY BENEFICIARIES

Owner and Contractor are the only parties to this Contract and are the only parties entitled to enforce its terms. Nothing in this Contract gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Contract.

SECTION C WAGES AND LABOR

Contractor will comply with the Oregon Public Contracting Code provisions relating to payment of prevailing wages, hours of labor, medical care and workers compensation and prompt payment as set forth in the CM/Contract.

SECTION D CHANGES IN THE WORK

D.1 CHANGES IN WORK

D.1.1 Contractor shall maintain a record of all changes to the GMP. The terms of this Contract shall not be waived, altered, modified, supplemented or amended in any manner whatsoever without prior written approval of the Owner's Authorized Representative, and then only in a manner consistent with the Change Order provisions of this Section D.1 and after any necessary approvals required by public contracting laws have been obtained. Otherwise, a formal contract amendment is required, which shall not be effective until its execution by the parties to this Contract and all approvals required by public contracting laws have been obtained.

D.1.2 It is mutually agreed that changes in Plans, quantities, or details of construction are inherent in the nature of construction and may be necessary or desirable during the course of construction. Within the general scope of this Contract, the Owner's Authorized Representative may at any time, without notice to the sureties and without impairing the Contract, require changes consistent with this Section D.1. All Change Order Work shall be executed under the conditions of the Contract Documents. Such changes may include, but are not limited to:

- (a) Modification of specifications and design.
- (b) Increases or decreases in quantities.
- (c) Increases or decreases to the amount of Work.
- (d) Addition or elimination of any Work item.

- (e) Change in the duration of the project.
- (f) Acceleration or delay in performance of Work.
- (g) Deductive changes.

Deductive changes are those that reduce the scope of the Work, and shall be made by mutual agreement whenever feasible, as determined by Owner. In cases of suspension or partial termination under Section J, Owner reserves the right to unilaterally impose a deductive change to self-perform such Work, for which the provisions of B.13 (Owner's Right to Do Work) shall then apply.

Adjustments in compensation shall be made under the provisions of D.1.3, in which costs for deductive changes shall be based upon a Direct Costs adjustment together with the related percentage markup specified for profit, Overhead and other indirect costs, unless otherwise agreed to by Owner.

D.1.3 The Owner and Contractor agree that Change Order Work shall be administered and compensated accordingly to the following:

- (a) Unit pricing may be utilized at the Owner's option when unit prices or solicitation alternates were provided that established the cost for additional Work, and a binding obligation exists under the Contract on the parties covering the terms and conditions of the additional Work.
- (b) If the Owner elects not to utilize unit pricing, or in the event that unit pricing is not available or appropriate, fixed pricing may be used for Change Order Work. In fixed pricing the basis of payments or total price shall be agreed upon in writing between the parties to the Contract, and shall be established before the Work is done whenever feasible. The mark-ups set forth in D.1.3(c) shall be utilized by the parties as a guide in establishing fixed pricing, and will not be exceeded by Owner without adequate justification. Cost and price data relating to Change Orders shall be supplied by Contractor to Owner upon request, but Owner shall be under no obligation to make such requests
- (c) In the event that unit pricing and fixed pricing are not utilized, then Change Order Work shall be performed on a cost reimbursement basis for Direct Costs. Such Work shall be compensated on the basis of the actual, reasonable and allowable cost of labor, equipment, and material furnished on the Work performed. In addition, the following markups shall be added to the Contractor's or Subcontractor's Direct Costs as full compensation for profit, Overhead and other indirect costs for Work directly performed with the Contractor's or Subcontractor's own forces

On Labor	12%
On Equipment	10%
On Materials	8%

When Change Order Work under D.1.3(c) is invoiced by an authorized Subcontractor at any level, each ascending tier Subcontractor or Contractor will be allowed a 8 percent supplemental mark-up on each piece of subcontract Work covered by such Change Order.

Payments made to the Contractor shall be complete compensation for Overhead, profit, and all costs that were incurred by the Contractor or by other forces furnished by the Contractor, including Subcontractors for Change Order Work. Owner may establish a maximum cost for Change Order Work under this Section D.1.3(c), which shall not be exceeded or reimbursement without additional written authorization from Owner, Contractor shall not be required to complete such Change Order Work without additional authorization.

D.1.4 Any necessary adjustment of Contract Time that may be required as a result of a Change Order must be agreed upon by the parties before the start of the Change Order Work unless Owner's Authorized Representative authorizes Contractor to start the Work before agreement on Contract Time adjustment. Contractor shall submit any request for additional compensation (and additional Contract Time if Contractor was authorized to start Work before an adjustment of Contract Time was approved) as soon as possible but no later than 30 Days after receipt of the Change Order. If Contractor's request for additional compensation or adjustment of Contract Time is not made within the 30-Day time limit, Contractor's requests pertaining to that Change Order are barred. The 30-day time limit for making requests shall not be extended for any reason, including without limitation Contractor's claimed inability to determine the amount of additional compensation or adjustment of Contract Time, unless an extension is granted in writing by Owner. If the Owner's Authorized Representative denies Contractor's request for additional compensation or adjustment of Contract Time, Contractor may proceed to file a Claim under Section D.3. Claims Review Process. No other reimbursement, compensation, or payment will be made, except as provided in Section D.1.5 for impact claims.

D.1.5 If any Change Order Work under Section D.1.3 causes an increase or decrease in the Contractor's cost of, or the Contract Time required for the performance of any other part of the Work under this Contract, the Contractor must submit a written request to the Owner's Authorized Representative, setting forth the nature and specific extent of the request, including all time and cost impacts against the Contract as soon as possible, but no later than 30 Days after receipt of the Change Order by Contractor.

The 30-day time limit applies to claims of Subcontractors, suppliers, or manufacturers that may be affected by the Change Order and that request additional compensation or an extension of Contract Time to perform; Contractor has responsibility for contacting its Subcontractors, suppliers, or manufacturers within the 30-day time limit, and including their requests with Contractor's requests. If the request involves Work to be completed by Subcontractors, or materials to be furnished by suppliers or manufacturers, such requests shall be submitted to the Contractor in writing with full analysis and justification for the compensation and additional Contract Time requested. The Contractor will analyze and evaluate the merits of the requests submitted by Subcontractors, suppliers,

and manufacturers to Contractor prior to including those requests and Contractor's analysis and evaluation of those requests with Contractor's requests for additional compensation or Contract Time that Contractor submits to the Owner's Authorized Representative Failure of Subcontractors, suppliers, manufacturers, or others to submit their requests to Contractor for inclusion with Contractor's requests submitted to Owner's Authorized Representative within the time period and by the means described in this section shall constitute a waiver of these Subcontractor claims. The Owner's Authorized Representative and the Owner will not consider direct requests or claims from Subcontractors, suppliers, manufacturers or others not a party to this Contract. The consideration of such requests and claims under this section does not give any person, not a party to the Contract the right to bring a claim against the State of Oregon, whether in this claims process, in litigation, or in any dispute resolution process.

If the Owner's Authorized Representative denies the Contractor's request for additional compensation or an extension of Contract Time, the Contractor may proceed to file a Claim under Section D.3 Claims Review Process.

D.1.6 No request or Claim by the Contractor for additional costs or an extension of Contract Time shall be allowed if made after receipt of final payment application under this Contract. Contractor agrees to submit its final payment application within 90 days after Substantial Completion, unless written extension is granted by Owner. Contractor shall not delay final payment application for any reason, including without limitation nonpayment of Subcontractors, suppliers, manufacturers or others not a party to this Contract, or lack of resolution of a dispute with Owner or any other person of matters arising out of or relating to the Contract. If Contractor fails to submit its final payment application within 90 days after Substantial Completion, and Contractor has not obtained written extension by Owner, all requests or Claims for additional costs or an extension of Contract Time shall be waived.

D.1.7 It is understood that changes in the Work are inherent in construction of this type. The number of changes, the scope of those changes, and the effect they have on the progress of the original Work cannot be defined at this time. The Contractor is notified that numerous changes may be required and that there will be no compensation made to the contractor directly related to the number of changes. Each change will be evaluated for extension of Contract Time and increase or decrease in compensation based on its own merit.

D.2 DELAYS

D.2.1 Delays in construction include "Avoidable Delays", which are defined in Section D.2.1.1, and "Unavoidable Delays", which are defined in Section D.2.1.2. The effect of Avoidable Delays is described in Section D.2.2 and the effect of Unavoidable Delays is described in Section D.2.3.

D.2.1.1 Avoidable Delays include any delays other than unavoidable Delays, and include delays that otherwise would be considered Unavoidable Delays but that:

- (a) Could have been avoided by the exercise of care, prudence, foresight, and diligence on the part of the Contractor or its Subcontractors.
- (b) Affect only a portion of the Work and do not necessarily prevent or delay the prosecution of other parts of the Work, nor the completion of the whole Work within the Contract Time.
- (c) Do not impact activities on the accepted critical path schedule.
- (d) Are associated with the reasonable interference of other contractors employed by the Owner that do not necessarily prevent the completion of the whole Work within the Contract Time.

