

Form of Agreement 1-P

THE PENNSYLVANIA STATE UNIVERSITY
OWNER AND PROFESSIONAL
AGREEMENT

THIS AGREEMENT made this _____ day of _____

in the year Two Thousand _____, by and between THE PENNSYLVANIA STATE UNIVERSITY, a state-related institution and instrumentality of the Commonwealth of Pennsylvania subject to Pennsylvania nonprofit corporation laws, having its principal offices at University Park, Centre County, hereinafter called the "Owner," and

hereinafter called the "Professional," for the following Project:

PSU Project No. _____

(Title of Project should match the documents, must include project number)

In consideration of the promises set forth herein, and with intent to be legally bound, the parties agree to the terms set forth within this Agreement.

TABLE OF CONTENTS

DEFINITIONS

ARTICLE 1: PROFESSIONAL'S RESPONSIBILITIES

- 1.1 General Responsibilities
- 1.2 Schematic Phase
- 1.3 Design Development Phase
- 1.4 Construction Document Phase
- 1.5 Bidding Phase
- 1.6 Construction Phase

ARTICLE 2: ADDITIONAL RESPONSIBILITIES OF PROFESSIONAL

- 2.1 Compliance
- 2.2 Cooperation with Local Bodies
- 2.3 Proprietary Items, Copyrights, Patents

ARTICLE 3: OPTIONAL ADDITIONAL SERVICES

- 3.1 Project Representation
- 3.2 Revisions To Documents Prior To Construction Phase
- 3.3 Preplanning
- 3.4 Specialized Consultants
- 3.5 Surveys

- 3.6 Special Studies
- 3.7 Other Services

ARTICLE 4: INDEMNIFICATION

ARTICLE 5: OWNER'S RESPONSIBILITIES

- 5.1 Basic Information
- 5.2 Surveys
- 5.3 Geotechnical Engineering Services
- 5.4 Miscellaneous Tests, Inspections, and Reports
- 5.5 Approval or Disapproval of Design Work
- 5.6 Owner Response
- 5.7 Notice of Noncompliance
- 5.8 Copies of Owner's Documents
- 5.9 Preconstruction Services

ARTICLE 6: CONSTRUCTION COST

- 6.1 Project Cost Determination
- 6.2 Notification
- 6.3 Owner Options

ARTICLE 7: OWNERSHIP AND USE OF DOCUMENTS

ARTICLE 8: PROFESSIONAL'S EXPENSES

- 8.1 Billable Hourly Rates
- 8.2 Reimbursable Expenses
- 8.3 Cost for Consultants (procured after award)

ARTICLE 9: COMPENSATION AND PAYMENT

- 9.1 Compensation and Payment
- 9.2 Optional Additional Services Compensation
- 9.3 Payment Procedures
- 9.4 Owner's Right to Withhold Payment

ARTICLE 10: INSURANCE

- 10.1 Professional Liability Insurance
- 10.2 General Liability Insurance
- 10.3 Certificate of Insurance
- 10.4 Failure to Comply with Insurance Requirements

ARTICLE 11: TERMINATION, ABANDONMENT, SUSPENSION, REACTIVATION

- 11.1 Termination by Owner
- 11.2 Compensation in the Event of Termination
- 11.3 Suspension of Work
- 11.4 Reactivation of Work

ARTICLE 12: MISCELLANEOUS PROVISIONS

- 12.1 Dispute Resolution/Applicable Law
- 12.2 Successors and Assigns
- 12.3 Assignment
- 12.4 Extent of Agreement
- 12.5 Third Party
- 12.6 Hazardous Material
- 12.7 Promotional Material
- 12.8 Terms/General Conditions
- 12.9 Background Check Policy

12.10 Amendments

ARTICLE 13: SCHEDULE OF EXHIBITS

DEFINITIONS:

Contract Documents consist of the General Conditions of the Contract, Drawings, Specifications, Addenda issued prior to receipt of Trade Contract bids, Form of Proposal, other documents listed in the Agreement and those modifications to the Contract as follows: Owner's written authorization to the Contractor for changes to the Scope of Work, a Change Order, and a written order for a minor change in the Work issued by the Professional.

