

Design/Construction Phases Exhibit

Cover Sheet and Instructions

APPROVED DOCUMENT – This document is approved by the Office of the President and Office of the General Counsel for use by the Facility and is available on computer diskette.

PURPOSE OF DOCUMENT:	To delineate how the Design Work and Construction Work shall be segmented or phased if the Project is to be “fast tracked”.		
CROSS-REFERENCE TO FACILITIES MANUAL:	None		
CONTENTS:	Design/Construction Phases Exhibit		
FOR USE WITH:	Design Build Agreement		
COMPLETED BY:	✓ Filling in	✓ Adding Text	No Data Required
ITS USE IS:	Required	✓ Optional	

Completion Instructions:

1. Notes, suggested text, instructions and other information is formatted using the following methods:
 - Hidden text within brackets. {This is an example of the format.} Read the material within the brackets and take the appropriate action (usually inserting text or selecting from a choice of texts.) When printing this document, the default print property will not print the hidden text.
 - Coded instruction within brackets. {This is an example of the format.} The instructions and shading will disappear when the required information is typed.
 - Suggested text is shaded in gray without brackets (see Modification and Additions below.)

Modifications and Additions:

1. Areas shaded in gray, without brackets, represent suggested text that may be modified by the Facility to meet the needs of the Project. This is an example of the format. Ensure that any modified or added text is consistent with the Contract Documents.
2. Areas not highlighted in gray, without brackets, shall not be altered without approval of the Office of the President.

Comments:

1. This exhibit shall be carefully coordinated with the Preliminary Schedule

2. This exhibit allows the Facility to delineate Design Work submittals as they relate to the requirements or release of phases of Construction Work, e.g. – provide for University review/approval of life safety drawing for exiting prior to release of foundation construction phase.

EXHIBIT

DESIGN/CONSTRUCTION PHASES

Design Work and the Construction Work shall be segmented or phased with the following phases as a means for the Design Builder to fast track the Project and deliver the Project within the Contract Time:

{FACILITY SHALL INSERT PHASES OF DESIGN AND CONSTRUCTION IT HAS AGREED TO BE DONE SEPARATE FROM THE REST OF DESIGN WORK AND CONSTRUCTION WORK (e.g., FOUNDATION WORK, STRUCTURAL STEEL). CAUTION SHOULD BE TAKEN SO THAT THE FACILITY HAS EVALUATED THE RISK OF ENTERING THE CONSTRUCTION PHASE/OPTION PRIOR TO REVIEW AND ACCEPTING ALL DESIGN WORK. FACILITY MUST INSURE THAT THE NUMBER OF PHASES LISTED IN EXHIBIT DOES NOT EXCEED THE MAXIMUM NUMBER STATED IN SUPPLEMENTARY GENERAL CONDITIONS.}

The Design Builder acknowledges that the following submittals associated the phase above must be submitted to the University, and that the University must review and approve submittals prior to Design Builder commencing Construction Work for the applicable phase.

{FACILITY SHALL LIST OUT PER PHASE ABOVE ALL REQUIRED SUBMITTALS THAT REQUIRE APPROVAL PRIOR TO COMMENCING CONSTRUCTION FOR THE PHASE:}