

- A list of clarifications and assumptions made by the CM/GC in the establishment of the proposed unit costs including site conditions, construction means and methods, and identification of Work to be subcontracted or self-performed by the CM/GC.
- Any proposed Interim Completion Date(s) and the final completion date applicable to the Work Package.

6.4.3 The Agency and CM/GC shall negotiate the estimated quantities, unit prices, and all components of the Work Package and shall establish a set of assumptions upon which all Work and unit prices are based.

6.4.4 Once all components of the Work Package are agreed upon by the Agency and CM/GC, all bid item total costs (bid item estimated quantity multiplied by unit cost) shall be rolled into one total lump sum, which becomes the Cost of the Work for the Work Package. The Cost of the Work for all Work Packages shall be combined to establish the Cost of the Early Work Package. The CM/GC Fee shall then be applied by multiplying the percentage shown in Article 6.3.1 by the Cost of the Work of the Early Work Package. The CM/GC Fee then becomes fixed for that Early Work Package. The agreed-to, actual reimbursable costs for any applicable bonds and insurance shall then be applied as a separate line item. The sum of the Cost of the Work (lump sum), the CM/GC Fee and the costs of the bonds and insurance shall then be rolled into one total lump sum which becomes the total "Early Work Price" for the Early Work Amendment.

$$\text{Cost of the Work (LS) + CM/GC Fee + Bonds \& Insurance = Early Work Price (LS)}$$

6.4.5 Any change in Work, or in the means, methods, or Materials proposed for the Work by the CM/GC and accepted by the Agency, or any change in the assumptions on which the Work, or unit prices or estimated quantities for the Work are based, shall be applied to the Project through an Amendment or Contract Change Order. Reductions in the lump sum cost of an Early Work Amendment resulting from these changes shall not affect the fixed CM/GC Fee. Increases in the lump sum cost of an Early Work Amendment resulting from these changes will result in an increase in the CM/GC Fee in accordance with the formula set forth in Article 6.4.4.

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6.5 Determination of GMP

6.5.1 The CM/GC shall deliver to the Agency a proposed GMP and GMP Supporting Documents at any of the milestones identified on the Project Delivery Timeline described in Exhibit A to the **CM/GC General Provisions**. If any subcontracts are in effect at the time the GMP is being established, the CM/GC shall use those subcontracts in establishing the GMP.

6.5.2 As the Plans and Specifications may not be developed to completion at the time the GMP proposal is prepared, the CM/GC shall include in the GMP all remaining Pre-construction Phase Services Work and associated costs required for final development of the Plans and Specifications by the A&E that is consistent with the Contract Documents and reasonably inferable therefrom. Such final development does not include such things as changes in Work scope, kinds and quality of

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Materials or Equipment, all of which, if required, shall be incorporated by Change Order or Amendment with a corresponding GMP adjustment.