D.2.1.2 Unavoidable Delays include delays other than Avoidable Delays that are:

- (a) Caused by any actions of the Owner, Owner's Authorized Representative, or any other employee or agent of the Owner, or by separate contractor employed by the Owner.
- (b) Caused by any site conditions which differ materially from what was represented in the Contract Documents or from conditions that would normally be expected to exist and be inherent to the construction activities defined in the Contract Documents. The Contractor shall notify the Owner's Authorized Representative immediately of differing site conditions before the area has been disturbed. The Owner's Authorized Representative will investigate the area and make a determination as to whether or not the conditions differ materially from either the conditions stated in the Contract Documents or those that could reasonably be expected in execution of this particular Contract. If Contractor and the Owner's Authorized Representative agree that a differing site condition exists, any additional compensation or additional Contract Time will be determined based on the process set forth in Section D.1.5 for Change Order Work. If the Owner's Authorized Representative disagrees that a differing site condition exists and denies Contractor's request for additional compensation or Contract Time, Contractor may proceed to file a Claim under Section D.3, Claims Review Process Caused by Force Majeure acts, events or occurrences that could not have been avoided by the exercise of care, prudence, foresight, and diligence on the part of the Contractor or its Subcontractors.
- (c) Caused by adverse weather conditions. Any adverse weather conditions must be substantiated by documentary evidence that weather conditions were abnormal for the specific time period claimed, could not have been anticipated by the Contractor, and adversely impacted the project in a

manner that could not be avoided by rescheduling the Work or by implementing measures to protect against the weather so that the Work could proceed. A rain, windstorm, high water, or other natural phenomenon for the specific locality of the Work, which might reasonably have been anticipated from the previous ten-year historical records of the general locality of the Work, shall not be construed as abnormal. The parties agree that rainfall greater than the following levels cannot be reasonably anticipated:

- (i) Daily rainfall equal to, or greater than, 0.50 inch during a month when the monthly rainfall exceeds the normal monthly average by 25 percent or more.
- (ii) daily rainfall equal to, or greater than, 0.75 inch at any time

The Office of the Environmental Data Service of the National Oceanic and Atmospheric Administration of the U.S. Department of Commerce nearest the Work site shall be considered the official agency of record for weather information.

D.2.2 Except as otherwise provided in ORS 279C 315, Contractor shall not be entitled to additional compensation or additional Contract Time for Avoidable Delays.

D.2.3 In the event of Unavoidable Delays, based on principles of equitable adjustment, Contractor may be entitled to the following:

- (a) Contractor may be entitled to additional compensation or additional Contract Time, or both, for Unavoidable Delays described in Section D.2.1.2 (a) and (b).
- (b) Contractor may be entitled to additional Contract Time for Unavoidable Delays described in Section D.2.1.2(c) and (d).

In the event of any requests for additional compensation or additional Contract Time, or both, as applicable, arising under this Section D.2.3 for Unavoidable Delays, other than requests for additional compensation or additional Contract Time for differing site conditions for which a review process is established under Section D.2.1.2(b), Contractor shall submit a written notification of the delay to the Owner's Authorized Representative within two Days of the occurrence of the cause of the delay. This written notification shall state the cause of the potential delay, the project components impacted by the delay, and the anticipated additional Contract Time or the additional compensation, or both, as applicable, resulting from the delay. Within seven Days after the cause of the delay has been mitigated, or in no case more than 30 Days after the initial written notification, the Contractor shall submit to the Owner's Authorized Representative, a complete and detailed request for additional compensation or additional Contract Time, or both, as applicable, resulting from the delay.

If the Owner's Authorized Representative denies Contractor's request for additional compensation or adjustment of Contract Time, the Contractor may proceed to file a Claim under Section D.3, Claims Review Process.

If Contractor does not timely submit the notices required under this Section D.2., then unless otherwise prohibited by law, Contractor's Claim shall be barred.

D.3 CLAIMS REVIEW PROCESS

- D.3.1 All Contractor Claims shall be referred to the Owner's Authorized Representative for review. Contractor's Claims, including Claims for additional compensation or additional Contract Time, shall be submitted in writing by Contractor to the Owner's Authorized Representative within five Days after a denial of Contractor's initial request for an adjustment of Contract terms, payment of money, extension of Contract Time or other relief, provided that such initial request has been submitted in accordance with the requirements and within the time limits established in these General Conditions. Within 21 Days after the initial Claim, Contractor shall submit to the Owner's Authorized Representative, a complete and detailed description of the Claim (the "Detailed Notice") that includes all information required by Section D.3.2. Unless the Claim is made in accordance with these time requirements, it shall be waived.
- D.3.2 The Detailed Notice of the Claim shall be submitted in writing by Contractor and shall include a detailed, factual statement of the basis of the Claim, pertinent dates, Contract provisions which support or allow the Claim, reference to or copies of any documents which support the Claim, the dollar value of the Claim, and the Contract Time extension requested for the Claim. If the Claim involves Work to be completed by Subcontractors, the Contractor will analyze and evaluate the merits of the Subcontractor claim prior to forwarding it and that analysis and evaluation to the Owner's Authorized Representative. The Owner's Authorized Representative and the Owner will not consider direct claims from Subcontractors, suppliers, manufacturers, or others not a party to this Contract. Contractor agrees that it will make no agreement, covenant, or assignment, nor will it commit any other act that will permit or assist any Subcontractor, supplier, manufacturer, or other to directly or indirectly make a claim against Owner.
- D.3.3 The Owner's Authorized Representative will review all Claims and take one or more of the following preliminary actions within ten Days of receipt of the Detailed Notice of a Claim: (1) request additional supporting information from the Contractor; (2) inform the Contractor and Owner in writing of the time required for adequate review and response; (3) reject the Claim in whole or in part and identify the reasons for rejection; (4) based on principles of equitable adjustment, recommend approval of all or part of the Claim; or (5) propose an alternate resolution.
- D.3.4 The Owner's Authorized Representative's decision shall be final and binding on the Contractor unless appealed by written notice to the Owner within 15 Days of receipt of the decision. The Contractor must present written documentation supporting the Claim within 15 Days of the notice of appeal. After receiving the appeal documentation, the Owner shall review the materials and render a decision within 30 Days after receiving the appeal documents.
- D.3.5 The decision of the Owner shall be final and binding unless the Contractor delivers to the Owner its requests for mediation, which shall be a non-binding process, within 15 Days

of the date of the Owner's decision. The mediation process will be considered to have commenced as of the date the Contractor delivers the request. Both parties acknowledge and agree that participation in mediation is a prerequisite to commencement of litigation of any disputes relating to the Contract. Both parties further agree to exercise their best efforts in good faith to resolve all disputes within 60 Days of the commencement of the mediation through the mediation process set forth herein.

In the event that a lawsuit must be filed within this 60-day period in order to preserve a cause of action, the parties agree that notwithstanding the filing they shall proceed diligently with the mediation to its conclusion prior to actively prosecuting the lawsuit, and shall seek from the Court in which the lawsuit is pending such stays or extensions, including the filing of an answer, as may be necessary to facilitate the mediation process. Further, in the event settlements are reached on any issues through mediation, the parties agree to promptly submit the appropriate motions and orders documenting the settlement to the Court for its signature and filing.

- D.3.6 The mediator shall be an individual mutually acceptable to both parties, but in the absence of agreement each party shall select a temporary mediator and the temporary mediators shall jointly select the permanent mediator. Each party shall pay its own costs for the time and effort involved in mediation. The cost of the mediator shall be split equally between the two parties. Both parties agree to exercise their best effort in good faith to resolve all disputes in mediation. Participation in mediation is a mandatory requirement of both the Owner and the Contractor. The schedule, time, and place for mediation will be mutually acceptable, or, failing mutual agreement, shall be as established by the mediator. The parties agree to comply with Owner's administrative rules governing the confidentiality of mediation, if any, and shall execute all necessary documents to give effect to such confidentiality rules. In any event, the parties shall not subpoena the mediator or otherwise require the mediator to produce records, notes or work product, or to testify in any future proceedings as to information disclosed or representations made in the course of mediation, except to the extent disclosure is required by law.
- D.3.7 Unless otherwise directed by Owner's Authorized Representative, Contractor shall proceed with the Work while any request or Claim is pending, including but not limited to, a request or Claim for additional compensation or additional Contract Time resulting from Work under a Change Order. Regardless of the review period or the final decision of the Owner's Authorized Representative, the Contractor shall continue to diligently pursue the Work as identified in the Contract Documents. In no case is the Contractor justified or allowed to cease Work without a written stop work order from the Owner or Owner's Authorized Representative.

SECTION E PAYMENTS

E.1 SCHEDULE OF VALUES

The Contractor shall submit, at least ten Days prior to submission of its first application for progress payment, a schedule of values ("Schedule of Values") for the contracted Work. This schedule will provide a breakdown of values for the contracted Work. The breakdown will demonstrate reasonable, identifiable, and measurable components of the Work. Unless objected to by the Owner's Authorized Representative, the Schedule of Values will be used as the basis for reviewing Contractor's applications for payment. If objected to by Owner's Authorized Representative, Contractor shall revise the Schedule of Values and resubmit the same for approval of Owner's Authorized Representative.

