

# AIA<sup>®</sup> Document A101<sup>®</sup> – 2017

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

**AGREEMENT** made as of the Seventh day of March in the year Two Thousand Twenty-four  
(*In words, indicate day, month and year.*)

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

Clay County District Schools  
900 Walnut Street  
Green Cove Springs, FL 32043  
Telephone Number: 904-336-6500

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

D.E. Scorpio Corporation dba Scorpio  
4655 Salisbury Road, Suite 375  
Jacksonville, FL 32256

904-540-5544

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

Clay High School  
2025 State Road 16W  
Green Cove Springs, FL 32043

23018 Clay High School Parking Lot Renovation / Redesign

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

Altman + Barrett Architects  
P.O. Box 665 / 117 W. Main Street  
Hahira, GA 31632  
Telephone Number: 229-585-9018

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. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

The parties should complete A101@-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201@-2017, 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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User Notes:

(1934240595)

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

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.

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:

*(Check one of the following boxes.)*

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

May 31, 2024

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

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

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

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[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[ X ] By the following date: August 5, 2024

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

#### 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 Two Million, Eight Hundred, Thirty Nine Thousand, Seven Dollars and no cents (\$ 2,839,007.00 ), subject to additions and deductions as provided in the Contract Documents.

#### § 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
None	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. *(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
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§ 4.3 Allowances, if any, included in the Contract Sum:  
*(Identify each allowance.)*

Item	Price
None	

#### § 4.4 Unit prices, if any:

*(Identify the item and state the unit price and 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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#### § 4.5 Liquidated damages, if any:

*(Insert terms and conditions for liquidated damages, if any.)*

\$1,000 per day Substantial, \$500 per day at Final

#### § 4.6 Other:

*(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)*

None

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**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

**§ 5.1.1** 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:

**§ 5.1.3** Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment in accordance to Florida Statute 218 Prompt Payment Act.. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty five ( 25 ) 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. 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 of values 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 of the end of the period covered by the Application for Payment.

**§ 5.1.6** In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

**§ 5.1.6.1** The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at 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; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

**§ 5.1.6.2** The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

**§ 5.1.7 Retainage**

**§ 5.1.7.1** For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

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§ 5.1.7.1.1 The following items are not subject to retainage:  
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:  
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:  
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 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, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

## § 5.3 Interest

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.)

%

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the 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 Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court in Clay County, Florida
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, 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.

**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 A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:  
*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:  
*(Name, address, email address, and other information)*

David Kramer  
925 Center Street  
Green Cove Springs, FL 32043  
Telephone Number: 904-336-6849

§ 8.3 The Contractor’s representative:  
*(Name, address, email address, and other information)*

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

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

§ 8.7 Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:  
*(Insert the date of the E203-2013 incorporated into this Agreement.)*

.5 Drawings

Number	Title	Date
See Exhibit A		

.6 Specifications

Section	Title	Date	Pages
See Exhibit B			

.7 Addenda, if any:

Number	Date	Pages
1	02/06/2024	146
2	02/20/2024	13

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

.8 Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

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AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:  
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
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Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specifications	Supplementary Conditions	01/04/2024	5
Specifications	General Conditions	01/04/2024	41

.9 Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

None

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

\_\_\_\_\_  
OWNER (Signature)

Ashley Gilhousen, Board Chair  
(Printed name and title)

  
\_\_\_\_\_  
CONTRACTOR (Signature)

Domenic E. Scorpio President  
(Printed name and title)

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# EXHIBIT A

## INDEX TO DRAWINGS

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### GENERAL

X1000 COVER SHEET AND DRAWING INDEX

### CIVIL

C0001 GENERAL NOTES, ABBREVIATIONS, AND LEGEND

C0002 KEY MAP

C0003 DRAINAGE PATTERN MAP

C1000 OVERALL SURVEY

C1001 EXISTING CONDITIONS AND DEMOLITION

C1002 EXISTING CONDITIONS AND DEMOLITION

C1003 SITE PLAN

C1004 SITE PLAN

C1005 GRADING PLAN

C1006 GRADING PLAN

C5001 SITE DETAILS

C5002 SITE DETAILS

C5003 SITE DETAILS

C5004 DRAINAGE DETAILS

C5005 EROSION CONTROL DETAILS

C5006 POND DETAILS

C5007 POND DETAILS

C5008 WATER UTILITY DETAILS

### ARCHITECTURAL

A1000 ARCHITECTURAL SITE PLAN

A2000 VISITOR BLEACHER PLAN AND DETAILS

### ELECTRICAL

E1000 ELECTRICAL NOTES, SCHEDULES, DETAILS, AND LEGEND

E2001 ELECTRICAL SITE PLAN - DEMOLITION PLAN

E3001 ELECTRICAL SITE PLAN - NEW LIGHTING

# EXHIBIT B

CLAY HIGH SCHOOL PARKING LOT RENOVATION / REDESIGN  
2025 State Road 16 W., Green Cove Springs, FL 32043

