



# AIA® Document A101™ – 1997

## Standard Form of Agreement Between Owner and Contractor where the basis of payment is a STIPULATED SUM

AGREEMENT made as of the Twenty First day of February in the year of Two Thousand and Eight.  
in the year of  
(In words, indicate day, month and year)

**BETWEEN** the Owner:

(Name, address and other information)

School District of Clay County  
900 Walnut Street  
Green Cove Springs, FL 32043

and the Contractor:

(Name, address and other information)

Walding Company  
5639 Witten Road  
Jacksonville, FL 32254

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

AIA Document A201-1997, 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.

This document has been approved and endorsed by The Associated General Contractors of America.

The Project is:

(Name and location)

Middleburg Elementary School -  
New Entrance Drive  
3958 Main Street  
Middleburg, FL 32068

The Architect is:

(Name, address and other information)

Mittauer & Associates, Inc.  
Consulting Engineers  
580-1 Wells Road  
Orange Park, FL 32073

The Owner and Contractor agree as follows.

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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; these 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 Modifications, appears in Article 8.

**ARTICLE 2 THE WORK OF THIS CONTRACT**

The Contractor shall fully execute the Work described in the Contract Documents, except to the extent 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 Date of Commencement will be set forth within the Notice to Proceed.

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanic's liens 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** The Contractor shall achieve Substantial Completion of the entire Work not later than \_\_\_\_\_ days from the date of commencement, or as follows:

*(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. Unless stated elsewhere in the Contract Documents, insert any requirements for earlier Substantial Completion of certain portions of the Work.)*

Refer to Section 00100.21.1, Time of Completion and Liquidated Damages.

, subject to adjustments of this Contract Time as provided in the Contract Documents.

*(Insert provisions, if any, for liquidated damages relating to failure to complete on time or for bonus payments for early completion of the Work.)*

Refer to Section 00100.21.1, Time of Completion and Liquid Damages

**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 One Hundred Fifth Nine Thousand Eight Hundred Eighty Four Dollars and Zero Cents (\$ 159,884.00 ), 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 decisions on other alternates are to be made by the Owner 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)*

None

§ 4.3 Unit prices, if any, are as follows:

None

## 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:

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

~~§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the ----- day of a month, the Owner shall make payment to the Contractor not later than the ----- day of the ----- 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 twenty five ( 25 ) 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, 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 indicate 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 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 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 ten percent ( 10 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.8 of AIA Document A201-1997;
- .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 ten percent ( 10 %);
- .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 A201-1997.

§ 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, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and  
*(Section 9.8.5 of AIA Document A201-1997 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)*

§ 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.)*

Refer to Section 00810.1(1.5) of the Specifications

§ 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 Section 12.2.2 of AIA Document A201-1997, 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:

## ARTICLE 6 TERMINATION OR SUSPENSION

§ 6.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-1997.

§ 6.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–1997.

**ARTICLE 7 MISCELLANEOUS PROVISIONS**

§ 7.1 Where reference is made in this Agreement to a provision of AIA Document A201–1997 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 7.2 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.)*

*(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)*

§ 7.3 The Owner's representative is:  
*(Name, address and other information)*

Lierd E. Grant, Facilities Project Manager  
School District of Clay County  
900 Walnut Street  
Green Cove Springs, FL 32043

§ 7.4 The Contractor's representative is:  
*(Name, address and other information)*

Joseph A. Walding, President  
Walding Company  
5693 Witten Road  
Jacksonville, FL 32254

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

§ 7.6 Other provisions:

**ARTICLE 8 ENUMERATION OF CONTRACT DOCUMENTS**

**§ 8.1** The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

**§ 8.1.1** The Agreement is this executed 1997 edition of the Standard Form of Agreement Between Owner and Contractor, AIA Document A101-1997.

**§ 8.1.2** The General Conditions are the 1997 edition of the General Conditions of the Contract for Construction, AIA Document A201-1997.

**§ 8.1.3** The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated January, 2008 , and are as follows: All Drawings

Document	Title	Pages
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**§ 8.1.4** The Specifications are those contained in the Project Manual dated as in Section 8.1.3, and are as follows: *(Either list the Specifications here or refer to an exhibit attached to this Agreement.)*

Section	Title	Pages
Refer to Exhibit 'A'		

**§ 8.1.5** The Drawings are as follows, and are dated \_\_\_\_\_ unless a different date is shown below:

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

Number	Title	Date
Refer to Exhibit 'B'		

**§ 8.1.6** The Addenda, if any, are as follows:

Number	Date	Pages
Addendum No. 1	1/24/08	4

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8.