E.2 APPLICATIONS FOR PAYMENT

E.2.1 Owner shall make progress payments on the Contract monthly as Work progresses. Payments shall be based upon estimates of Work completed and the Schedule of Values. All payments shall be reviewed by the Architect/Engineer and approved by the Owner's Authorized Representative. A progress payment shall not be considered acceptance or approval of any Work or waiver of any defects therein. Owner shall pay to Contractor interest on the progress payment, not including retainage, due the Contractor. The interest shall commence 30 Days after the receipt of a Contractor application for payment that complies with the requirements of the Contract Documents, or 15 Days after the payment is approved by the Owner's Authorized Representative, whichever is the earlier date. The rate of interest shall equal three times the discount rate on 90-day commercial paper in effect at the Federal Reserve Bank in the Federal Reserve district that includes Oregon on the date that is 30 Days after receipt of the application for payment from the Contractor or 15 Days after the payment is approved by the Owner, whichever is the earlier date, but the rate of interest shall not exceed 30 percent. Notwithstanding the foregoing, in instances when an application for payment is filled out incorrectly, or when there is any defect or impropriety in any submitted application or when there is a good faith dispute, Owner shall so notify the Contractor within 15 Days stating the reason or reasons the application for payment is defective or improper or the reasons for the dispute. A defective or improper application for payment, if corrected by the Contractor within seven Days of being notified by the Owner, shall not cause a payment to be made later than specified in this section unless interest is also paid. Accrual of interest will be postponed when payment on the principal is delayed because of a dispute between the Owner and the Contractor.

Owner reserves the right, instead of requiring the Contractor to correct or resubmit a defective or improper application for payment, to reject the defective or improper portion of the application for payment and pay the remainder of the application for payment that is correct and proper.

Owner, upon written notice to the Contractor, may elect to make payments to the Contractor only by means of Electronic Funds Transfers (EFT) through Automated

Clearing House (ACH) payments. If Owner makes this election, the Contractor will be required to arrange to receive EFT/ACH payments.

- E.2.2 Contractor shall submit to the Owner's Authorized Representative, an application for each payment and, if required, receipts or other vouchers showing payment to Subcontractors and other Persons providing materials, equipment, or labor. Contractor shall include, in its application for payment, a schedule of the percentages of the various parts of the Work completed, based on the Schedule of Values which shall aggregate to the payment application total, and shall include, on the face of each copy thereof, a certificate in substantially the following form:

"I, the undersigned, hereby certify that the above bill is true and correct,
and the payment therefore, has not been received.

Signed.

- E.2.3 Generally, applications for payment will be accepted only for materials that have been installed. Under special conditions, applications for payment for stored materials will be accepted at Owner's sole discretion. Such a payment, if made, will be subject to the following conditions:

- (a) The request for stored material shall be submitted at least 30 Days in advance of the application for payment on which it appears. Applications for payment shall be entertained for major equipment, components, or expenditures only.
- (b) The Contractor shall submit applications for payment showing the quantity and cost of the material stored.
- (c) The material shall be stored in a bonded warehouse and Owner's Authorized Representative shall be granted the right to access the material for the purpose of removal or inspection at any time during the Contract Period.
- (d) The Contractor shall name the Owner as co-insured on the insurance policy covering the full value of the property while in the care and custody of the Contractor until it is installed. A certificate noting this coverage shall be issued to the Owner.
- (e) Payments shall be made for materials only. The submitted amount of the application for payment shall be reduced by the cost of transportation and for the cost of an inspector to check the delivery at out of town storage sites. The cost of said inspection shall be borne solely by the Contractor.
- (f) Within 60 Days of the application for payment, the Contractor shall submit evidence of payment covering the material stored.
- (g) Payment for stored materials shall in no way indicate acceptance of the materials or waive any rights under this Contract for the rejection of the Work or materials not in conformance with the Contract Documents.

- (h) All required documentation must be submitted with the respective application for payment.

E.2.4 The Owner reserves the right to withhold all or part of a payment, or may nullify in whole or part any payment previously made, to such extent as may be necessary in the Owner's opinion to protect the Owner from loss because of:

- (a) Work that is defective and not remedied, or that has been demonstrated or identified as failing to conform with the Contract Documents,
- (b) third-party claims filed or evidence reasonably indicating that such claims will likely be filed unless security acceptable to the Owner is provided by the Contractor,
- (c) failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment (in which case Owner may issue checks made payable jointly to Owner and such unpaid persons under this provision, or directly to Subcontractors and suppliers at any level under Section C.3.2.1);
- (d) reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;
- (e) damage to the Owner or another contractor;
- (f) reasonable evidence that the Work will not be completed within the Contract Time required by the Contract, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
- (g) failure to carry out the Work in accordance with the Contract Documents; or
- (h) assessment of liquidated damages, when withholding is made for offset purposes.

E.2.5 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- (a) Take that portion of the Contract Price properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Price allocated to that portion of the Work in the Schedule of Values, less retainage as provided in Section E.5. Pending final determination of cost to the Owner of changes in the Work, no amounts for changes in the Work can be included in application for payment until the Contract Price has been adjusted by Change Order;
- (b) Add that portion of the Contract Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner pursuant to Section E.2.3, suitably stored off the site at a location agreed upon in writing), less retainage as provided in Section E.5;

- (c) Subtract the aggregate of previous payments made by the Owner, and
 - (d) Subtract any amounts for which the Owner's Authorized Representative has withheld or nullified payment as provided in the Contract Documents.
- E.2.6 Contractor's applications for payment may not include requests for payment for portions of the Work for which the Contractor does not intend to pay to a Subcontractor or material supplier.
- E.2.7 The Contractor warrants to Owner that title to all Work covered by an application for payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an application for payment all Work for which payments are received from the Owner shall be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.
- E.2.8 If Contractor disputes any determination by Owners Authorized Representative with regard to any application for payment, Contractor nevertheless shall continue to prosecute expeditiously the Work. No payment made hereunder shall be or be construed to be final acceptance or approval of that portion of the Work to which such partial payment relates or shall relieve Contractor of any of its obligations hereunder.

E.3 PAYROLL CERTIFICATION REQUIREMENT

Payroll certification is required before payments are made on the Contract. Refer to Section C.2 for this information.

E.4 DUAL PAYMENT SOURCES

Contractor shall not be compensated for Work performed under this Contract from any state agency other than the agency that is a party to this Contract.

E.5 RETAINAGE

- E.5.1 Retainage shall be withheld and released in accordance with ORS 279C.550 to 279C.580 and the Contract.
 - E.5.1.1 Owner may reserve as retainage from any progress payment an amount not to exceed five percent of the payment. As Work progresses, Owner may reduce the amount of the retainage and may eliminate retainage on any remaining monthly Contract payments after 50 percent of the Work under the Contract is completed if, in the Owner's opinion, such Work is progressing satisfactorily. Elimination or reduction of retainage shall be allowed only upon written application by the Contractor, which application shall include written approval of Contractor's surety; except that when the Work is 97½ percent completed the Owner may, at its discretion and without application by the Contractor, reduce the retained amount to 100 percent of the value of the Work remaining to be

done. Upon receipt of written application by the Contractor, Owner shall respond in writing within a reasonable time.

E.5.1.2 In accordance with the provisions of ORS 279C.560 and any applicable administrative rules, unless the Owner finds in writing that accepting a bond, security or other instrument described in options (a) or (c) below poses an extraordinary risk that is not typically associated with the bond, security or instrument, the Owner will approve the Contractor's written request:

- (a) to be paid amounts which would otherwise have been retained from progress payments where Contractor has deposited acceptable bonds, securities or other instruments of equal value with Owner or in a custodial account or other mutually-agreed account satisfactory to Owner, with an approved bank or trust company to be held in lieu of the cash retainage for the benefit of Owner. Interest or earnings on the bonds, securities or other instruments shall accrue to the Contractor. The Contractor shall execute and provide such documentation and instructions respecting the bonds, securities and other instruments as the Owner may require to protect its interests. To be permissible the bonds, securities and other instruments must be of a character approved by the Director of the Oregon Department of Administrative Services, including but not limited to:
 - (i) Bills, certificates, notes or bonds of the United States;
 - (ii) Other obligations of the United States or agencies of the United States;
 - (iii) Obligations of a corporation wholly owned by the federal government;
 - (iv) Indebtedness of the Federal National Mortgage Association;
 - (v) General obligation bonds of the State of Oregon or a political subdivision of the State of Oregon;
 - (vi) Irrevocable letters of credit issued by an insured institution, as defined in ORS 706.008;
- (b) that retainage be deposited in an interest bearing account, established through the State Treasurer for state agencies, in a bank, savings bank, trust company or savings association for the benefit of Owner, with interest from such account accruing to the Contractor; or
- (c) that the Contractor be allowed, with the approval of the Owner, to deposit a surety bond for the benefit of Owner, in a form acceptable to Owner, in lieu of all or a portion of funds retained, or to be retained. Such bond and any proceeds therefrom shall be made subject to all claims and liens in the

manner and priority as set forth for retainage under ORS 279C.550 to ORS 279C.625.