Contractor means the person or entity retained by the Owner to perform Work for the project and includes the Contractor's Representative.

Construction Budget means the project construction cost limit established by the Owner.

Construction Cost Estimate means a detailed breakdown of all costs associated with the scope of work required to meet the project requirements projected to the mid-point of construction.

Final Completion means the point at which the project is fully completed in accordance with the Contract Documents (this includes *all* physical/construction obligations, administrative obligations, and punch list obligations).

The **Owner** is The Pennsylvania State University, a non-profit corporation created and existing under the laws of the Commonwealth of Pennsylvania, and an instrumentality of the Commonwealth of Pennsylvania; this term shall include the Owner and/or the Owner's authorized representative.

The **Pennsylvania State University Design and Construction Standards** means those design and construction standards as set forth at: http://www.opp.psu.edu/planning-construction/design_and_construction_standards/standards-and-forms.

The **Professional** is the person lawfully licensed to practice architecture or engineering, or the firm employed to provide architectural or engineering services, for the referenced project. The term "Professional" shall mean the Professional or the Professional's authorized representative.

The **Project** shall comprise the Work defined by the Contract Documents and may include work by the Owner or other Separate Contractors, Trade Contractors, Sub-Trade Contractors or the Professional.

The **Scope of Work** means the work reasonably contemplated, required, implied, or reasonably inferable by the Contract Documents or normal standards of the building trades, whether or not explicitly contained in the Contract Documents.

Services means the services provided by the Professional and/or by consultants retained by the Professional for the Project.

Substantial Completion shall mean that stage in the progression of the Work when the Work is sufficiently complete in accordance with this Contract that the Owner can enjoy beneficial use or occupancy of the Work and can utilize the Work for its intended purpose.

Work means the construction and services necessary or incidental to fulfill the Contractor's or Professional's obligations for the Project in conformance with the agreement between the Owner and Contractor or the Owner and Professional.

ARTICLE 1: PROFESSIONAL'S RESPONSIBILITIES

1.1 General Responsibilities

1.1.1 The Professional shall furnish or provide the architectural and engineering services as outlined herein, and any other relevant data, specifications or documents, as necessary for a complete project. The Professional shall expeditiously perform said services in a manner consistent with professional skill, care, and the orderly progress of the work. In carrying out all obligations pursuant to this Agreement, including the furnishing of Construction Documents, the Professional shall in all respects conform to the applicable professional standard of care.

1.1.2 By executing this Agreement, the Professional represents to the Owner that the Professional possesses the requisite skill, expertise, and credentials to perform the required services, and that Professional is licensed to practice by all public entities having jurisdiction over the Professional and the Project. The Professional further represents to the Owner that the Professional will maintain all necessary licenses, permits, or other authorizations necessary to act as Professional for the Project until the Professional's remaining duties hereunder have been satisfied. The Professional assumes full responsibility to the Owner for the negligent acts and omissions of the Professional's consultants or others employed or retained by the Professional in connection with the Project.

1.1.3 Execution of this Agreement by the Professional constitutes a representation that the Professional has become familiar with the Project site and the local conditions under which the Project is to be implemented.

1.1.4 The Professional shall provide the services required by this agreement in conformance with the most recent project schedule approved by the Owner.

1.1.5 The Professional shall provide Professional Services, per Exhibit A and per this agreement, in accordance with The Pennsylvania State University Design and Construction Standards referenced in Exhibit C.

1.1.6 The Professional is responsible for additional submission and presentation requirements as outlined for Board of Trustee approval or other administrative approval.

1.1.7 If a Construction Manager is hired by the Owner it will be the responsibility of the Professional to collaborate and work in concert with the Construction Manager throughout the duration of the project. Furthermore, the Professional shall reconcile all cost estimates with the Construction Manager.

