

# AIA® Document A101® – 2017

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

**AGREEMENT** made as of the 6th day of March in the year 2025

**BETWEEN** the Owner:

School Board of Clay County  
900 Walnut Street  
Green Cove Springs, FL 32043  
Ph: (904) 336-6500

and the Contractor:

Thomas May Construction Company  
310 College Drive  
Orange Park, FL 32065  
Ph:904-272-4808

for the following Project:

Orange Park High School  
Gym/Locker Room Renovations  
2300 Kingsley Ave  
Orange Park, FL 32073

The Architect:

Bhide & Hall Architects, PA  
1329-C Kingsley Ave.  
Orange Park, FL 32073  
Ph: (904) 264-1919

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.

Init.

**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 for CCDS Project C-33-24/25 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. In accordance with the project plans and specifications, including addendums for CCDS Project C-33-24/25. The contractor shall execute the entire work for the Bid as awarded by the School District of Clay County on March 6, 2025.

**ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ 3.1 The date of commencement of the Work shall be:

*(Paragraph deleted)*

The date of this Agreement.

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

Established as follows:

*(Paragraphs deleted)*

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

Init.

**§ 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:

*(Paragraph deleted)*

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

By the following date: Friday, August 1, 2025 and shall be Finally Complete within 30 calendar days following Substantial Completion.

**§ 3.3.2 N/A**

*(Table deleted)*

**§ 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 \$829,116.00; Eight Hundred and Twenty-Nine Thousand, One Hundred and Sixteen Dollars, subject to additions and deductions as provided in the Contract Documents.

**§ 4.2 N/A**

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraph deleted)*

**§ 4.3**

*(Paragraphs deleted)*

N/A

*(Table deleted)*

**§ 4.4** Unit prices, if any: N/A

Item	Units and Limitations	Price per Unit (\$0.00)
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**§ 4.5** Liquidated damages, if any:

*(Paragraph deleted)*

In as much as failure to complete the project within the time fixed in the Agreement will result in substantial injury to the Owner, and as damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if the project is not substantially completed, according to the definition of "substantial completion" in Section 00800 of the Specifications, or within such further time, if any, as in accordance with the provisions of the contract documents shall be allowed for substantial completion, the Contractor shall pay to the Owner as liquidated damages for such delay, and not as a penalty, (One thousand) (\$1,000.00) for each and every calendar day elapsing between the date fixed for substantial completion and the date such substantial completion shall have been fully accomplished, and (Five hundred) (\$500.00) for each and every calendar day elapsing between date fixed for Final Completion and the date such Final Completion shall have been fully accomplished. Said liquidated damages shall be payable in addition to any excess expenses or costs payable by the Contractor to the Owner under the provisions of the contract documents, except for Contractor's delays.

**§ 4.6** Other:

*(Paragraphs deleted)*

N/A

Init.

## 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.

The School District of Clay County will make payments based on Florida Statute 218, Timely Payments for Purchases of Construction Services.

§ 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:

Contractors are encouraged to submit their applications on the same day of each month.

§ 5.1.3 Provided that an Application for Payment is received by the Architect on the day selected by the contractor and approved, the Owner shall make payment of the certified amount to the Contractor not later than twenty-five (25) business days. 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) business days after the Architect receives the Application for Payment.

§ 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 Take that portion of the contract sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201-2017, 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 the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off site at a location agreed upon in writing), less retainage of five percent (5%), offsite storage of materials shall be in an insured facility approved by the owner's project manager..
- .3 Subtract the aggregate of previous payments made by the owner; and
- .4 Subtract amounts, if any, for which the architect has withheld or nullified a Certification for Payment as provided in Section 9.5 of AIA Document A201-2017.

§ 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;

Init.

- .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:

*(Paragraph deleted)*

Retainage in the amount of five percent (5%) will be withheld in accordance with Florida Statute 255.078

*(Paragraphs deleted)*

**§ 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 25 business days after the issuance of the Architect’s final Certificate for Payment, or as follows:

All requirements are satisfied in accordance with the specification and all paragraphs in specification section 01 78 00 Contract Closeout – of the Project Manual.

*(Paragraphs deleted)*

**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.)*

**§ 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.)*

Litigation in a court of competent jurisdiction in Clay County, Florida.

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, in Clay County, Florida.

**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

*(Paragraphs deleted)*

A201–2017.