Where the Owner has accepted the Contractor's election of any of the options above, Owner may recover from Contractor any additional costs incurred through such election by reducing Contractor's final payment. Where the Owner has agreed to Contractor's request to deposit a surety bond under option (c), Contractor shall accept like bonds from Subcontractors and suppliers on the project from which Contractor has required retainage.

- E.5.1.3 The retainage held by Owner shall be included in and paid to the Contractor as part of the final payment of the Contract Price. The Owner shall pay to Contractor interest at the rate of one and one-half percent per month on the final payment due contractor, interest to commence 30 Days after the Work under the Contract has been completed and accepted and to run until the date Contractor shall notify Owner in writing when the Contractor considers the Work complete and Owner shall, within 15 Days after receiving the written notice, either accept the Work or notify the Contractor of Work yet to be performed on the Contract. If Owner does not within the time allowed notify the contractor of Work yet to be performed to fulfill contractual obligations, the interest provided by this subsection shall commence to run 30 Days after the end of the 15-Day period.
- E.5.1.4 In accordance with the provisions of ORS 279C.560, if the Owner accepts bonds, securities or other instruments deposited as provided in paragraphs (a) and (c) of Section E.5.1.2., the Owner shall reduce the moneys held as retainage in an amount equal to the value of the bonds, securities and other instruments and pay the amount of the reduction to the Contractor in accordance with ORS 279C.570.
- E.5.1.5 Contractor agrees that if Contractor elects to reserve a retainage from any progress payment due to any Subcontractor or supplier, such retainage shall not exceed five percent of the payment, and such retainage withheld from Subcontractors and suppliers shall be subject to the same terms and conditions stated in Section E.5 as apply to Owner's retainage from any progress payment due to Contractor. Provided, however, if in accordance with the provisions of ORS 279C.560 the Contractor has deposited bonds, securities or other instruments or has elected to have the Owner deposit accumulated retainage in an interest-bearing account, the Contractor shall comply with the provisions of ORS 701.435 respecting the deposit of bonds, securities or other instruments by Subcontractors and the sharing of interest earnings with Subcontractors and suppliers.
- E.5.2 As provided subsections C.2.2 and C.2.3, additional retainage in the amount of 25 percent of amounts earned shall be withheld and released in accordance with ORS 279C.845(7) when the Contractor fails to file certified statements as required by section C.2.1.

E 6. FINAL PAYMENT

- E.6.1 Upon completion of all the Work under this Contract, the Contractor shall notify the Architect/Engineer and the Owner's Authorized Representative, in writing, that Contractor has completed Contractor's part of the Contract and shall request final payment. Upon receipt of such notice the Architect/Engineer will submit to the Owner a recommendation as to acceptance of the completed Work and the final estimate of the amount due the Contractor. If the Work is not acceptable, Owner will notify Contractor within 15 Days of Contractor's request for final payment. Upon approval of this final estimate by the Owner and compliance by the Contractor with provisions in Section K.3 AFFIDAVIT/RELEASE OF LIENS AND CLAIMS and other provisions as may be applicable, the Owner shall pay to the Contractor all monies due under the provisions of these Contract Documents.
- E.6.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner's Authorized Representative (1) a notarized affidavit/release of liens and claims in a form satisfactory to Owner that states that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner_ have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) Days prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.
- E.6.3 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final application for payment

SECTION F JOB SITE CONDITIONS

F.1 USE OF PREMISES

Contractor shall confine equipment, storage of materials and operation of Work to the limits indicated by Contract Documents, law, ordinances, permits or directions of the Owner's

Authorized Representative. Contractor shall follow the Owner's Authorized Representative's instructions regarding use of premises, if any.

F.2 PROTECTION OF WORKERS, PROPERTY, AND THE PUBLIC

- F.2.1 Contractor shall maintain continuous and adequate protection of all of the Work from damage, and shall protect the Owner's Authorized Representative, workers, and property from injury or loss arising in connection with this Contract. Contractor shall remedy acceptably to the Owner, any damage, injury, or loss, except such as may be directly due to errors in the Contract Documents or caused by authorized representatives or personnel of the Owner. Contractor shall adequately protect adjacent property as provided by law and the Contract Documents.
- F.2.2 Contractor shall take all necessary precautions for the safety of all personnel on the job site, and shall comply with the Contract Documents and all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards for protection of workers and the public against any hazards created by construction. Contractor shall designate a responsible employee or associate on the Work site, whose duty shall be the prevention of accidents. The name and position of the person designated shall be reported to the Owner's Authorized Representative. The Owner's Authorized Representative has no responsibility for Work site safety. Work site safety is the responsibility of the Contractor.
- F.2.3 Contractor shall not enter upon private property without first obtaining permission from the property owner or its duly authorized representative Contractor shall be responsible for the preservation of all public and private property along and adjacent to the Work contemplated under the Contract and shall use every precaution necessary to prevent damage thereto. In the event the Contractor damages any property, the Contractor shall at once notify the property owner and make, or arrange to make, full restitution. Contractor shall immediately and in writing, report to the Owner's Authorized Representative, all pertinent facts relating to such property damage and the ultimate disposition of the claim for damage.
- F.2.4 Contractor is responsible for protection of adjacent work areas including impacts brought about by activities, equipment, labor, utilities, and materials on the site.
- F.2.5 Contractor shall at all times direct its activities in such a manner as to minimize adverse effects on the environment. Handling of all materials will be conducted so no release will occur that may pollute or become hazardous.
- F.2.6 In an emergency affecting the safety of life or of the Work or of adjoining property, the Contractor, without special instruction or authorization from the Owner's Authorized Representative, shall act reasonably to prevent threatened loss or injury, and shall so act, without appeal, if instructed by the Owner's Authorized Representative. Any

compensation claimed by the Contractor on account of emergency work shall be determined in accordance with Section D.

F.3 CUTTING AND PATCHING

- F.3.1 Contractor shall be responsible for coordinating all cutting, fitting, or patching of the Work to make its several parts come together properly and fit to receive or be received by work of other contractors or Subcontractors shown upon, or reasonably implied by, the Contract Documents.
- F.3.2 Contractor shall be responsible for restoring all cut, fitted, or patched surfaces to an original condition; provided, however, that if a different condition is specified in the Contract Documents, then Contractor shall be responsible for restoring such surfaces to the condition specified in the Contract Documents.

F.4 CLEANING UP

From time to time as may be ordered by the Owner the Contractor shall, at its own expense, clean up and remove all refuse and unused materials of any kind resulting from the Work. If Contractor fails to do so within twenty-four hours after notification by the Owner the work may be done by others and the cost charged to the Contractor and deducted from payment due the Contractor.

F.5 ENVIRONMENTAL CONTAMINATION

- F.5.1 Contractor will be held responsible for and shall indemnify, defend (with counsel of Owner's choice), and hold harmless Owner from and against any costs, expenses, damages, claims, and causes of action, (including attorney fees), or any of them, resulting from all spills, releases, discharges, leaks, and disposal of environmental pollution, including storage, transportation, and handling during the performance of the Contract which occur as a result of, or are contributed by, the negligence or actions of Contractor or its personnel, agents, or Subcontractors or any failure to perform in accordance with the Contract Documents (except to the extent otherwise void under ORS 30.140). Nothing in this Section F.5.1 shall limit Contractor's responsibility for obtaining insurance coverages required under Section G.3 of these General Conditions, and Contractor shall take no action that would void or impair such coverages.
 - F.5.1.1 Contractor agrees to promptly dispose of such spills, releases, discharge, or leaks to the satisfaction of Owner and proper regulatory agencies in a manner that complies with applicable federal, state, and local laws and regulations. Cleanup shall be at no cost to the Owner and be performed by properly qualified personnel.
 - F.5.1.2 Contractor shall obtain the Owner's written consent prior to bringing onto the Work site any (i) environmental pollutants or (ii) hazardous substances or materials, as the same or reasonably similar terms are used in any applicable federal, state, or local statutes, rules, or ordinances. Notwithstanding such written consent from the Owner, the Contractor, at all times, shall

- (a) properly handle, use and dispose of all environmental pollutants and hazardous substances or materials brought onto the Work site, in accordance with all applicable federal, state, or local statutes, rules, or ordinances;
- (b) be responsible for any and all spills, releases, discharges, or leaks of (or from) environmental pollutants or hazardous substances or materials which Contractor has brought onto the Work site; and
- (c) promptly clean up, without cost to the Owner, such spills, releases, discharges, or leaks to the Owner's satisfaction and in compliance with applicable federal, state, or local statutes: rules or ordinances.

F.5.2 Contractor shall report all reportable quantity releases to applicable federal, state, and local regulatory and emergency response agencies Reportable quantities are found in 40 CFR Part 302, Table 302.4 for hazardous substances and in OAR 340-1420050 for all products addressed therein. Upon discovery, regardless of quantity, Contractor must telephonically report all releases to the Owner. A written follow-up report shall be submitted to Owner within 48 hours of the telephonic report. Such written report shall contain, as a minimum.

- (a) Description of items released (identity, quantity, manifest no., and all other documentation required by law).
- (b) Whether amount of items released is EPA/DEQ reportable, and, if so, when it was reported.
- (c) Exact time and location of release, including a description of the area involved.
- (d) Containment procedures initiated.
- (e) Summary of communications about the release Contractor has had with members of the press or State officials other than Owner.
- (f) Description of cleanup procedures employed or to be employed at the site, including disposal location of spill residue.
- (g) Personnel injuries, if any, resulting from, or aggravated by, the release.

