

DRAFT AIA® Document A101™ - 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the « » day of « » in the year « 2012 »
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

« Wilson School District
2601 Grandview Boulevard
West Lawn, PA 19609-1324

« »
« »
« »
« »

and the Contractor:
(Name, legal status, address and other information)

« »
« »
« »
« »

for the following Project:
(Name, location and detailed description)

Additions to Green Valley, Shiloh Hills and Spring Ridge Elementary Schools Project:

The Project involves the construction of a two story, four (4) classroom addition at each of the following three different elementary schools owned by the Owner (each, an "Elementary School" and collectively, the "Elementary Schools"):

Green Valley Elementary School
Shiloh Hills Elementary School and
Spring Ridge Elementary School.

The classroom additions will be constructed using similar materials used to construct the existing structures and shall match the current appearance of each Elementary School.

The Architect:
(Name, legal status, address and other information)

EI Associates
2001 North Front Street
Building #3
Harrisburg, PA 17102 « »

« »
« »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9. For the purposes of this Agreement, the term General Conditions as used herein shall mean the General Conditions of the Contract for Construction as modified by the Owner.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

« The commencement date will be fixed in a notice to proceed.»

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

« »

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3.1 The Contractor shall complete Phase 1 of the Project in accordance with the Contract Documents not later than the following dates:

Portion of Work

Completion of construction of the two (2) Phase 1 classrooms at Green Valley Elementary School

Completion of construction of the two (2) Phase 1 classrooms at Shiloh Hill Elementary School

Completion of construction of the two (2) Phase 1 classrooms at Spring Ridge Elementary School

Substantial Completion Date

March 29, 2013

March 29, 2013

March 29, 2013

§ 3.3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than ~~« »~~ (~~« »~~) days from the date of commencement, or as follows the following dates:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

~~« »~~

Portion of Work

Completion of construction of the four (4) classrooms and all accessory requirements at Green Valley Elementary School

Completion of construction of the four (4) classrooms and all accessory requirements at Shiloh Hill Elementary School

Completion of construction of the four (4) classrooms and all accessory requirements at Spring Ridge Elementary School

Substantial Completion Date

July 12, 2013

July 12, 2013

July 12, 2013

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

~~« The Contractor acknowledges that the time period for achieving Substantial Completion for each portion of Work is suitable to enable the Project to reach the stage of Substantial Completion for each portion of Work in full compliance with all applicable codes, laws, ordinances, and regulations affecting the Project.~~

~~See Article 9 of the General Conditions which are incorporated herein by reference and the other Contract Documents for the applicable liquidated damages provisions.~~

~~- »~~

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ~~« »~~ (\$ ~~« »~~), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

« »

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
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§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
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The allowances shall be solely owned by the Owner and, as such, the Owner shall have the sole discretion relating to the use of these allowances. Furthermore, any unused portion of the allowances shall be deducted from the Contractor's Contract Sum. The Contractor shall receive no compensation on the unused portion of the allowances. The Contractor will be required to furnish documentation to the Owner evidencing the expenditures charged to the allowances and the reasons therefor prior to the Owner's approval of expenditures from the allowances.

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 As set forth in Section 9 of the General Conditions, Contractor shall submit to Owner separate Applications for Payment for the Work performed for each Elementary School. Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« Except as set forth elsewhere in the Contract Documents, payments to the Contractor will be made monthly for work completed as of the last calendar day of the month or during a period of one calendar month ending on a day mutually agreed to by the Owner and the Contractor provided that all requirements of the Contract Documents have been and are complied with by the Contractor. »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the «ten (10) days prior to the last » day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the «last » day of the «following- » month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than «sixty » («60 ») days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work, including allocations for the portions of the Work performed at each Elementary School. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as to each Elementary School as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work for each Elementary School as determined by multiplying the percentage completion of each portion of the Work for each Elementary School by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of «ten » percent («10 » %). Pending final determination of cost to the Owner of changes in the Work at each Elementary School, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at each Elementary School~~the site~~ for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of «ten » percent («10 » %);
- .3 Subtract the aggregate of previous payments made by the Owner for each Elementary School; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work as to each Elementary School, a sum sufficient to increase the total payments to the full amount of the Contract Sum allocated as to such Elementary School, less such amounts as the Architect shall determine for incomplete Work at such Elementary School, retainage applicable to such work and unsettled claims as to the entire Project; and *(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)*
- .2 Add, if final completion of the Work at any Elementary School is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

« See Article 9 of the General Conditions, which is incorporated herein by reference. »

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment as to each Elementary School, constituting the entire unpaid balance of the Contract Sum allocated as to such Elementary School, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract at such Elementary School, except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment for such Elementary School has been issued by the Architect; and
- .3 the Contractor has completed all Work at such Elementary School in compliance with all applicable codes, laws, ordinances and regulations which affect the Project and the Work has passed all inspections.

§ 5.2.2 The Owner's final payment for the applicable Elementary School to the Contractor shall be made no later than 30 days after (1) the issuance of the Architect's final Certificate for Payment for each Elementary School; or ~~as follows:~~ (2) after written notice by the Contractor or thirty (30) days after written verification of completion of said items by the Architect, whichever is later.

« »

§ 5.2.3 If Final Payment as to any Elementary Scholl due the Contractor from the Owner is not paid within the time period set forth in Section 5.2.2.1 of this Agreement, except for amounts disputed in good faith by the Owner and as otherwise set forth in the Contract Documents, then the Contractor shall be entitled to interest at the rate of one percent (1%) per annum.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A201–2007

Litigation in the courts of Berks County, Pennsylvania, a court of competent jurisdiction

Other *(Specify)*

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ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Except as otherwise set forth in the Contract Documents, payments ~~Payments~~ due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

<< one percent (1%) per annum >> % << >>

§ 8.3 The Owner's representative:
(Name, address and other information)

<< Larry R. Bortz, Director of Facilities
Wilson School District
4 Cloister Court
Sinking Spring, PA 19608 >>

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§ 8.4 The Contractor's representative:
(Name, address and other information)

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§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

«In the event of conflicts, inconsistencies or discrepancies between and/or within the Contract Documents and/or applicable standards, codes, laws, ordinances, regulations and/or requirements of any state, federal or any other governmental agency, the Contractor shall (1) provide the better quality and greater quantity of Work; or (2) comply with the more stringent requirements, or both, in accordance with the Owner's interpretation »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101-2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201-2007, General Conditions of the Contract for Construction, as amended by the Owner.

~~**§ 9.1.3** The Supplementary and other Conditions of the Contract:~~

Document	Title	Date	Pages

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

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Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

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Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:
 « »
- .2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

«All other documents contained in the Project Manual dated _____, 2012, as updated by all addenda, including, without limitation, the Instructions to Bidders, Bid Form, Bid Bond, Performance Bond, Payment Bond, Waiver of Liens/Mechanic’s Lien Waiver and Non-Collusion Affidavit are included in the Contract Documents »

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond	Limit of liability or bond amount (\$0.00)

See Article 11 of the General Conditions, which are incorporated herein by reference.

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

«Wilson School District »
 (Printed name and title)

CONTRACTOR (Signature)

« »
 (Printed name and title)