1.1.8 (OPTIONAL) Payment of the Professional's fees, as per in Article 9, is contingent upon completion of the documents per the attached schedule. (NOTE: Attach Schedule as Exhibit D if schedule has been developed.)

1.1.9 (OPTIONAL) Adherence to Time Schedule. The Professional shall strictly adhere to submission schedules as set forth in this Agreement. Should the Professional become aware that he will be unable to meet any of the dates set forth in this Agreement, the Professional shall immediately notify the Owner in writing.

- The Professional shall include in the notice the reason(s) for the Professional's inability to meet the date(s) and a request that the Owner amend the time schedule.
- The Owner shall review the Professional's notice and determine whether or not to amend the time schedule.

If the Owner determines that the delay is **due to the fault of the Professional**, the Owner may amend the schedule and direct the Professional to expeditiously proceed with the design of the project, in which case **the Owner may hold the Professional responsible for any costs attributable to the delay**, or terminate the Agreement for default of the Professional, in accordance with the provisions of this Agreement.

If the Owner determines that the delay is not due to the fault of the Professional, the Owner may amend the time schedule. The Professional agrees that such an amendment of the time schedule is his

exclusive remedy for a delay and that he may not make any claims against the Owner for increased costs due to the delay.

1.1.10 Building Information Modeling (BIM). The project will be designed, constructed, and operated using Building Information Modeling (BIM). The BIM project scope is defined in The Pennsylvania State University Office of Physical Plant BIM Contract Addendum (BIM Addendum). This addendum applies to all projects exceeding a Total Project Cost of \$5 Million new construction, substantial renovation, or as directed by the Office of Physical Plant Project Manager. On qualifying projects, professionals shall use BIM application(s) and software to develop project designs and assist in the coordination of construction.

The Pennsylvania State University is committed to utilizing BIM technologies and processes to execute the design, construction, and operations of its new High Performance buildings and the updating of all existing structures and infrastructure. The intent is to achieve the following goals: facilitate a collaborative project environment between all project stakeholders beginning at project conception through facility operations; improve facility system coordination to streamline design and construction processes and minimize change orders; deliver a better overall facility design, visualize construction processes, avoid field conflicts, develop building life cycle costs, accurately project cost estimates, and seamlessly transition into facilities operations; develop high performance buildings in accordance to The Pennsylvania State University sustainability goals; incorporate the Record Model and As-Built Models, including infrastructure and building systems, into the existing Enterprise Asset Management system (EAM) to create an As-Maintained Facilities Management Model; and establish a technology platform and provide continuous support to incorporate future technologies into existing processes.

The Professional shall provide all deliverables in compliance with the BIM Addendum at stages described in the BIM Plan. The BIM Model is an instrument of service and is considered to be a component of Design and Construction Documents governed by Article 7 of this Agreement and within the BIM Addendum, without exception.

The Professional shall lead the development of a project specific BIM Execution Plan (BIM Plan), documenting the collaborative process in which BIM will be implemented throughout the life cycle of the project, during the design phase. An initial BIM Plan shall include the Professional's requirements identified in the BIM Addendum and the Office of Physical Plant Plan Template. It shall be submitted for approval by The Pennsylvania State University prior to the contract execution. A collaborative BIM Plan shall be developed with the Contractor/CM prior to completion of the schematic design phase. In the event that a Contractor is not procured for preconstruction services, the Professional Team and Owner shall develop the collaborative BIM Plan. The BIM Plan shall be revisited with the entire project team prior to Construction and submitted to the Office of Physical Plant for final approval. Payment may be held at each development phase until the BIM Plan is approved.

All costs associated with BIM, including model updates during construction, shall be included in the base contract price (contract Article 9.1.1). A breakdown of any cost associated with the implementation of BIM must be disclosed in the BIM Addendum.

Any questions or variations from this language shall be submitted in writing and agreed upon with the Office of Physical Plant BIM Manager or Manager of Design Services.