**§ 8.1.7** Other documents, if any, forming part of the Contract Documents are as follows:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-1997 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.)*

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

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

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

\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
*(Printed name and title)*

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**



**EXHIBIT 'A'**

**MIDDLEBURG ELEMENTARY SCHOOL –NEW ENTRANCE DRIVE  
CLAY COUNTY DISTRICT SCHOOLS  
CLAY COUNTY, FLORIDA  
CCDS PROJECT NO. C-4-07/08  
MITTAUER & ASSOCIATES PROJECT NO. 9513-18-1  
SPECIFICATIONS**

**DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS**

SECTION 00009 - DESCRIPTION OF THE WORK

SECTION 00010 - NOTICE TO BIDDERS

SECTION 00100 - INSTRUCTIONS TO BIDDERS

SECTION 00200 - PUBLIC ENTITY CRIMES

SECTION 00300 - BID FORMS

SECTION 00400 - LIST OF SUBCONTRACTORS

SECTION 00500 - AGREEMENT FORMS

SECTION 00600 - BONDS AND CERTIFICATES

SECTION 00700 - GENERAL CONDITIONS

SECTION 00800 - SUPPLEMENTARY CONDITIONS

SECTION 00810 - PROGRESS PAYMENTS

SECTION 00860 - PURCHASING OF PROJECT DOCUMENTS

SECTION 00900 - SPECIAL CONDITIONS

**DIVISION 1 - GENERAL REQUIREMENTS**

SECTION 01010 - SUMMARY OF WORK

SECTION 01040 - COORDINATION, INSPECTION AND PROTECTION

SECTION 01042 - DIRECT PURCHASING PROCEDURES

SECTION 01050 - FIELD ENGINEERING

SECTION 01060 - CODES, PERMITS AND FEES

SECTION 01070 - CUTTING AND PATCHING

SECTION 01100 - ALTERNATES/SUBSTITUTES

SECTION 01200 - JOB SITE ADMINISTRATION

SECTION 01300 - SUBMITTALS

SECTION 01320 - PROGRESS REPORTING

SECTION 01511 - TEMPORARY ELECTRICITY

SECTION 01512 - TEMPORARY LIGHTING

SECTION 01514 - TEMPORARY TELEPHONE SERVICE

SECTION 01515 - TEMPORARY WATER

SECTION 01516 - TEMPORARY SANITARY FACILITIES

SECTION 01530 - BARRIERS

SECTION 01531 - TEMPORARY FENCING

SECTION 01560 - TEMPORARY CONTROLS

SECTION 01570 - TRAFFIC CONTROL

SECTION 01620 - MATERIALS, STORAGE AND PROTECTION

SECTION 01700 - CONTRACT CLOSEOUT

SECTION 01710 - CLEANING

**DIVISION 2 – SITEWORK**

SECTION 02210 – SOIL BORINGS

SECTION 02220 – DEMOLITION

SECTION 02230 – SITE CLEARING, STRIPPING AND GRUBBING

SECTION 02240 – DEWATERING

SECTION 02300 – EARTHWORK

SECTION 02370 – EROSION & SEDIMENT CONTROL

SECTION 02630 – STORM SEWER COLLECTION SYSTEM

SECTION 02710 – ASPHALTIC CONCRETE PAVING

SECTION 02720 – CONCRETE PAVING & SIDEWALK

SECTION 02820 – CHAIN LINK FENCING

SECTION 02910 – GRASSING, SEEDING & SODING

**DIVISION 3 – CONCRETE**

**Not Applicable**

**DIVISION 4 - MASONRY**

Not Applicable

**DIVISION 5 - METALS**

Not Applicable

**DIVISION 6 - WOOD AND PLASTICS**

Not Applicable

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

Not Applicable

**DIVISION 8 - DOORS AND WINDOWS**

Not Applicable

**DIVISION 9 - FINISHES**

Not Applicable

**DIVISION 10- SPECIALTIES**

Not Applicable

**DIVISION 11- EQUIPMENT**

Not Applicable

**DIVISION 12- FURNISHINGS**

Not Applicable

**DIVISION 13- SPECIAL CONSTRUCTION**

Not Applicable

**DIVISION 14- CONVEYING SYSTEMS**

Not Applicable

**DIVISION 15- MECHANICAL**

Not Applicable

**DIVISION 16- ELECTRICAL**

Not Applicable

**DIVISION 17 – DATA, VOICE AND VIDEO**

Not Applicable

**EXHIBIT 'B'**

**MIDDLEBURG ELEMENTARY SCHOOL –NEW ENTRANCE DRIVE  
CLAY COUNTY DISTRICT SCHOOLS  
CLAY COUNTY, FLORIDA  
CCDS PROJECT NO. C-4-07/08  
MITTAUER & ASSOCIATES PROJECT NO. 9513-18-1  
DRAWING LIST**

**COVER**

C1 - GENERAL NOTES, ABBREVIATIONS & LEGEND 1/10/08

C2 - EXISTING CONDITIONS/DEMOLITION PLAN - 1/24/08

C3 - SITE PLAN - 1/24/08

C4 - GRADING & DRAINAGE PLAN 1/10/08

C5 - SITE DETAILS 1/10/08

C6 - DRAINAGE DETAILS - 1/24/08