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§ 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:

Robbie Bumpers  
Clay County District Schools  
925 Center St.  
Green Cove Springs, FL 32073  
Ph: (904) 336-6826

§ 8.3 The Contractor’s representative:

Keith Ward  
Thomas May Construction Company  
310 College Drive  
Orange Park, FL 32065  
Ph: (904) 272-4808

§ 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  
*(Paragraphs deleted)*  
N/A

§ 8.7 N/A

Init.

**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 A201™-2017, General Conditions of the Contract for Construction
- (Paragraphs deleted)
- .3 Drawings

Number	Title	Date
See attached Exhibit 'A'	List of Drawings	12/16/2024

- .4 Specifications

Section	Title	Date	Pages
See attached Exhibit "B"	Specifications – Table of Contents	12/16/2024	291

(Paragraphs deleted)

- .5 Addenda, if any:

Number	Date	Pages
Addendum A	01/30/2025	6

(Paragraph deleted)

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.

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

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

Erin Skipper, School Board Chair  
(Printed name and title)

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

Keith Ward, President  
(Printed name and title)

Init.

# **Additions and Deletions Report for AIA® Document A101® – 2017**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:49:54 ET on 02/17/2025.

## **PAGE 1**

**AGREEMENT** made as of the 6th day of March in the year 2025  
(In words, indicate day, month and year.)

...

~~(Name, legal status, address and other information)~~  
School Board of Clay County  
900 Walnut Street  
Green Cove Springs, FL 32043  
Ph: (904) 336-6500

...

~~(Name, legal status, address and other information)~~  
Thomas May Construction Company  
310 College Drive  
Orange Park, FL 32065  
Ph: 904-272-4808

...

~~(Name, location and detailed description)~~  
Orange Park High School  
Gym/Locker Room Renovations  
2300 Kingsley Ave  
Orange Park, FL 32073

...

~~(Name, legal status, address and other information)~~  
Bhide & Hall Architects, PA  
1329-C Kingsley Ave.  
Orange Park, FL 32073  
Ph: (904) 264-1919

## **PAGE 2**

The Contract Documents for CCDS Project C-33-24/25 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.

...

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. In accordance with the project plans and specifications, including addendums for CCDS Project C-33-24/25. The contractor shall execute the entire work for the Bid as awarded by the School District of Clay County on March 6, 2025.

...

*(Check one of the following boxes.)*

...

- 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.)*

~~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.

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

...

By the following date: Friday, August 1, 2025 and shall be Finally Complete within 30 calendar days following Substantial Completion.

§ 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:

N/A

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

...

§ 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 ~~(\$—)~~, \$829,116.00: Eight Hundred and Twenty-Nine Thousand, One Hundred and Sixteen Dollars. subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates N/A

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

Item	Price
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§ 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.)*

N/A

Item	Price
------	-------

§ 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.)* N/A

...

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

**In as much as failure to complete the project within the time fixed in the Agreement will result in substantial injury to the Owner, and as damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if the project is not substantially completed, according to the definition of "substantial completion" in Section 00800 of the Specifications, or within such further time, if any, as in accordance with the provisions of the contract documents shall be allowed**

for substantial completion, the Contractor shall pay to the Owner as liquidated damages for such delay, and not as a penalty, (One thousand) (\$1,000.00) for each and every calendar day elapsing between the date fixed for substantial completion and the date such substantial completion shall have been fully accomplished, and (Five hundred) (\$500.00) for each and every calendar day elapsing between date fixed for Final Completion and the date such Final Completion shall have been fully accomplished. Said liquidated damages shall be payable in addition to any excess expenses or costs payable by the Contractor to the Owner under the provisions of the contract documents, except for Contractor's delays.

§ 4.6 Other:

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

N/A

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The School District of Clay County will make payments based on Florida Statute 218, Timely Payments for Purchases of Construction Services.

Contractors are encouraged to submit their applications on the same day of each month.

§ 5.1.3 ~~Provided that an Application for Payment is received by the Architect not later than the day of a month, on the day selected by the contractor and approved, the Owner shall make payment of the certified amount certified to the Contractor not later than the day of the month, twenty-five (25) business days. 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) business days after the Architect receives the Application for Payment. (Federal, state or local laws may require payment within a certain period of time.)~~

...