1.1.11 Contractor Design-Assist. The Owner anticipates utilizing contractor/vendor design-assist on some aspects of the project. If utilized, the Professional will assume the responsibility for incorporation of the design assist information into the overall design.

1.1.12 (OPTIONAL, If there is a cost impact for not meeting the LEED certification level, it should be outlined as a penalty in this section.) LEED Responsibility for Project. The Professional shall ensure that the LEED target certification level for the project is achieved. The Professional shall be primarily responsible for identifying the listing of credits to be achieved during the project in an effort to meet the certification level. The Professional shall also be responsible for preparing all documentation required for

submission. The Professional shall use as a guide The Pennsylvania State University LEED Policy to be provided by the Owner.

1.2 Schematic Phase

The Professional shall review and comply with the Project program and The Pennsylvania State University Design and Construction Standards, both as furnished by the Owner, and shall conduct appropriate visits to the Project site. The Professional shall then provide to Owner a preliminary evaluation of the program and schedule and a preliminary construction cost estimate. The Professional shall review with the Owner alternative approaches to project design and construction, as may be required.

After the Owner has approved the Project scope, cost estimate and schedule as submitted by the Professional, the Professional shall prepare and submit to the Owner, for approval, Schematic Design Documents and any other documents required by the Owner. Refer to the Design Phase Submittal Requirements document available on the Office of Physical Plant web page for a listing of submission requirements for the Schematic Phase.

Following approval of Schematic Design Documents and any other documents required at such phase by the Owner, The Professional shall submit a Construction Cost Estimate. The estimate shall be determined by the Professional using the most accurate means available.

1.3 Design Development Phase

After approval by the Owner of the Schematic Design Documents, and any Owner-authorized changes in Project scope or construction budget, the Professional shall prepare and submit, for approval by Owner and any government authorities, Design Development drawings and any other documents required by the Owner for said approval. These drawings and other documents shall fix building size, delineate and describe the various construction materials to be used, and indicate the structural, mechanical, and electrical systems upon which the design is based. Refer to the Design Phase Submittal Requirements document available on the Office of Physical Plant web page for a listing of submission requirements for the Design Development Phase (noted as Preliminary and Design Phase in the document).

The Professional shall provide an update of the Construction Cost Estimate and schedule and advise the Owner immediately of any adjustments.

1.4 Construction Document Phase

After approval by the Owner of the Design Development Phase documents, and any further Owner-authorized changes in Project scope or construction budget, the Professional shall prepare and submit to the Owner, for approval, Construction Drawings and Specifications/Project Manual (hereinafter referred to as the "Construction Documents") required by the Owner for said approval. These Construction Documents shall delineate, detail, and completely specify all materials and equipment required to fully complete construction of the Project in every respect, consistent with current standards of the profession. The Construction Documents shall completely describe all work necessary to bid and construct the Project. Refer to the Design Phase Submittal Requirements document dated August 2006 (or any subsequent updates), available on the Office of Physical Plant web page, for a listing of submission requirements for the Construction Document Phase.

Any review and approval by the Owner of the Construction Documents shall not be deemed to diminish the Professional's obligations under this Agreement.

The Professional shall provide an update of the Construction Cost Estimate and schedule and shall advise the Owner immediately of any adjustments.

The Professional shall be responsible for completing all of the appropriate planning modules, soil and erosion control plans, and other documents which may be required.

The Professional shall be responsible for obtaining, on behalf of the Owner, whatever approvals are necessary to connect to non-Owner-owned utility lines.

The Professional shall coordinate the Construction Documents for all of the Separate Prime Contracts or trade packages, as required, and shall employ all reasonable and necessary efforts to prevent omissions, conflicts, overlaps, or duplications of any items of work or materials on the Project.

The Professional shall coordinate the services of all design consultants for the Project, including those retained by the Owner.

1.5 Bidding Phase

After approval by the Owner of the Construction Documents, the Professional shall prepare and distribute all necessary bidding correspondence and documents, evaluate bid proposals, attend pre-bid or pre-award meetings, clarify the scope or intent of the Construction Documents, evaluate proposed subcontractors, and assist in the preparation of construction contracts.