F.6 ENVIRONMENTAL CLEAN-UP

F.6.1 Unless disposition of environmental pollution is specifically a part of this Contract, or was caused by the Contractor (reference Section F.5 Environmental Contamination), Contractor shall immediately notify Owner of any hazardous substance(s) which Contractor discovers or encounters during performance of the Work required by this Contract. "Hazardous substance(s)" means any hazardous, toxic and radioactive materials and those substances defined as "hazardous substances," "hazardous materials," "hazardous wastes," "toxic substances," or other similar designations in any federal, state,

or local law, regulation, or ordinance, including without limitation asbestos, polychlorinated biphenyl (PCB), or petroleum, and any substances, materials or wastes regulated in 40 CFR, Part 261 and defined as hazardous in 40 CFR, Part 261.3. In addition to notifying Owner of any hazardous substance(s) discovered or encountered, Contractor shall immediately cease working in any particular area of the project where a hazardous substance(s) has been discovered or encountered if continued work in such area would present a risk or danger to the health or wellbeing of Contractor's or any Subcontractor's work force.

- F.6.2 Upon being notified by Contractor of the presence of hazardous substance(s) on the Work site, Owner shall arrange for the proper disposition of such hazardous substance(s).

F.7 FORCE MAJEURE

A party to this Contract shall not be held responsible for delay or default due to Force Majeure acts, events or occurrences unless they could have been avoided by the exercise of reasonable care, prudence, foresight, and diligence by that party. The Owner may terminate this Contract upon written notice after determining that delay or default caused by Force Majeure acts, events or occurrences will reasonably prevent successful performance of the Contract.

SECTION G INDEMNITY, BONDING, AND INSURANCE

G.1 RESPONSIBILITY FOR DAMAGES / INDEMNITY

- G.1.1 Contractor shall be responsible for all damage to property, injury to persons, and loss, expense, inconvenience, and delay that may be caused by, or result from, the carrying out of the Work to be done under this Contract, or from any act, omission or neglect of the Contractor, its Subcontractors, personnel, or agents
- G.1.2 To the fullest extent permitted by law, Contractor shall indemnify, defend (with counsel approved by Owner) and hold harmless the Owner, Owner's Authorized Representative, Architect/Engineer, Architect/Engineer's consultants, and their respective officers, directors, agents, employees, partners, members, stockholders and affiliated companies (collectively "Indemnitees") from and against all liabilities, damages, losses, claims, expenses (including reasonable attorney fees), demands and actions of any nature whatsoever which arise out of, result from or are related to, (a) any damage, injury, loss, expense, inconvenience or delay described in this Section GA.2, (b) any accident or occurrence which happens or is alleged to have happened in or about the Work site or any place where the Work is being performed, or in the vicinity of either, at any time prior to the time the Work is fully completed in all respects, (c) any failure of the Contractor to observe or perform any duty or obligation under the Contract Documents which is to be observed or performed by the Contractor, or any breach of any agreement, representation or warranty of the Contractor contained in the Contract Documents or in any subcontract, (d) the negligent acts or omissions of the Contractor, a Subcontractor or anyone directly or indirectly employed by them or any one of them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part

by a party indemnified hereunder (except to the extent otherwise void under ORS 30.140), and (e) any lien filed upon the project or bond claim in connection with the Work Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section G.1.2.

- G.1.3 In claims against any person or entity indemnified under this Section G.1.2 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section G.1.2 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

G.2 PERFORMANCE AND PAYMENT SECURITY; PUBLIC WORKS BOND

- G.2.1 When the Contract Price is \$100,000 or more (or \$50,000 or more in the case of Contracts for highways, bridges and other transportation projects) the Contractor shall furnish and maintain, a performance bond in a sum equal to the Contract Price, and a separate payment bond also in a sum equal to the Contract Price. The bonds may be required if the Contract Price is less than the above thresholds, if required by the Contract Documents. This obligation must be in effect at all times during the Contract Period and shall remain in full force and effect until the expiration of any statutes of limitation or repose applicable to claims against contractor arising out of this Contract.
- G.2.2 Bond forms furnished by the Owner and notarized by awarded Contractor's surety company authorized to do business in Oregon are the only acceptable forms of performance and payment security, unless otherwise specified in the Contract Documents.
- G.2.3 Before execution of the Contract, Contractor shall file with the Construction Contractors Board, and maintain in full force and effect, the separate public works bond required by Oregon Laws 2005, Chapter 360, and OAR 839-025-0015, unless otherwise exempt under those provisions. The Contractor shall also include in every subcontract a provision requiring the Subcontractor to have a public works bond filed with the Construction Contractors Board before starting Work, unless otherwise exempt, and shall verify that the Subcontractor has filed a public works bond before permitting the Subcontractor to start Work.

G.3 INSURANCE

- G3.1 Primary Coverage: Insurance carried by Contractor under this Contract shall be the primary coverage, and the Owner's insurance is excess and solely for damages or losses for which the Owner is responsible. The coverages indicated are minimums unless otherwise specified in the Contract Documents.
- G3.2 Workers' Compensation: All employers, including Contractor, that employ subject workers who work under this contract in the State of Oregon shall comply with ORS 656.017

and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. This shall include Employer's Liability Insurance with coverage limits of not less than \$100,000 for each accident. Contractors who perform the Work without the assistance or labor of any employee need not obtain such coverage if the Contractor certifies so in writing. Contractor shall ensure that each of its Subcontractors complies with these requirements. The Contractor shall require proof of such Workers' Compensation by receiving and keeping on file a certificate of insurance from each Subcontractor or anyone else directly employed by either the Contractor or its Subcontractors.

G3.3 Builder's Risk Insurance: The Owner shall purchase and maintain at its own expense Builders Risk Insurance in an amount equal to the Initial Contract Sum, plus value of significant change orders only as required by the insurer on a replacement cost basis. The policy deductible shall be \$25,000 (for both new construction and renovation). For any claim with fault by the Contractor or any of its subcontractors, upon successful review by the insurance provider, the Contractor shall receive any awarded claim amount less the deductible and any loss incurred by the Owner. The coverage shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, wind driven rain, falsework, testing and startup, temporary buildings, and debris removal including demolition occasioned by enforcement of any applicable legal requirements and shall cover loss of use and reasonable compensation for Architect's and Contractors' services and expenses required as a result of such insured loss. Flood coverage is provided for properties within the flood zone only. For all projects over \$5 million, earthquake coverage will be provided as a sublimit at \$5 million. Coverage will include off site and transit of material that will be used to complete the contract. General Contractor shall be listed as named insured on the policy at request. Contractor shall coordinate and work with the Owner to ensure binding of coverage no later than 10 days prior to construction commencement. The Contractor will be responsible for all damages and loss in the event that work commences at the Contractor's direction without a builder's risk policy bound.

G.3.4 Liability Insurance:

G.3.4.1 Commercial General Liability: Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Commercial General Liability Insurance covering bodily injury and property damage in a form and with coverages that are satisfactory to the Owner. This insurance shall include personal injury liability, products and completed operations, and contractual liability coverage for the indemnity provided under this Contract (to the extent contractual liability coverage for the indemnity is available in the marketplace), and shall be issued on an occurrence basis.

Combined single limit per occurrence shall not be less than \$5,000,000 for each job site or location. Each annual aggregate limit shall not be less than \$6,000,000. Excess Liability and or Umbrella Liability Limits are sufficient for compliant limits of coverage required for the occurrence and aggregate limits.

G.3.4.2 Automobile Liability: Contractor shall obtain, at Contractor's expense, and keep in effect during the term of this Contract, Automobile Liability Insurance covering owned, non-owned and/or hired vehicles, as applicable. The coverage may be written in combination with the

Commercial General Liability Insurance. Combined single limit per occurrence shall not be less than \$1,000,000.00, or the equivalent.

G.3.4.3 "Tail" Coverage: If any of the required liability insurance is arranged on a "claims made" basis, "tail" coverage will be required at the completion of this Contract for a duration of 24 months or the maximum time period available in the marketplace if less than 24 months. Contractor will be responsible for furnishing certification of "tail" coverage as described or continuous "claims made" liability coverage for 24 months following Final Completion. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the effective date of this Contract. This will be a condition of the final acceptance of Work or services and related warranty (if any).

G.3.5 Additional Insured: The liability insurance coverage, except Professional Liability if included, required for performance of this Contract shall include the Reynolds School District #7, its board, departments, employees, and volunteers as Additional Insureds but only with respect to the Contractor's activities to be performed under this Contract. If Contractor cannot obtain an insurer to name the Reynolds School District #7, its board, departments, employees, and volunteers as Additional Insureds, Contractor shall obtain at Contractor's expense, and keep in effect during the term of this Contract, Owners and Contractors Protective Liability Insurance, naming the Reynolds School District #7, its board, departments, employees, and volunteers as Named Insureds with not less than a \$1,000,000.00 limit per occurrence. This policy must be kept in effect for 12 months following Final Completion. As evidence of coverage, Contractor shall furnish the actual policy to Owner prior to its issuance of a Notice to Proceed.

