

Document 00 73 00 - Supplementary Conditions (ODYS CM at Risk) State of Ohio Standard Requirements for Public Facility Construction

Certifications

These Supplementary Conditions amend and supplement the General Conditions and other provisions of the Contract Documents as indicated below. All provisions not amended remain in full force and effect. The terms in these Supplementary Conditions defined in the Contracting Definitions or the General Conditions shall have the meanings assigned to them in those documents.

These Supplementary Conditions are authorized, by the Ohio Facilities Construction Commission, for use on projects constructed by the Ohio Facilities Construction Commission for the Ohio Department of Youth Services.

Contracting Authority

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MODIFICATIONS TO GENERAL CONDITIONS

Insert Section 5.2.1.1 as follows:

5.2.1.1 The organizational meeting may be a separate meeting from the organizational meeting held at the commencement of the A/E's Services.

Replace Section 5.2.2.7.1 with the following:

- .1 Unless the parties agree otherwise, there will be one GMP Amendment and one GMP Proposal and Amendment process, which will commence upon completion of the Design Development Stage.

Delete Section 5.3 and its subordinate sections in their entirety.

Replace Section 5.4.1 with the following:

5.4.1 Commencement. Unless the Contracting Authority agrees otherwise in writing, the Schematic Design Stage will begin upon completion of the activities described in **Section 5.2**.

Replace Section 5.4.2.4 with the following:

5.4.2.4 review and provide comments to the A/E's development of the Schematic Design Documents;

Replace Sections 5.4.4.2 and 5.4.4.3 with the following:

5.4.4.2 On or before the date identified in the Project Schedule but no later than 10 days after receiving the provisional Schematic Design Documents, the CM shall review the documents in detail. At the completion of that review, the CM shall provide a written "Opinion of Document Characteristics" to the Contracting Authority and Owner, and send a copy of the Opinion to the A/E.

5.4.4.3 Through that Opinion, the CM shall document the CM's opinion of the provisional Schematic Design Documents in terms of the **A/E Minimum Stage Submission Requirements**. The Opinion shall individually address each of the following topics at a minimum:

Replace Section 5.4.5.2.2 with the following:

- .2 For any Work that is not subject to an executed GMP Amendment at the time of the CM's Schematic Design Stage Submission, the CM shall include a reasonable anticipated cost range for design development/refinement and price escalation, and line items for the estimated CM's Fee and CM's Contingency.

Replace Sections 5.5.3.2 and 5.5.3.3 with the following:

5.5.3.2 On or before the date identified in the Project Schedule but no later than 10 days after receiving the provisional Design Development Documents, the CM shall review the documents in detail. At the completion of that review, the CM shall provide a written "Opinion of Document Characteristics" to the Contracting Authority and Owner, and send a copy of the Opinion to the A/E.

5.5.3.3 Through that Opinion, the CM shall document the CM's opinion of the provisional Design Development Documents in terms of the **A/E Minimum Stage Submission Requirements**. The Opinion shall individually address each of the following topics at a minimum:

Replace Section 5.5.4.1 with the following:

5.5.4.1 On or before the date identified in the Project Schedule but no later than 14 days after completion of the activities described under **Section 5.5.3**, and on the basis of the provisional Design Development Documents and other Owner-provided information, the CM shall prepare the following documents and submit them to the Contracting Authority, Owner, and A/E:

Replace Section 5.5.4.2.2 with the following:

- .2** For any Work that is not subject to an executed GMP Amendment at the time of the CM's Design Development Stage Submission, the CM shall include a reasonable anticipated cost range for design development/refinement and price escalation, and line items for the estimated CM's Fee and CM's Contingency.

Delete Section 5.6 and its subordinate sections in their entirety.

Replace Section 5.7.1 with the following:

5.7.1 Commencement. Unless the Contracting Authority agrees otherwise in writing, the GMP Proposal and Amendment process will begin upon completion of the activities described in **Section 5.5**.

Replace Sections 5.7.3 through 5.7.5 with the following:

5.7.3 At the beginning of the GMP Proposal and Amendment process, the approved Design Development Documents will be the starting point for the Basis Documents. Those Basis Documents may be revised and developed further throughout the GMP Proposal and Amendment process.

5.7.4 If the GMP Proposal and Amendment process takes place before the completion of the Design Development Stage for the associated Work:

5.7.4.1 within 14 days after commencement of the GMP Proposal and Amendment process, the A/E shall prepare and submit the Design Intent Statement to the Contracting Authority, Owner, and CM;

5.7.4.2 within 14 days after receiving the Design Intent Statement, the CM shall prepare and submit the GMP Proposal to the Contracting Authority and Owner, and send a copy of it to the A/E; and

5.7.4.3 the CM shall provide in the GMP Proposal for the A/E's further development of the Design Development Documents consistent with and reasonably inferable from the Design Intent Statement and then-current design documents, Construction Budget, and Project Schedule.

5.7.5 If the GMP Proposal and Amendment process takes place after the completion of the Design Development Stage for the associated Work, within 14 days after the start of the GMP Proposal and Amendment process, the CM shall prepare and submit the GMP Proposal to the Contracting Authority and Owner, and send a copy of it to the A/E.

Delete Sections 5.7.12 and 5.7.12.1 in their entirety.

Replace Section 5.8.1.1 with the following:

5.8.1.1 The A/E shall secure the required structural, plumbing, HVAC, and electrical plan approvals upon completion of the Design Development Stage.

END OF DOCUMENT