

 **AIA**® Document A101™ – 2007

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

AGREEMENT made as of the 19th day of January
in the year 2016
(In words, indicate day, month and year.)

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

City of Central Falls
580 Broad Street
Central Falls, RI 02863

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

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

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

Urbane Construction Corporation
170 Cannon Street
Cranston, RI 02920

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

CENTRAL FALLS FIRE DEPARTMENT RENOVATION

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

Torrado Architects
35 Greenwich Street
Providence, RI 02907

The Owner and Contractor agree as follows.

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
- 10 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 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 the date of the Notice to Proceed issued by the City of Central Falls.

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

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

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than Sixty (60) 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. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of the Work

Substantial Completion Date

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

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 Eighty Six Thousand Five Hundred Dollars (\$ 186,500.00), 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 the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

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

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
1. SAT ceiling replacement - 1,000 SF @ 5.00/SF	5,000.00
2. VCT replacement - 100 SF @ 5.00/SF	500.00
3. Five 2' sections of 10' M3D	1,000.00
4. Five 2' sections of 10' M12C	2,000.00
5. Ten 2' sections of soffit	1,000.00

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 of the certified amount to the Contractor not later than the last day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Thirty (30) 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, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as 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 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at 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 A201–2007.

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

- .1 Add, upon Substantial Completion of the Work, 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 A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

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

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

§ 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 A201–2007, 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 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

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

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

§ 6.2 BINDING DISPUTE RESOLUTION

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

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

- Arbitration pursuant to Section 15.4 of AIA Document A201–2007
- Litigation in a court of competent jurisdiction
- Other: *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

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

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

ARTICLE 8 MISCELLANEOUS PROVISIONS

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

§ 8.2 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.)

1.5% per month

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

Sonia Grace - City Clerk

Office of the City Clerk

City of Central Falls

580 Broad Street

Central Falls, RI 02863

(P) 401-727-7400 (F) 401-727-7406

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

Eric J. Goding

Urbane Construction Corporation

170 Cannon Street

Cranston, RI 02920

(P) 401-944-6500 (F) 401-944-1650

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

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

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

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

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

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

§ 9.1.4 The Specifications:

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

Project Manual Table of Contents (attached to this Agreement)

Section	Title	Date	Pages
---------	-------	------	-------

§ 9.1.5 The Drawings:

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

Section 00850 - List of Drawings (attached to this Agreement)

Number	Title	Date
--------	-------	------

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum No. 1	12/24/2015	1
Addendum No. 2	12/30/2015	1

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

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

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Init.

ARTICLE 10 INSURANCE AND BONDS

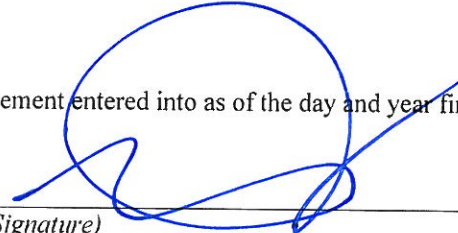
The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201-2007.

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

Type of Insurance or Bond

Limit of Liability or Bond Amount (\$0.00)

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


OWNER (Signature)

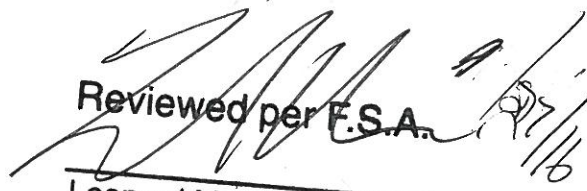
James A. Diossa, Mayor
(Printed name and title)


CONTRACTOR (Signature)

Eric J. Goding, Vice President
(Printed name and title)