SCHOOL DISTRICT OF CLAY COUNTY  
SDCC Project No. C-01-23/24

Phase III for Construction  
January 4, 2024

## SPECIFICATIONS TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGES</b>
<b><u>DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS</u></b>	
000101 Project Title Page	000101-1 only
000115 List of Drawing Sheets	000115-1 only
001116 Invitation to Bid	001116-1 thru 001116-2
002000 Public Entity Crimes/Scrutinized Companies	002000-1 only
002113 Instructions to Bidders	002113-1 thru 002113-24
002114 Supplementary Instructions to Bidders	002114-1 thru 002114-4
002214 General Conditions	002214-1 thru 002214-41
002215 Supplementary Conditions	002215-1 thru 002215-5
002600 Procurement Substitution Procedures	002600-1 thru 002600-2
003119 Existing Condition Information	003119-1 only
003132 Geotechnical Data	003132-1 only
004113 Bid Form	004113-1 thru 004113-3
004313 Bid Security Forms	004313-1 only
004322 Unit Prices Form	004322-1 thru 004322-2
004393 Bid Submittal Checklist	004393-1 only
<b><u>DIVISION 01 - GENERAL REQUIREMENTS</u></b>	
010420 Direct Purchasing	010420-1 thru 010420-2
011000 Summary of Work	011000-1 thru 011000-4
012200 Unit Prices	012200-1 only
012500 Substitution Procedures	012500-1 thru 012500-3
012600 Contract Modification Procedures	012600-1 thru 012600-2
012900 Payment Procedures	012900-1 thru 012900-4
012983 Testing Laboratory	012983-1 only
013100 Contractor Project Management and Coordination	013100-1 thru 013100-8
013200 Construction Progress Documentation	013200-1 thru 013200-5
013233 Photographic Documentation	013233-1 thru 013233-3
013300 Submittal Procedures	013300-1 thru 013300-7
014000 Quality Requirements	014000-1 thru 014000-6
014100 Codes, Permits, and Fees	014100 only
015000 Temporary Facilities and Controls	015000-1 thru 015000-7
016000 Product Requirements	016000-1 thru 016000-5
017300 Execution	017300-1 thru 017300-7
017700 Closeout Procedures	017700-1 thru 017700-5
017823 Operation and Maintenance Data	017823-1 thru 017823-6
017839 Project Record Documents	017839-1 thru 017839-3
017900 Demonstration and Training	017900-1 thru 017900-3

# EXHIBIT B

## **DIVISION 02 - EXISTING CONDITIONS**

020600 Soil Borings	020600-1 only
024000 Demolition	024000-1 thru 024000-3
024119 Selective Demolition	024119-1 thru 024119-6

## **DIVISION 03 - CONCRETE**

031000 Concrete Forming and Accessories	031000-1 thru 031000-6
032000 Concrete Reinforcing	032000-1 thru 032000-4

## **DIVISION 10 - SPECIALTIES**

107516 Ground-Set Flagpoles	107516-1 thru 107516-3
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## **DIVISION 12 - FURNISHINGS**

126310 Angled Frame Bleachers	126310-1 thru 126310-3
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## **DIVISION 26 - ELECTRICAL**

260510 Basic Electrical Materials and Methods	260510-1 thru 260510-5
260519 Low-Voltage Electrical Power Conductors and Cables	260519-1 thru 260519-3
260526 Grounding and Bonding for Electrical Systems	260526-1 thru 260526-6
260529 Hangers and Supports for Electrical Systems	260529-1 thru 260529-5
260533 Raceways and Boxes for Electrical Systems	260533-1 thru 260533-7
260553 Identification for Electrical Systems	260553-1 thru 260553-6
265619 LED Exterior Lighting	265619-1 thru 265619-5

## **DIVISION 31 - EARTHWORK**

310000 Earthwork	310000-1 thru 310000-3
312000 Site Clearing, Stripping, and Grubbing	312000-1 thru 312000-3
312319 Dewatering	312319-1 thru 312319-2
312500 Erosion and Sedimentation Control	312500-1 thru 312500-5

## **DIVISION 32 - EXTERIOR IMPROVEMENTS**

320190 Landscape and Tree Protection	320190-1 thru 320190-2
321200 Asphaltic Concrete Paving	321200-1 thru 321200-7
321300 Concrete Paving, Sidewalk, and Curb	321300-1 thru 321300-5
323113 Chain Link Fencing	323113-1 thru 323113-6
329200 Grassing, Seeding, and Sodding	329200-1 thru 329200-6
330130 Pipeline Television Survey	330130-1 thru 330130-3
330513 Precast Concrete Manholes	330513-1 thru 330513-4
331100 Private Water Distribution System	331100-1 thru 331100-19
334100 Storm Sewer Collection System	334100-1 thru 334100-12
334416 Precast Trench Drain System	334416-1 thru 334416-4