1.6 Construction Phase

The Professional shall issue a set of construction documents that incorporate all bidding documents and revisions per addenda prior to the start of construction.

The Professional's responsibility under this Agreement for Construction Phase services commences with the execution of the Contract(s) between the Contractor(s) and the Owner and terminates no earlier than the expiration of the Contractor's one-year guarantee period against defective materials, equipment, and/or workmanship. This paragraph is not intended to, and shall not be construed as, affecting in any way the calculation of any applicable legal statutes of limitation.

Administration, by the Professional, of the construction contract(s) shall be as outlined below and in accordance with the General Conditions of the Contract for Construction. The Professional agrees to perform all of its obligations under this Agreement consistent with said General Conditions. The extent of the Professional's duties and responsibilities and the limitations of its authority as specified thereunder shall not be modified without written agreement between the Owner and the Professional.

The Professional shall not be responsible for the Contractor's construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work. However, if the Professional has actual knowledge of safety violations, the Professional shall immediately alert the relevant Contractor or Subcontractor and shall give prompt written notice to the Owner.

The Professional shall not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Professional shall not be deemed to have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons performing portions of the Work. However, the Professional shall provide all required assistance to the Contractor, Subcontractors and/or agents and employees in order to facilitate the appropriate and timely performance of the Work. Furthermore, Professional is responsible for notifying the Owner and the Contractor of the Contractor's failure to carry out the Work in accordance with the Contract Documents upon observing such failure by the Contractor.

1.6.1 Schedule of Values. Upon receipt, the Professional shall carefully review and examine the Contractor's Schedule of Values, together with any supporting documentation or data which the Owner or the Professional may require from the Contractor. The purpose of such review and examination will be to protect the Owner from an unbalanced Schedule of Values which allocates greater value to certain elements of the Work than is indicated by such supporting documentation or data or than is reasonable under the circumstances. If the Schedule of Values is found to be inappropriate, or if the supporting documentation or data is deemed to be inadequate, and unless the Owner directs the Professional to the contrary in writing, the Schedule of Values shall be returned to the Contractor for revision or supporting documentation or data. After making such examination, if the Schedule of Values is found to be

appropriate as submitted or, if necessary, as revised, the Professional shall sign the Schedule of Values thereby indicating the Professional's informed belief that the Schedule of Values constitutes a reasonable, balanced basis for payment of the Contract Price to the Contractor. The Professional shall not sign such Schedule of Values in the absence of such belief unless directed to do so, in writing, by the Owner. The Professional shall provide the Owner with a signed copy of the Schedule of Values after approval.

1.6.2 Access to Work. The Professional and its authorized representatives shall have full and safe access to the work at all times.

1.6.3 Visits to the Site/Inspection. The Professional and any consultants retained by the Professional, or an authorized and qualified representative, shall visit the Project periodically as required by the Owner during periods of active construction in order to review the progress of the work, and take such actions as are necessary or appropriate to achieve the requirements of the Construction Documents in the work of the responsible Contractors, including advising the Owner's representatives as to particular matters of concern. It shall also be the duty of the Professional to have its Consultants visit the site periodically as required during their respective Phases of the work, at such intervals as may reasonably be deemed necessary by the Owner and the Professional, to review their respective Phases of the work in order to achieve the requirements of the Construction Documents.

The purpose of such site visits and reviews will be to determine the quality, quantity, and progress of the Work in comparison with the requirements of the Construction Documents. In making such reviews, the Professional shall exercise care to protect the Owner from defects or deficiencies in the Work, from unexcused delays in the schedule, and from overpayment to the Contractor. Following each such review, the Professional shall submit a written report within (5) calendar days of such review, together with any appropriate comments or recommendations, to the Owner.

Whenever, in the Professional's opinion, it is necessary or advisable, the Professional shall require special inspection or testing of the Work in accordance with the provisions of the Construction Documents whether or not such Work is fabricated, installed, or completed. The Professional shall advise the Owner of all such occurrences requiring special inspection or testing of the Work and shall obtain prior approval from Owner before any funds are committed for inspection, beyond what has already been budgeted.

