

# 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 7th day of May in the year 2026  
(In words, indicate day, month and year.)

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

Clay County School Board  
900 Walnut Street  
Green Cove Springs, Florida 32043  
Telephone Number: (904) 336-6500

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

E. Vaughan Rivers, Inc.  
1882 Bellair Blvd  
Orange Park, Florida 32073  
Telephone Number: (904) 264-0123

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

Wilkinson Junior High Window Replacement (C-11-25/26)  
5025 State Road 218 West  
Middleburg, Florida 32068

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

Brian Boatright Architect, Inc.  
914 Plainfield Avenue  
Orange Park, Florida 32073  
Telephone Number: (904) 413-8028

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.

**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. In accordance with the project plans and specifications. The Contractor shall execute the entire work for the Base Bid as awarded by the School District of Clay County on June 1, 2023.

**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.)*

*(Paragraphs deleted)* The date set forth in a Notice to Proceed issued by the Owner.

**§ 3.2** The Contract Time shall be measured from the date of commencement, as established in the Notice to Proceed.

**§ 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:

*(Paragraphs deleted)*

The Work shall be commenced within five (5) calendar days after receipt of Notice to Proceed, approximately June 8, 2026. The Date of Substantial Completion for the entire project shall be not later than Friday, August 7, 2026. Final Completion shall not be later than Monday, September 7, 2026.

*(Table deleted)*

*(Paragraph 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.

Init.

**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 Five Hundred Seventy-nine Thousand Five Hundred Eighty-six and 00/100 Dollars (\$ 579,586.00 ), 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:

*(Paragraphs deleted)*

**No deductive alternates are included.**

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

§ 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)
Unit Price No. 1: Solar Window Film	SF	\$16.65
Unit Price No. 2: Solar + Security Window Film	SF	\$25.50

§ 4.5 Liquidated damages, if any:

*(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, Article 9.11, 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 dollars (\$ 1,000) 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 dollars (\$ 500) 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.

*(Paragraphs deleted)*

**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 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 shall be made by the Owner not later than twenty-five (25) business days after the Architect receives the Application for Payment.

Init.

§ 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 the site at a location agreed upon in writing), less retainage of five percent (5%), offsite storage of material 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 Certificate for Payment as provided in Section 9.5 of AIA Document A201–2017.

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

.1

*(Paragraphs deleted)*

Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to five percent (5%) of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims.

### § 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.)*

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

*(Paragraphs deleted)*

§ 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

Init.

.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 twenty-five (25) days after the issuance of the Architect's final Certificate for Payment, or as follows:

All requirements are satisfied in accordance with the specifications and all paragraphs in Section 01700 – 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.)*

*(Paragraphs deleted)*

Litigation in a court of competent jurisdiction in Clay County.

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.

*(Paragraphs deleted)*

§ 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)*

Jeffery Marks, Project Manager  
925 W. Center St, Green Cove Springs, FL 32043  
Telephone Number: (904) 336-6821

### **§ 8.3 The Contractor's representative:**

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

Stephen Rivers, President  
E. Vaughan Rivers, Inc.  
1882 Bellair Blvd  
Orange Park, Florida 32073  
Telephone Number: (904) 264-0123

Init.

§ 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 Contractor shall provide a performance and payment bond as set forth in Specification Section 00600, Bonds and Certifications, and elsewhere in the Contract Documents.

(Paragraphs deleted)

§ 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 Drawings

See List of Drawings attached hereto and incorporated herein as Exhibit "A"

- .3 Specifications

See Table of Contents attached hereto and incorporated herein as Exhibit "B"

(Paragraph deleted)

- .4 Addenda, if any:

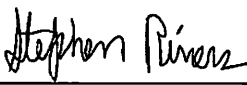
Number	Date	Pages
1	4-14-2026	11
2	4-15-2026	16
3	4-17-2026	2
4	4-17-2026	4
5	4-23-2026	17

(Paragraphs 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, Board Chair  
 (Printed name and title)

  
 \_\_\_\_\_  
**CONTRACTOR (Signature)**  
 Stephen Rivers, President  
 (Printed name and title)

**LIST OF DRAWINGS**

**ARCHITECTURAL DRAWINGS**

A1	COVER
A2	SITE PLAN
A3	BUILDING 1 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A4	BUILDING 2 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A5	BUILDING 3 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A6	BUILDING 4 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A7	BUILDING 5 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A8	BUILDING 6 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A9	BUILDING 7 - PLAN, ELEVATIONS, SECTION, SCHEDULE, NOTES
A10	TYPICAL WINDOW DETAILS

END OF LIST OF DRAWINGS

**TABLE OF CONTENTS**

**WILKINSON JUNIOR HIGH SCHOOL WINDOW REPLACEMENT**

5025 County Road 218, Middleburg, Florida 32068

**BRIAN BOATRIGHT ARCHITECT, INC.**

914 Plainfield Avenue  
Orange Park, Florida 32073  
(904) 413-8028

**DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS**

- 00009 Description of the Work
- 00010 Notice to Bidders (Invitation to Bid)
- 00100 Instructions to Bidders
- 00105 Alternates
- 00150 Allowances (*Addendum 5*)
- 00200 Public Entity Crimes
- 00300 Bid Proposal Form (*Addendum 5*)
- 00400 List of Subcontractors and Vendors (*Addendum 5*)
- 00500 Agreement & Completion Forms
- 00600 Bonds & Certificates
- 00700 AIA General Conditions
- 00800 Supplementary Conditions
- 00810 Progress Payments
- 00860 Project Documents
- 00900 Special Conditions

**DIVISION 1 - GENERAL REQUIREMENTS**

- 01010 Summary of Work
- 01026 Unit Prices (*Addendum 2*)
- 01040 Coordination, Inspection and Protection
- 01042 Direct Purchasing
- 01060 Codes, Permits and Fees
- 01070 Cutting and Patching
- 01150 Substitution Requests
- 01200 Job Site Administration
- 01300 Submittals
- 01320 Progress Reporting
- 01400 Quality Requirements
- 01410 Testing Laboratory Services
- 01500 Temporary Facilities
- 01530 Protective Barriers
- 01531 Temporary Fencing
- 01620 Materials Storage & Protection
- 01700 Project Close-out
- 01710 Cleaning
- 01721 Project Record Documents
- 01730 Operation and Maintenance Manuals
- 01732 Selective Demolition

**DIVISION 2 - SITEWORK AND DEMOLITION**

02070 Selective Demolition

**DIVISION 6 - CARPENTRY**

06100 Rough Carpentry

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

07921 Sealants

**DIVISION 8 - OPENINGS**

08400 Aluminum Storefront and Glazing (*Addendum 5*)

08871 Solar & Security Window Films (*Addendum 2*)

**DIVISION 9 - FINISHES**

09900 Paint

**END OF TABLE OF CONTENTS**