- ~~.1 That portion of the Contract Sum properly allocable to completed Work; Take that portion of the contract sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201-2017, General Conditions of the Contract for Construction.~~
- ~~.2 That Add 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, construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and in writing), less retainage of five percent (5%), offsite storage of materials shall be in an insured facility approved by the owner's project manager.~~
- ~~.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified. Subtract the aggregate of previous payments made by the owner; and~~
- ~~.4 Subtract amounts, if any, for which the architect has withheld or nullified a Certification for Payment as provided in Section 9.5 of AIA Document A201-2017.~~

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~~(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.)~~

Retainage in the amount of five percent (5%) will be withheld in accordance with Florida Statute 255.078

§ 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.~~

...

~~§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30-25 business days after the issuance of the Architect's final Certificate for Payment, or as follows:~~

~~All requirements are satisfied in accordance with the specification and all paragraphs in specification section 01 78 00 Contract Closeout – of the Project Manual.~~

**~~§ 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.)~~

~~—%~~

...

~~[ ] — Arbitration pursuant to Section 15.4 of AIA Document A201-2017~~

~~[] Litigation in a court of competent jurisdiction~~

~~[ ] — Other (Specify) in Clay County, Florida.~~

~~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. jurisdiction, in Clay County, Florida.~~

...

~~§ 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.)*

A201-2017.

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*(Name, address, email address, and other information)*

Robbie Bumpers

Clay County District Schools

925 Center St.

Green Cove Springs, FL 32073

Ph: (904) 336-6826

...

*(Name, address, email address, and other information)*

Keith Ward

Thomas May Construction Company

310 College Drive

Orange Park, FL 32065

Ph: (904) 272-4808

...

~~§ 8.6 Notice in electronic format, pursuant to Article 4 of AIA Document A201-2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:~~

~~*(If other than in accordance with a building information modeling exhibit, 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.)*~~

N/A

~~§ 8.7 Other provisions:~~N/A

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- ~~.2~~ AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- ~~.3~~ AIA Document A201™-2017, General Conditions of the Contract for Construction
- ~~.4~~ Building information modeling exhibit, dated as indicated below:  
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

~~.5~~ .3 Drawings

...

<u>See attached Exhibit 'A'</u>	<u>List of Drawings</u>	<u>12/16/2024</u>
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~~.6~~ .4 Specifications

...

<u>See attached Exhibit "B"</u>	<u>Specifications – Table of Contents</u>	<u>12/16/2024</u>	<u>291</u>
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~~.7~~ Addenda, if any:

Number	Date	Pages
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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.)

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
-------	------	-------

Supplementary and other Conditions of the Contract; 5 Addenda, if any:

Document	Title	Date	Pages
----------	-------	------	-------

Number	Date	Pages
<u>Addendum A</u>	<u>01/30/2025</u>	<u>6</u>

~~.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, requirements 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.)~~

the bidding or proposal requirements are also enumerated in this Article 9.

...

Erin Skipper, School Board Chair

Keith Ward, President

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, \_\_\_\_\_, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:49:54 ET on 02/17/2025 under Order No. 2114509962 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

\_\_\_\_\_  
*(Signed)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Dated)*



## **Orange Park High School Gym/Locker Room Renovations**

**School District of Clay County**

*SDCC Project No. C-33-24/25*

*Architect Project Number: BHA-202444*

**AIA A101-2017**

**EXHIBIT "A"**

**List of Contract Drawings: Dated December 16, 2024**

### General

G000 Cover  
LS100 Life Safety Plan and Building Code Data

### Architectural

AS00 Architectural Site Plan  
A100 Floor Plan – First Floor new Construction - Dimensions  
A141 Reflected Ceiling Plan – First Floor Demolition  
A142 Reflected Ceiling Plan – First Floor New Construction  
A151 Bldg 4 (GYM) Roof Plan – New Construction  
A301 Building Sections  
A401 Plan Enlargements – First Floor New Construction  
A402 Plan Enlargements – Second Floor New Construction  
A502 Details  
A521 Roof and Parapet Details Gymnasium  
A522 Roof and Parapet Details ROTC Building  
A601 Door Schedule, Legend and Details

### Electrical

E001 Electrical Coversheet  
E002 Electrical Lighting Coversheet  
E201 Lighting Plan  
E211 Power and Systems Plan

### Plumbing

P001 Plumbing Coversheet

P101	Plumbing Floor Plan
P201	Enlarged RR 6 & 7 Plumbing Floor Plan
P600	Plumbing Schedules