1.6.4 Approval of Payment to Contractors. Based on the Professional's review of the Project, the Professional will recommend, within seven (7) calendar days after receipt, approval or rejection of payment on the Application-Certificate of Payment. Approval of the Certificate of Payment shall constitute a representation by the Professional to the Owner that the work has progressed to the point indicated on the Application, and that to the best of the Professional's knowledge, information, and belief, the quality of the work is in accordance with the Contract Documents.

The Professional shall make recommendations to the Owner for the withholding of any payment, or portion thereof, due to inadequate progress and/or performance of the Contract.

The Professional agrees that time is of the essence with respect to this provision.

1.6.5 Interpreter. The Professional will be, in the first instance, the interpreter of the requirements of the Contract Documents. The Professional will, within a reasonable time as determined by the Owner, render such interpretation as it may deem necessary for the proper execution or Progress of the Work. All interpretations by the Professional shall be defined in writing and/or by drawing and shall be consistent with the intent of the Contract Documents.

In addition to the above, the Professional shall be required to attend, at the determination of the Owner, any and all Project site conferences dealing with interpretation of the Contract Documents.

The Professional's decisions, with Owner's prior approval, shall in matters relating to aesthetic effect be final if consistent with the intent of the Construction Documents.

1.6.6 Review of Contractor's Shop Drawings and Materials. The Professional shall review, approve, and process, subject to the right of review by the Owner, Shop Drawings to ensure compliance with the Contract Documents and all product data, samples, materials, and other submissions of the Contractor required by the Contract Documents for conformity to and in harmony with the design concept of the Project and for compliance with the requirements of the Contract Documents. The Professional shall not approve any substitution of specified materials and/or equipment without first obtaining the Owner's consent. Approval by the Professional of the Contractor's submittal shall constitute the Professional's representation in accordance with Article 5 of the General Conditions of the Contract for Construction to the Owner that such submittal is in conformance with the Contract Documents.

When the Contractor is required by the Contract Documents to provide professional certification of performance characteristics of materials, systems, or equipment, the Professional shall be entitled to rely upon such certification to establish that the materials, systems, or equipment will meet performance criteria required by the Contract Documents.

Based on the priorities of the construction schedule, the Prime Contractor(s) shall submit a shop drawing submittal schedule on or before the Second Regular Job Conference. The Professional shall review and check the shop drawing submittal schedule within fourteen (14) calendar days of receipt from the Contractor.

The Professional shall return the approved shop drawings, or detailed notation for resubmission, if required, within fourteen (14) calendar days after receipt from the Contractor unless mutually agreed otherwise by the Professional, Owner, and Contractor. The Professional shall act on any resubmissions within seven (7) calendar days of receipt thereof unless mutually agreed otherwise by the Professional, Owner, and Contractor. A detailed log shall be maintained by the Professional as to time of receipt of the shop drawings and time of return, with adequate notes as to their disposition.

Refer to 1.6.12 for electronic scanning and submission requirement of approved project shop drawings at the completion of the project.

The Professional is responsible to incorporate into the shop drawings comments by the Owner or Owner's authorized representative prior to the shop drawings being returned to the Contractor.

The Professional agrees that time is of the essence of this provision.

1.6.7 Job Conference Reports. The Professional shall take and retain a verbatim record of the biweekly Job Conference meetings and shall prepare and distribute summary minutes in a format approved by the Owner of each meeting within five (5) calendar days to the Owner, the Contractors, and all other interested parties.

1.6.8 Change Orders. The Professional shall review all Change Order requests within seven (7) calendar days and shall advise Owner, in writing, with respect to the necessity or advisability of same. The Professional shall also determine whether the cost is fair and reasonable for the additional work associated with the Change Order. In so doing, Professional shall provide all pertinent documents and data to the Owner, who shall make all decisions regarding approval or rejection of Change Order requests. The Professional shall maintain an appropriate Change Order log. The Professional may, after consultation with the Owner, authorize minor changes in the Work which do not involve an adjustment in the Contract sum or an extension of the Contract time and which are consistent with the intent of the Contract Documents.