G.3.6 Notice of Cancellation or Change: There shall be no cancellation, material change, potential exhaustion coverages without thirty (30) Days' written notice from the Contractor or its insurer(s) to the Owner. Any failure to comply with the reporting provisions of this insurance, except for the potential exhaustion of aggregate limits, shall not affect the coverages provided to Reynolds School District #7, its board, departments, employees, and volunteers .

G.3.7 Certificate(s) of Insurance: As evidence of the insurance coverage required by this Contract, the Contractor shall furnish certificate(s) of insurance to the Owner prior to its issuance of a Notice to Proceed. The certificate(s) will specify all of the parties who are Additional Insureds or Loss Payees. Insurance coverage required under this Contract shall be obtained from insurance companies or entities acceptable to the Owner that are allowed to provide such insurance under Oregon law. Eligible insurers include admitted insurers that have been issued a certificate of authority from the Oregon Department of Consumer and Business Services authorizing them to do an insurance business in the state of Oregon, and certain non-admitted surplus lines insurers that satisfy the requirements of applicable Oregon law and are approved by the Owner. The certificates will also specify that there shall be no cancellation, material change, potential exhaustion of aggregate limits or intent not to renew insurance coverages without thirty (30) Days' written notice from the insurer(s) to the Owner. To the extent Certificates of Insurance contain words to the effect that Contractor shall "endeavor to send notice of cancellation" or similar language, Contractor shall require its insurer to send such notice by making sure that the words "endeavor to" or similar words are removed from the Certificate. The Contractor shall be financially responsible for all deductibles, self-insured retentions and/or self-insurance included

hereunder. Any deductible, self-insured retention and/or self- insurance in excess of \$50,000 shall be approved by the Owner in writing prior to issuance of a Notice to Proceed and is subject to Owner's approval.

SECTION H SCHEDULE OF WORK

H.1 CONTRACT PERIOD

- H.1.1 Time is of the essence on this Contract. The Contractor shall at all times carry on the Work diligently, without delay and punctually fulfill all requirements herein. Contractor shall commence Work on the site within 15 Days of Owner's issuance of a Notice to Proceed, unless directed otherwise.
- H.1.2 Unless specifically extended by Change Order, all Work shall be complete by the date contained in the Contract Documents. The Owner shall have the right to accelerate the completion date of the Work, which may require the use of overtime. Such accelerated Work schedule shall be an acceleration in performance of Work under Section D.1.2(f) and shall be subject to the Change Order process of Section D.1.
- H.1.3 The Owner shall not waive any rights under the Contract by permitting the Contractor to continue or complete in whole or in part the Work after the date described in Section H.1.2 above.

H.2 SCHEDULE

- H.2.1 Contractor shall provide, by or before the pre- construction conference, a detailed schedule for review and acceptance by the Owner and Architect/Engineer. The submitted schedule must illustrate Work by significant project components, significant labor trades, long lead items, broken down by building and/or floor where applicable. Each schedule item shall account for no greater than 5 percent of the monetary value of the project or 5 percent of the available Contract Time. Schedules with activities of less than one day or valued at less than 1 percent of the Contract will be considered too detailed and will not be accepted. Schedules lacking adequate detail, or unreasonably detailed, will be rejected. Included within the schedule are the following: Notice to Proceed, Substantial Completion, and Final Completion. Schedules will be updated monthly and submitted with the monthly payment application. Acceptance of the Schedule by the Owner does not constitute agreement by the Owner, as to the Contractor's sequencing, means, methods, or allocated Contract Time. Any positive difference between the Contractors scheduled completion and the Contract completion date is float owned by the Owner. Owner reserves the right to negotiate the float if it is deemed to be in Owner's best interest to do so. In no case shall the Contractor make a request for additional compensation for delays if the Work is completed within the Contract Time but after Contractors scheduled completion.

H.3 PARTIAL OCCUPANCY OR USE

- H.3.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage, provided such occupancy or use is consented to by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have reasonably accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, insurance or self-insurance, maintenance, heat, utilities, and damage to the Work, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents with respect to such portion of the Work. Approval by the Contractor to partial occupancy or use shall not be unreasonably withheld. Immediately prior to such partial occupancy or use, the Owner and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work. Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

SECTION I CORRECTION OF WORK

1.1 CORRECTION OF WORK BEFORE FINAL PAYMENT

The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects, and that the Work will conform to the requirements of the Contract Documents. Work failing to conform to these requirements shall be deemed defective. Contractor shall promptly remove from the premises and replace all defective materials and equipment as determined by the Owner's Authorized Representative, whether incorporated in the Work or not. Removal and replacement shall be without loss or expense to the Owner, and Contractor shall bear the cost of repairing all Work destroyed or damaged by such removal or replacement. Contractor shall be allowed a period of no longer than 30 Days after Substantial Completion for completion of defective (punch list) work, unless otherwise agreed. At the end of that period, or earlier if requested by the Contractor, Owner shall arrange for inspection of the Work by the Architect/Engineer. Should the Work not be complete, and all corrections made, the costs for all subsequent re-inspections shall be borne by the Contractor. If Contractor fails to complete the punch list work within the above time period, Owner may perform such work and Contractor shall reimburse Owner all costs of the same within ten days after demand without affecting Contractor's obligations.

1.2 WARRANTY WORK

- 1.2.1 Neither the final certificate of payment nor any provision of the Contract Documents shall relieve the Contractor from responsibility for defective Work and, unless a longer period is specified, Contractor shall correct all defects that appear in the Work within a period of one year from the date of issuance of the written notice of Substantial

Completion by the Owner except for latent defects which will be remedied by the Contractor at any time they become apparent.

The Owner shall give Contractor notice of defects with reasonable promptness. Contractor shall perform such warranty work within a reasonable time after Owner's demand. If Contractor fails to complete the warranty work within such period as Owner determines reasonable, or at any time in the event of warranty work consisting of emergency repairs, Owner may perform such work and Contractor shall reimburse Owner all costs of the same within ten Days after demand without affecting Contractors obligations.

- 1.2.2 This provision does not negate guarantees or warranties for periods longer than one year including without limitation such guarantees or warranties required by other sections of the Contract Documents for specific installations, materials, processes, equipment, or fixtures.
- 1.2.3 In addition to Contractor's warranty, manufacturer's warranties shall pass to the Owner and shall not take effect until affected Work has been accepted in writing by the Owner's Authorized Representative.
- 1.2.4 The one-year period for correction of Work shall be extended with respect to portions of Work performed after Substantial Completion by the period of time between Substantial Completion and the actual performance of the Work, and shall be extended by corrective Work performed by the Contractor pursuant to this section, as to the Work corrected. The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.
- 1.2.5 Nothing contained in this Section 1.2 shall be construed to establish a period of limitation with respect to other obligations that the Contractor might have under the Contract Documents. Establishment of the period for correction of Work as described in this Section 1.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.
- 1.2.6 If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Price will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

SECTION J
SUSPENSION AND/OR TERMINATION OF THE WORK

J.1 OWNER'S RIGHT TO SUSPEND THE WORK

J.1.1 The Owner and/or the Owner's Authorized Representative has the authority to suspend portions or all of the Work due to the following causes:

- (a) Failure of the Contractor to correct unsafe conditions;
- (b) Failure of the Contractor to carry out any provision of the Contract;
- (c) Failure of the Contractor to carry out orders;
- (d) Conditions, in the opinion of the Owner's Authorized Representative, which are unsuitable for performing the Work;
- (e) Time required to investigate differing site conditions; and
- (f) Any reason considered to be in the public interest.

J.1.2 The Owner shall notify Contractor and the Contractor's Surety in writing of the effective date and time of the suspension and Owner shall notify Contractor and Contractor's surety in writing to resume Work.

J.2 CONTRACTOR'S RESPONSIBILITIES

J.2.1 During the period of the suspension, Contractor is responsible to continue maintenance at the project just as if the Work were in progress. This includes, but is not limited to, protection of completed Work, maintenance of access, protection of stored materials, temporary facilities, and clean-up.

J.2.2 When the Work is recommenced after the suspension, the Contractor shall replace or renew any Work damaged during the suspension, remove any materials or facilities used as part of temporary maintenance, and complete the project in every respect as though its prosecution had been continuous and without suspension.

J.3 COMPENSATION FOR SUSPENSION

J.3.1 Depending on the reason for suspension of the Work, the Contractor or the Owner may be due compensation by the other party. If the suspension was required due to acts or omissions of Contractor, the Owner may assess the Contractor actual costs of the suspension in terms of administration, remedial work by the Owner's forces or another contractor to correct the problem associated with the suspension, rent of temporary facilities, and other actual costs related to the suspension. If the suspension was caused by acts or omissions of the Owner, the Contractor shall be due compensation which shall be defined using Section D, Changes in Work. If the suspension was required through no fault of the Contractor or the Owner, neither party owes the other for the impact.