Approved as to form and correctness


City Solicitor


Reviewed per F.S.A. 10/27/16

Leonard Morganis
Administration & Finance Officer

PROJECT MANUAL TABLE OF CONTENTS

DIVISION 0 – CONTRACTING REQUIREMENTS

00020	Invitation to Bid
00050	Bid/Solicitation Information
00100	Instructions to Bidders, AIA-A701-1997
00110	Supplementary Instructions to Bidders
00310	Bid Form
00350	Letter of Intent
00500	General Conditions, AIA-A201-2007
00600	Bid Bond, AIA-A310-2010
00650	Performance Bond & Payment Bond, AIA-A312-2010
00660	Supplemental Attachment for ACORD Certificate of Insurance 25-S, AIA-G715-1991
00700	Certificate of Substantial Completion, AIA-G704-2000
00710	Contractor's Affidavit of Payment of Debts and Claims, AIA-G706-1994
00720	Contractor's Affidavit of Release of Liens, AIA-G706A-1994
00800	Supplementary Conditions
00810	Consent of Surety Company of Final Payment, AIA-G707-1994
00820	Application and Certificate for Payment, AIA-G702-1992
00850	List of Drawings
00950	Prevailing Wage Rates
00975	Statement of Bidders Qualifications

DIVISION 1 – GENERAL REQUIREMENTS

01000	General Requirements
01005	Administrative Provisions
01019	Contract Considerations
01030	Allowances and Unit Prices
01039	Coordination and Meetings
01090	Abbreviations and Symbols
01300	Submittals
01400	Quality Control
01600	Materials and Equipment
01660	Mechanical and Electrical Coordination
01700	Contract Closeout
01730	Cleaning
01900	Mold Remediation Guidelines

DIVISION 2 – SITE WORK

02050	Demolition
02090	Cutting and Patching

DIVISION 6 - WOOD AND PLASTICS

06100	General Carpentry
-------	-------------------

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07200	Building Insulation
07900	Caulking

DIVISION 8 - DOORS AND WINDOWS

TORRADO ARCHITECTS

CENTRAL FALLS FIRE DEPARTMENT RENOVATIONS

PROJECT MANUAL TABLE OF CONTENTS

08100 Metal Doors and Frames
08700 Door Hardware

DIVISION 9 – FINISHES

09250 Gypsum Drywall
09300 Ceramic Tile
09540 Acoustical Ceiling System
09650 Resilient Vinyl Tile
09900 Painting

DIVISION 10 – SPECIALTIES

10800 Toilet Accessories

END OF PROJECT MANUAL TABLE OF CONTENTS

SECTION 00850 - LIST OF DRAWINGS

PART 1 - GENERAL

1.01 REFERENCE

- A. The drawings hereinafter listed represent an integral part of the contract documents. They should not be considered as a separate entity as they, along with the technical specifications, form a process of disseminating information required to perform the work of this project.

1.02 SCHEDULE

- A. The following schedule indicates the drawings of this contract. The manner of listing and respective order are for convenience only and do not obligate the Contractor to perform the work in any specific sequence. The work indicated on each drawing should not be construed as specific work for a specific trade, subcontractor or supplier.

- B. Schedule of Drawings dated December 15, 2015

COVER SHEET

ARCHITECTURAL

A0.0	GENERAL NOTES & WALL TYPES
A0.1	DEMOLITION FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A4.1	INTERIOR ELEVATIONS & SECTIONS
A6.1	DOOR AND FRAME SCHEDULES
A7.1	REFLECTED CEILING PLAN

MECHANICAL:

<u>DWG NO.</u>	<u>SHEET DESCRIPTION</u>
M1.0	BASEMENT PLAN AND NOTES
M1.1	FIRST FLOOR PLAN
M2.1	SCHEDULES DETAILS AND SPECIFICATIONS

ELECTRICAL:

<u>DWG NO.</u>	<u>SHEET DESCRIPTION</u>
E1.0	ELECTRICAL LEGENDS & SCHEDULES
E2.0	ELECTRICAL DEMOLITION PLAN
E3.0	ELECTRICAL NEW WORK PLAN

PLUMBING:

<u>DWG NO.</u>	<u>SHEET DESCRIPTION</u>
P1.0	PLUMBING FLOOR PLAN AND NOTES

END OF SECTION 00850