END OF LIST

**Orange Park High School Gym/Locker Room Renovations**

**School District of Clay County**

*SDCC Project No. C-33-24/25*

*Architect Project Number: BHA-202444*

**AIA A101-2017**

**EXHIBIT "B"**

**Specifications Table of Contents:** *Dated January 09, 2025*

**DIVISION 0:**

Section 00 00 90  
Section 00 11 16  
Section 00 20 00  
Section 00 21 13  
Section 00 41 00  
Section 00 43 36  
Section 00 52 00  
Section 00 61 00  
Section 00 72 00  
Section 00 73 00  
Section 00 86 00  
Section 00 90 00

**PROCUREMENT AND CONTRACTING REQUIREMENTS**

Description of the Work  
Invitation to Bid  
Public Entity Crimes/Scrutinized Companies  
Instructions to Bidders  
Bid Proposal Form  
List of Subcontractors  
Agreement Forms  
Bonds and Certificates  
General Conditions  
Supplementary Conditions  
Purchasing of Project Documents  
Special Conditions

**DIVISION 1:**

Section 01 04 00  
Section 01 04 20  
Section 01 11 00  
Section 01 25 00  
Section 01 29 76  
Section 01 29 83  
Section 01 30 00  
Section 01 31 00  
Section 01 32 26

**GENERAL REQUIREMENTS**

Coordination, Inspection and Protection  
Direct Purchasing  
Summary of Work  
Substitutions  
Progress Payments  
Testing Laboratory  
Submittals  
Job Site Administration  
Progress Reporting

Section 01 35 63	FGBC Requirements and Procedures
Section 01 41 00	Codes, Permits, and Fees
Section 01 50 00	Temporary Facilities
Section 01 56 23	Barriers
Section 01 66 00	Materials, Storage, and Protection
Section 01 73 29	Cutting and Patching
Section 01 74 00	Cleaning
Section 01 78 00	Contract Closeout
Section 01 78 39	Project Record Documents
<b>DIVISION 2:</b>	<b>EXISTING CONDITIONS</b>
Section 02 41 19	Selective Demolition
<b>DIVISION 4:</b>	<b>MASONRY</b>
Section 04 22 00	Concrete Masonry Unit Work
<b>DIVISION 6:</b>	<b>WOODS &amp; PLASTICS</b>
Section 06 10 00	Rough Carpentry
<b>DIVISION 7:</b>	<b>THERMAL AND MOISTURE PROTECTION</b>
Section 07 50 00	General Roofing Requirements
Section 07 52 00	Guarantee Form
Section 07 52 16	Modified Bitumen Membrane Roofing
Section 07 60 00	Flashing Gutters, Downspouts, & Other Accessories
Section 07 92 00	Sealants and Caulking
<b>DIVISION 8:</b>	<b>OPENINGS</b>
Section 08 10 00	Hollow Metal Doors and Frames
FPA CUTSHEETS	
Section 08 71 00	Door Hardware
Section 08 80 00	Glass & Glazing

**DIVISION 9:**

Section 09 51 00  
Section 09 65 19.19  
Section 09 90 00

**FINISHES**

ACT Ceilings  
VCT Flooring  
Painting

**DIVISION 22:**

Section 22 05 00  
Section 22 05 05  
Section 22 05 29  
Section 22 05 53  
Section 22 07 19  
Section 22 10 00  
Section 22 40 00

**PLUMBING**

Basic Plumbing Requirements  
Plumbing Demolition for Remodeling  
Plumbing Supports Anchors and Seals  
Plumbing Identification  
Plumbing Piping Insulation  
Plumbing Piping  
Plumbing Fixtures

**DIVISION 26:**

Section 26 05 00  
Section 26 05 05  
Section 26 05 13  
Section 26 05 26  
Section 26 05 27  
Section 26 05 33  
Section 26 05 53  
Section 26 27 26  
Section 26 51 19

**ELECTRICAL**

Basic Electrical Requirements  
Electrical Demolition for Remodeling  
Wire and Cable  
Grounding and Bonding  
Supporting Devices  
Conduit and Boxes  
Electrical Identification  
Wiring Devices  
LED Lighting

**ADDITIONAL DOCUMENTS**

FLORIDA PRODUCT APPROVAL DOCUMENTATION

SINGLE EXTERIOR DOORS: FPA# FL16355.4

DOUBLE EXTERIOR DOORS: FPA# FL16355.3

GYMNASIUM BLEACHER DRAWINGS – VENDORS PROVIDED

END OF LIST