J.4 OWNER'S RIGHT TO TERMINATE CONTRACT

J.4.1 The Owner may, without prejudice to any other right or remedy, and after giving Contractor seven Days' written notice and an opportunity to cure, terminate the Contract in whole or in part under the following conditions:

- (a) If Contractor should voluntarily or involuntarily, seek protection under the United States Bankruptcy Code and Contractor as debtor-in- possession or the Trustee for the estate fails to assume the Contract within a reasonable time;
- (b) If Contractor should make a general assignment for the benefit of Contractor's creditors;
- (c) If a receiver should be appointed on account of Contractor's insolvency;
- (d) If Contractor should repeatedly refuse or fail to supply an adequate number of skilled workers or proper materials to carry on the Work as required by the Contract Documents, or otherwise fail to perform the Work in a timely manner;
- (e) If Contractor should repeatedly fail to make prompt payment to Subcontractors or for material or labor, or should disregard laws, ordinances or the instructions of the Owner or its Authorized Representative; or
- (f) If Contractor is otherwise in material breach of any part of the Contract.

J.4.2 At any time that any of the above occurs, Owner may exercise all rights and remedies available to Owner at law or in equity, and in addition, Owner may take possession of the premises and of all materials and appliances and finish the Work by whatever method it may deem expedient. In such case, the Contractor shall not be entitled to receive further payment until the Work is completed. If the Owner's cost of finishing the Work exceeds the unpaid balance of the Contract Price, Contractor shall pay the difference to the Owner.

J.5 TERMINATION FOR CONVENIENCE

J.5.1 Owner may terminate the Contract in whole or in part whenever Owner determines that termination of the Contract is in the best interest of the public.

J.5.2 The Owner will provide the Contractor with seven Days' prior written notice of a termination for public convenience. After such notice, the Contractor shall provide the Owner with immediate and peaceful possession of the premises and materials located on and off the premises for which the Contractor received progress payment under Section E. Compensation for Work terminated by the Owner under this provision will be according to Section E. In no circumstance shall Contractor be entitled to lost profits for Work not performed due to termination.

J.6 ACTION UPON TERMINATION

- J.6.1 Upon receiving a notice of termination, and except as directed otherwise by the Owner, Contractor shall immediately cease placing further subcontracts or orders for materials, services, or facilities. In addition, Contractor shall terminate all subcontracts or orders to the extent they relate to the Work terminated and, with the prior written approval of the Owner, settle all outstanding liabilities and termination settlement proposals arising from the termination of subcontracts and orders.
- J.6.2 As directed by the Owner, Contractor shall upon termination transfer title and deliver to the Owner all Record Documents, information, and other property that, if the Contract had been completed, would have been required to be furnished to the Owner.

SECTION K CONTRACT CLOSE OUT

K.1 RECORD DOCUMENTS

As a condition of final payment (refer also to Section E.6), Contractor shall comply with the following: Contractor shall provide to Owner's Authorized Representative and Architect/Engineer, Record Documents of the entire project. Record Documents shall depict the project as constructed and shall reflect each and every change, modification, and deletion made during the construction. Record Documents are part of the Work and shall be provided prior to the Owner's issuance of final payment. Record Documents include all modifications to the Contract Documents unless otherwise directed.

K.2 OPERATION AND MAINTENANCE MANUALS

As part of the Work, Contractor shall submit two completed operation and maintenance manuals ("O & M Manuals") for review by the Owner's Authorized Representative prior to submission of any pay request for more than 75 percent of the Work. No payments beyond 75 percent will be made by the Owner until the O & M Manuals have been received. All O & M Manuals and closeout duties shall be maintained in an electronic format that is acceptable to Owner, and in hard copy format. The O & M Manuals shall contain a complete set of all submittals, all product data as required by the specifications, training information, phone list of consultants, manufacturers, installer and suppliers, manufacturer's printed data, record and shop drawings, schematic diagrams of systems, appropriate equipment indices, warranties and bonds. The Owner's Authorized Representative and Architect/Engineer shall review and return one O & M Manuals for any modifications or additions required. Prior to submission of its final pay request, Contractor shall deliver three complete and approved sets of O & M Manuals to the Owner's Authorized Representative.

K.3 AFFIDAVIT/RELEASE OF LIENS AND CLAIMS

As a condition of final payment, the Contractor shall submit to the Owner's Authorized Representative a notarized affidavit/release of liens and claims form, in a form satisfactory to Owner, which states that all Subcontractors and suppliers have been paid in full, all disputes with property owners have been resolved, all obligations on the project have been satisfied, all

monetary claims and indebtedness have been paid, and that, to the best of the Contractor's knowledge, there are no claims of any kind outstanding against the project. The Contractor shall indemnify, defend (with counsel of Owner's choice) and hold harmless the Owner from all claims for labor and materials finished under this Contract. The Contractor shall furnish complete and valid releases or waivers, satisfactory to the Owner, of all liens arising out of or filed in connection with the Work.

K.4 COMPLETION NOTICES

K.4.1 Contractor shall provide Owner notice of both Substantial and Final Completion. The Certificate of Substantial Completion shall state the date of Substantial Completion, the responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and the time within which the Contractor shall finish all items on the punchlist accompanying the Certificate. Both completion notices must be signed by the Contractor and the Owner to be valid. The Owner shall provide the final signature on the notices. The notices shall take effect on the date they are signed by the Owner.

K.4.2 Substantial Completion of a facility with operating systems (e.g., mechanical, electrical, HVAC) shall be that degree of completion that has provided a minimum of 30 continuous Days of successful trouble-free operation, which period shall begin after all performance and acceptance testing has been successfully demonstrated to the Owner's Authorized Representative. All equipment contained in the Work, plus all other components necessary to enable the Owner to operate the facility in the manner that was intended, shall be complete on the Substantial Completion date. The Contractor may request that a punch list be prepared by the Owner's Authorized Representative with submission of the request for the Substantial Completion notice.

K.5 TRAINING

As part of the Work, and prior to submission of the request for final payment, the Contractor shall schedule with the Owner's Authorized Representative, training sessions for all equipment and systems, as required in the individual specifications sections. Contractor shall schedule training sessions at least two weeks in advance of the date of training to allow Owner personnel adequate notice. Training by video shall be conducted by contractor at owner's request as part of contract duties.

The O & M Manuals shall be used as a basis for training. Training shall be a formal session, held after the equipment and/or system is completely installed and operational in its normal operating environment. All training shall be videotaped and recorded and provided by cloud based accessible electronic means acceptable to the owner

K.6 EXTRA MATERIALS

As part of the Work, Contractor shall provide spare parts, extra maintenance materials, and other materials or products in the quantities specified in the specifications, prior to final payment. Delivery point for extra materials shall be designated by the Owner's Authorized Representative.

K.7 ENVIRONMENTAL CLEAN-UP

As part of the Final Completion notice, or as a separate written notice submitted with or before the notice of Final Completion, the Contractor shall notify the Owner that all environmental pollution clean-up performed as a part of this Contract has been disposed of in accordance with all applicable rules, regulations, laws, and statutes of all agencies having jurisdiction over such environmental pollution. The notice shall reaffirm the indemnification given under Section F.5.1 above.

K.8 CERTIFICATE OF OCCUPANCY

The Contractor shall not be granted Final Completion or receive final payment if the Owner has not received an unconditioned certificate of occupancy from the appropriate state and/or local building officials, unless failure to obtain an unconditional certificate of occupancy is due to the fault or neglect of Owner.

K.9 OTHER CONTRACTOR RESPONSIBILITIES

The Contractor shall be responsible for returning to the Owner all items issued during construction such as keys, security passes, site admittance badges, and all other pertinent items. The Contractor shall be responsible for notifying the appropriate utility companies to transfer utility charges from the Contractor to the Owner. The utility transfer date shall not be before Substantial Completion and may not be until Final Completion, if the Owner does not take beneficial use of the facility and the Contractor's forces continue with the Work.

K.10 SURVIVAL

All warranty and indemnification provisions of this Contract, and all of Contractor's other obligations under this Contract that are not fully performed by the time of Final Completion or termination, shall survive Final Completion or any termination of the Contract.

SECTION L BACKGROUND CHECKS AND BADGING

Reynolds School District's priority is the safety of our students and staff. Accordingly, construction contractors must comply with the below. Failure to do so will result in immediate District action, up to and including, contract termination and immediate removal from the job site.

Contractor certifies that:

1. All workers and subcontractors have been made aware of and will follow the *Maintaining Appropriate Boundaries* section below.
2. All workers and subcontractors are not allowed direct, unsupervised contact with students. Alternatively, if workers or subcontractor employees are in direct, unsupervised contact with students, then that worker or subcontractor has passed a background check in accordance with ORS and ODE requirements. Workers or subcontractors convicted, or arrested without resolution, of the crimes listed in ORS 342.143(3)(a), constitutes failure of the background check.

L.1 LONG-TERM CONTRACTORS

Long-term contractors, such as project managers, shall be fingerprinted and background checked by District. The Bond Office will initiate the process with the District Human Resources Department.

Long-term contractors shall wear identification similar to a District employee badge. The Bond Office will initiate the process with the District Facilities Department to produce the badge.

