

**Professional Services Agreement Between
Owner and Construction Manager**
where the Construction Manager is an Advisor

This agreement is made December 2, 2022

Between the Owner:

Beal City Public Schools
3180 W. Beal City Road
Mt. Pleasant, MI 48858

And the Construction Manager:

Wolgast Corporation
4835 Towne Centre Road, Suite 203
Saginaw, Michigan 48604

for the Project:

Beal City Public Schools – possible August, 2023 School Bond Construction Program
3180 W. Beal City Road
Mt. Pleasant, MI 48858

The Owner and the Construction Manager agree as follows:

The Construction Manager shall provide Professional Services to the Owner for all pre-construction and construction services on approved projects to be identified by the District.

The pre-construction services shall include a pre-bond scope of work and budget for Treasury, campaign assistance, schedule, division of work responsibilities for contractor bids, competitive bid solicitation, bid results tabulation, award recommendations, and preparation of all contractor contracts.

Please be aware that Wolgast's pre-bond services are at no cost to the School District, provided Wolgast is retained as the firm to manage the construction project when the voters pass the bond issue, or projects are taken on through general funds. Our intent is to build a working relationship with the administration, teachers and community, such that you will want to continue working with Wolgast for post-bond services.

The scope of Pre-Bond Services will include:

1. Conduct review of existing building conditions plus evaluating future needs of the District.
2. Develop with the District's team and the architect/engineer (A/E) a pre-bond scope and budget.
3. Conduct sessions with the A/E and the District's team to identify and prioritize scope of the project/bond.
4. Assist the A/E in preparing a qualifying application for the District for the Department of Treasury.
5. Project schedule, division of responsibilities for competitive bidding, State bid requirements, bid solicitation, bid results tabulation, award recommendations, and preparation of all contractor contracts.
6. Assist with community promotional campaign in preparation of the election.

Additional construction services shall include enforcement of project schedules, cost tracking and reporting of all project expenditures, written monthly reports on the progress of the Project, review all contractor payment requests, evaluate construction quality, enforce compliance with construction documents, prepare and monitor all contractor change orders, assist in obtaining all final inspections and certifications, assist in final testing and start-up of project systems and equipment and compile all close-out documents.

The purpose of this agreement is to confirm the District's intent to enter into an AIA C132 contract with Wolgast as their Construction Manager after the Bond successfully passes election.

OWNER

William Chilman IV
Superintendent
Beal City Public Schools

CONSTRUCTION MANAGER



Jeff Bates
Vice-President of Construction Management
Wolgast Corporation