

Note: Instructions for Completing in *[Italics]*

SCHEDULE OF PROJECT DETAILS
for the
Agreement Between Owner and Design Professional
For Construction Manager Projects Utilizing Phased Construction
(Form Date: CMP January 2010)

[**PROJECT NAME**]
U-M Project No. P _____ (P0000____)

This SCHEDULE OF PROJECT DETAILS supplements and is incorporated into the Agreement Between Owner and Design Professional dated _____ between THE REGENTS OF THE UNIVERSITY OF MICHIGAN, and _____.

1. Project Description (Paragraph 2.1) [*UM Project Name and Project Description*]
_____.

2. “Fixed Limit of Construction Cost” (Paragraph 1.2)
\$ _____.

3. Basic Lump Sum Fee (Paragraph 4.1)

The Basic Lump Sum Fee is \$ _____. This is a lump sum amount which is compensable at completion of the professional services for the project and payable in accordance with the payment schedule detailed herein.

Note: *The language included below is to be used in DRAFT versions of the SOPD only for purposes of calculating the Basic Lump Sum Fee. When the final SOPD is executed, this language will be removed since the fee is administered as a Lump Sum.*

The Basic Lump Sum Fee is a sum calculated on the basis of the basic fee percentage, _____%, (“Basic Fee Percentage”) times the Fixed Limit of Construction Cost, regardless of what the actual Construction Cost may turn out to be. The Basic Fee Percentage is derived by the following formula:

$$\text{Basic Fee Percentage} = \frac{34}{\text{Log} [\text{construction cost}/85]}$$

The Basic Lump Sum Fee includes the following field observation during the construction period:

Hours per Week	Firm Name	Type of Architect/Engineer
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4. Sub-consultants (Paragraph 15.1)

Sub-consultants that are included in the Basic Services are as follows:

Firm Name	Type of Architect/Engineer
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5. Reimbursable Expenses Allowance (Article 5)

An allowance of \$_____ is provided for reimbursable expenses as defined in Article 5 of the Agreement and in accordance with Exhibit 1 – The University of Michigan Architecture, Engineering and Construction – Reimbursement Expense Guidelines.

These guidelines are for Design Professionals and their sub-consultants.

6. Extra Services (Article 6)

Services of additional Sub-consultants required and known extra services which are not included in the Basic Fee are as follows:

Firm Name	Type of Architect/Engineer	Additional Fee
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The following additional field observation will be provided for a total Extra Service fee of \$_____.

Hours per Week	Firm Name	Type of Architect/Engineer
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An additional allowance of \$_____ is provided for extra services that will be created and defined during the project execution as described in Article 6 of the Agreement.

7. Requests for Payment (Paragraph 4.1.6)

The Design Professional's requests for payment shall be proportioned for each phase of service in accordance with the following schedule:

Schematic Design Phase	15%
Design Development Phase	15%
Construction Documents Phase	50%
Construction Services Phase	20%

8. Design Packages (Paragraph 1.12)

The following is the title and description for each of the [*insert number of design packages*] separate Design Packages that are to be prepared for this project:

Title	Description	Bid Document Release Date From A/E to CM
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9. Preliminary Project Schedule is as follows:

	Start	Finish
Schematic Design (including Owner Review)	_____	_____
Design Development (including Owner Review)	_____	_____
Construction Documents (and Bid and Award)	_____	_____
Construction Services (including Commissioning)	_____	_____

10. Furnishings and Equipment Layout (Paragraph 3.3.2)

The Design Professional is to provide the following as a Basic Service under the Agreement: [choose one, other will be deleted]

- Review the preliminary furnishings and equipment layout provided by the Owner's Representative to assure compliance with architectural, structural, electrical, plumbing and mechanical systems.
- Prepare a furnishings and equipment layout and submit it to the Owner's Representative for review and comment.

11. Interior Design and Furnishing Services (Paragraph 3.4.5)

The Design Professional is to provide the following as a Basic Service under the Agreement: [defined by the Design Manager]

12. Insurance (Paragraph 11.2)

The Design Professional shall promptly obtain and maintain the following insurance coverages:

- A. Commercial General Liability for bodily injury and property damage including contractual liability with limits not less than \$1 million per occurrence and \$2 million aggregate and naming the Regents of the University of Michigan as an additional insured.
- B. Auto Liability for owned, hired, or leased vehicles with a combined single limit not less than \$1 million.
- C. Worker's Compensation adequate to meet State of Michigan statutory limits. Employers Liability with a limit not less than \$500,000 per occurrence.
- D. Professional Liability, **on a claims made basis**, with limits of _____. (Fill in the blank with the amount of coverage that the firm maintains with that being no less than the figure indicated below.) Any and all limits shall be considered available to support the indemnification included in this agreement.

(0-\$1 million Fixed Limit of Construction	\$250,000 coverage)
(\$1-\$10 million Fixed Limit of Construction	\$1 million coverage)
(\$10-\$50 million Fixed Limit of Construction	\$2 million coverage)
(\$50 million & up Fixed Limit of Construction	\$5 million coverage)

13. [*Other additions and changes to agreement*]

(Remainder of page left intentionally blank.)

14. Summary of Compensation Amounts

Basic Fee (Lump Sum)	\$ _____
Reimbursable Expenses (Allowance)	\$ _____
Additional Sub-consultants and Known Extra Services (Lump Sum)	\$ _____
Additional Field Observation (Allowance)	\$ _____
Extra Services (Allowance)	\$ _____
Total Agreement Amount	\$ _____

(FIRM NAME)

The Design Professional

By _____
(Signature)

(Printed Name)

(Title)

**THE REGENTS OF THE UNIVERSITY
OF MICHIGAN**

Owner

By _____
Timothy P. Slottow
Executive Vice President and
Chief Financial Officer