L.2 SHORT-TERM CONSTRUCTION PERSONNEL AND SUB-CONTRACTORS

Short-term construction personnel and sub-contractor employees working on the project shall pass a background check in accordance with ORS and Oregon Department of Education requirements if there is the opportunity for direct, unsupervised contact with students. The contractor will control this process, coordinate with MRSD and certify compliance for the duration of the contract.

1. Contractor and Consultants shall provide the Project Manager with a listing of workers or short-term contractors whom have satisfactorily passed the background check.
2. The Project Manager will provide the building's main office with a current listing of those individuals.
3. When cleared, if workers or short-term contractors will be entering an area where they may have potential direct or unsupervised contact with students, they first check in at the main office to receive identification prepared by the individual building site, and properly wear and display said identification. Identification will be returned to the main office upon completion of the visit. Short-term business restricted to the main office is exempt from the badge requirement.

All other workers and short-term contractors shall be directly accompanied by a person who has undergone a District background check and who will have identification similar to a District employee badge.

L.4 MAINTAINING APPROPRIATE BOUNDARIES

Contractors and their workers should not be interacting with students in any way. The following is a list of inappropriate interactions, which apply on or off campus, during work hours, and during non-work hours. Inappropriate interaction with students will result in immediate District action, up to and including, contract termination and immediate removal from job site.

- Invading personal space; being too close in physical proximity.
- Touching students in any way.
- Maintaining intense eye contact.
- Making comments that are physical in nature or may have sexual overtones.
- Holding conversations with students.
- Spending time alone with a student, intentionally or unintentionally.
- Meeting with a student off campus.

- Receiving from or writing communication to a student (including note, texts, social media, email, chat rooms).
- Leering or “checking out” students’ appearance, clothing, activity, or behavior.
- Conversations with others about students’ appearance, clothing, activity, or behavior.

Any individual that becomes aware of a situation where any worker on a job site has or may have failed to maintain appropriate boundaries as described above, must immediately report to the Project Superintendent, who will immediately report to the District’s Risk Manager.

SECTION K

LEGAL RELATIONS & RESPONSIBILITIES

K.1 LAWS TO BE OBSERVED

In compliance with ORS 279C.525, Sections L.2 through L.4 contain lists of federal, state and local agencies of which the Owner has knowledge that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract:

K.2 FEDERAL AGENCIES

Agriculture, Department of Forest Service, Soil Conservation Service Coast Guard Defense, Department of Army Corps of Engineers Energy, Department of Federal Energy Regulatory Commission, Environmental Protection Agency, Health and Human Services, Department of Housing and Urban Development, Department of Solar Energy and Energy Conservation Bank Interior, Department of Bureau of Land Management Bureau of Indian Affairs Bureau of Mines, Bureau of Reclamation Geological Survey, Minerals Management Service, U.S. Fish and Wildlife Service Labor, Department of Mine Safety and Health Administration Occupation Safety and Health Administration Transportation, Department of Federal Highway Administration, Water Resources Council.

K.3 STATE AGENCIES

Administrative Services, Department of Agriculture, Department of Soil and Water Conservation Commission Columbia River Gorge Commission Energy, Department of Environmental Quality, Department of Fish and Wildlife, Department of Forestry, Department of Geology and Mineral Industries, Department of Human Resources, Department of Consumer and Business Services, Department of Land Conservation and Development Commission Parks and Recreation, Department of State Lands, Division of Water Resources.

K.4 LOCAL AGENCIES

City Councils County Courts, County Commissioner, Board of Design Commissions, Historical Preservation Commission Planning Commissions.



RHS Cooling Tower Replacement |Schedule

	Task Name	Start Date	End Date
1	☐ Procure Consultants	09/01/25	01/29/26
2	Procure A/E	09/01/25	10/10/25
3	Select Hazmat Consultant	11/03/25	11/14/25
4	Hazmat Survey of Work	11/17/25	12/04/25
5	Development of Hazmat Documents	12/05/25	01/29/26
6	Cx Solicitation & Selection	11/17/25	12/04/25
7	Special Inspection Procurement	01/06/26	01/19/26
8	☐ Schematic Design (SD) Phase	11/14/25	01/09/26
9	50% SD Scope	11/14/25	11/14/25
10	100 % SD	11/14/25	12/19/25
11	SD Cost Estimate	12/19/25	01/09/26
12	SD District Review	12/19/25	01/02/26
13	☐ CM/GC Selection Process	10/30/25	12/17/25
14	Issue CM/GC RFP	10/30/25	10/30/25
15	Mandatory Preproposal Meeting & site walk 3:00 PM	11/10/25	11/10/25
16	Deadline for Proposer's Questions	11/18/25	11/18/25
17	RFP Addendum Issued	11/20/25	11/20/25
18	CM/GC Proposals Due	11/25/25	11/25/25
19	Review of Proposals & Shortlist	11/25/25	12/01/25
20	Notice of interview	12/01/25	12/01/25
21	CM/GC Interviews	12/04/25	12/04/25
22	CM/GC Intent to Award	12/05/25	12/05/25
23	CM/GC Contract Negotiations	12/08/25	12/16/25
24	RSD School Board Meeting	12/17/25	12/17/25
25	Owner Approval of CM/GC Phase I contract	12/17/25	12/17/25
26	☐ Construction Document (CD) Phase	12/19/25	02/27/26
27	50% CD GMP & Permit set	12/19/25	01/30/26
28	100% CD	02/02/26	02/27/26
29	☐ Permitting Process	03/23/26	05/22/26
30	☐ Building Permit	03/23/26	05/22/26
38	☐ Phase I CM/GC Preconstruction Services	12/18/25	07/08/26
39	CM/GC Onboarding	12/18/25	12/24/25
40	Pre-Investigation Services EWA#1	12/19/25	01/15/26
41	HVAC Equipment Early Procurement EWA #2	01/30/26	07/08/26
42	CM/GC to provide 100 % SD Constructability Review & Estimate	12/29/25	01/12/26
43	CM/GC to provide GMP	02/02/26	02/19/26
44	Phase II Contract Negotiations	02/20/26	02/24/26
45	District Board Approval of CM/GC Phase II	02/25/26	02/25/26
46	☐ Phase II CM/GC Construction Services	02/26/26	08/24/26
47	CM/GC Bid Scopes reviewed by OTAK	02/26/26	03/03/26
48	CM/GC Invitation to Bid published	03/04/26	03/25/26
49	Bid Reconciliation & LOA process	03/26/26	04/14/26
50	Mobilize & Start Work	06/12/26	06/15/26
51	Construction	06/15/26	08/21/26
52	Substantial Completion	08/24/26	08/24/26
53	☐ Closeout	08/25/26	08/18/27
54	Final Completion	08/25/26	09/22/26
55	Final Documentation	10/01/26	10/01/26
56	11 Mo. Warranty Walk	07/22/27	08/18/27

APPENDIX F

COST FOR GENERAL CONDITIONS

CONTENT FOR GENERAL CONDITIONS WORK

The table below states the categories of specific General Conditions Work costs that support the Cost for General Conditions Work that will be payable under the Contract. The total Cost for General Conditions Work shown below, based on the categories of General Conditions Work below, shall be the not to exceed amount that will be payable to CM/GC for General Conditions Work, regardless of the final Project cost or the actual construction period required to complete the Project. The total costs associated with each of these items must be presented in the CM/GC firm proposal as NTE number. All items of General Conditions Work listed by Owner in the table below will be compensated in a not to exceed amount on a cost reimbursement basis. Any reference to office equipment, communication equipment, and clerical or other office related work is in for those equipment and services provided on-site only. Any item of Work that might customarily be considered to be General Conditions Work by CM/GC but which Owner has not listed in the table below may be compensated on a cost reimbursement basis if it is described as Cost of the Work in Article 8 of the Contract Document.

1	Project Manager	27	Clerical/Secretarial (on site)
2	Project Engineer		Project Coordination
3	Superintendent	28	Estimating and Cost Engineering
4	Field Supervision		Outside of Pre-Construction Phase
5	Field Coordination	29	Overtime for CM/GC Onsite
6	General Foreman		Supervisory Staff
7	Quality Control	30	Field Engineer
8	Safety Coordinator/Supervisor	31	Delivery Services
9	Trade Coordination	32	Project Foreman
10	Office Equipment	33	Forklift for Loading/Unloading of
11	Printing/Reproduction		miscellaneous materials
12	Phones/Phone lines (Cell or Land lines)	34	Loading and Unloading of
13	Fuel/Maintenance		miscellaneous materials
14	Substance Abuse Testing	35	Jobsite Clean-up (excludes final
15	Construction Signage		cleanup)
16	Progress Photo (Monthly)	36	Office Supplies
17	Temporary Office	37	Office Clean-up
18	Postage/Delivery	38	Temporary Toilets/Sinks
19	Internet service	39	First Aid Supplies
20	Submittal Review & Approval	40	IT Equipment
21	Courier Delivery Services	41	All cost for Sustainable Construction
22	Drop Boxes/Disposal Fees (excludes building demo)		Practices
23	Office Furniture	42	Temp. water include distribution
24	Drafting and Detailing		& utility charges
25	Office/Site Security	43	Drinking Water
26	Sustainability	44	Small Tools
	Coordinator/Supervisor	45	Travel / Mileage / Subsistence