1.6.9 Rejection of Work. The Professional is authorized and obligated to reject work which does not conform to the Contract Documents and shall immediately notify the Owner to stop a Contractor's work whenever, in the Professional's reasonable opinion, such action is necessary for the proper performance of the Construction Contract Work. The Professional shall not be liable to the Owner for the consequences of any recommendation made by the Professional in good faith, and in the exercise of due care in recommending to stop or not to stop the work.

1.6.10 Substantial Completion, Final, and One-Year Guarantee Inspections. The Professional and its consultants shall participate in Substantial Completion and Final Inspections to affix the dates of Substantial and Final Completion and shall concur in the report of Final Completion to the Owner prior to approving the Contractor's application for Final Payment. The Professional shall produce the punch list document and provide follow-up to ensure all items are completed to the satisfaction of the Owner. The Professional shall also acquire for Owner the Certificate of Occupancy.

The Professional and its consultants shall participate in an inspection prior to the expiration of the one (1) year guarantee period against defective materials, equipment, and/or workmanship to determine any defects in materials, equipment, and/or workmanship since the date of Substantial Completion. The Professional shall produce the (1) year guarantee period punch list document for distribution to the Contractor(s) and provide follow-up to ensure all items are completed to the satisfaction of the Owner.

1.6.11 Operations and Maintenance Data. At the time of Substantial Completion of the Project, the Professional shall review and approve all required close-out documentation required per the Specifications including, but not limited to, manufacturers' operating instructions, maintenance instructions, certificates, warranties, guaranties, and other pertinent operating and maintenance data.

The Professional shall electronically scan all reviewed and approved Operation and Maintenance data being returned to the Contractor and provide a complete set of Operation and Maintenance data for the Project in electronic .pdf format (organized by building system) to the Owner within (1) month after receipt from the Contractor.

1.6.12 Record Drawings. At the time of Final Completion of the Project, the Professional shall collect from the Prime Contractor(s) their complete sets of as-built drawings and will, within 30 days after receipt from the Contractors, transpose all the changes recorded by the Contractors, onto a full set of reproducible drawings which shall become the record (as-built) drawings of the Project. The record drawings must also be put on electronic media compatible with the Owner's ACAD system. The Professional shall submit the as-built drawing set to the Owner in both ACAD dwg format and electronic pdf format (if project is utilizing Building Information Modeling an additional record drawing format shall be required and approved by the Owner).

The Professional shall electronically scan all approved shop drawings being returned to the Contractor and provide a complete set of the approved shop drawings for the Project in electronic pdf format (organized by CSI division) to the Owner within (1) month after Substantial Completion of the project.

1.6.13 Corrections. The Professional shall, without additional compensation, promptly correct any errors, omissions, deficiencies, or conflicts in its work product.

1.6.14 Errors and Omissions. If it becomes necessary during the course of construction to issue change orders which increase the cost of the Project because of the Professional's failure to produce proper and coordinated specifications and drawings, the Professional shall be assessed as follows:

1.6.14.1 Omission Change Order: A change order will be considered to be an omission change order when the additional work is necessitated by the Professional's omission of required elements or specifications in the Construction Documents, and where no work must be removed or replaced in order to carry out the change order. In such cases, the Professional shall be assessed in an amount equal to the difference between the amount of the change order and what the Owner would have paid had the omission not occurred, plus administrative costs incurred by the Owner.

1.6.14.2 Error Change Order. A change order will be considered to be an error change order when the additional work is necessitated by a failure of the Professional to conform to the applicable professional standard of care, resulting in an error which may be rectified only by removal and/or replacement of work which has been performed. In such cases, the Professional shall be assessed in an amount equal to the difference between the amount of the change order and what the Owner would have paid had the error not occurred.