



# 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 14th day of January in the year 2020  
(In words, indicate day, month and year.)

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

Iowa City Community School District  
1725 North Dodge Street  
Iowa City, Iowa 52245

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

Conlon Construction  
3273 Ridgeway Drive Suite B  
Coralville, IA 52241

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

Wickham Elementary School  
Addition and Renovation  
601 Oakdale Blvd  
Coralville, IA 52240

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

Rohrbach Associates PC  
325 E Washington Street  
Iowa City, Iowa 52244  
Telephone Number: (319) 338-9311  
Fax Number: (319) 338-9872

### 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.

The Owner and Contractor agree as follows.

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 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.)

- [ X ] 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.)

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.)

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

By the following date: August 1, 2021

§ 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
100% Complete	August 1, 2021

§ 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 ninety nine thousand six hundred dollars and zero cents (\$ 2,099,600.00 ), 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
Alt #1	\$515,000.00
Alt #2	\$68,600.00

§ 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
Electronic Document Submittal Service	\$4,200.00

§ 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)
Over excavation	Cubic yard	\$32.50

§ 4.5 Liquidated damages, if any:

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

§ 4.6 Other:

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

## 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 Payments are reviewed and approved by the Iowa City Community School District Board of Education at regular meetings held on the second and fourth Tuesday of each month, or according to the posted Board schedule. Applications for payment must be certified by the Architect and received by the Board by the Monday of the week prior to each meeting. The Architect will require a minimum of one week to review each payment application. *(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.)*

5%

§ 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.)*

zero % 0%

## 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.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- 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)*

Duane Van Hemert, Director of Facilities  
Iowa City Community School District  
1725 N Dodge Street  
Iowa City, IA 52245  
vanhemert.duane@iowacityschools.org  
(319) 688-1020

§ 8.3 The Contractor’s representative:

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

Tim Conlon, President and CEO  
Conlon Construction Co  
1100 Rockdale Rd  
Dubuque, IA 52003  
tconlon@conlonco.com  
(563) 583-1724

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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™e-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction

*(Paragraphs deleted)*

- .5 Drawings

Number	Title	Date
Exhibit A		

- .6 Specifications

Section	Title	Date	Pages
Exhibit B			

- .7 Addenda, if any:

Number	Date	Pages
1	January 14, 2020	32
2	January 14, 2020	7

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.)*


*(Table deleted)(Paragraphs deleted)*


*(Paragraphs deleted)*

- .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.)

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

  
\_\_\_\_\_  
OWNER (Signature)  
Janet Gudwin, Board President  
(Printed name and title)

  
\_\_\_\_\_  
CONTRACTOR (Signature)  
Ben Simon, Project Manager  
(Printed name and title)



# 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 10:50:54 ET on 01/28/2020.

## PAGE 1

AGREEMENT made as of the 14th day of January in the year 2020

...

*(Name, legal status, address and other information)*

Iowa City Community School District  
1725 North Dodge Street  
Iowa City, Iowa 52245

...

Conlon Construction  
3273 Ridgeway Drive Suite B  
Coralville, IA 52241

...

Wickham Elementary School  
Addition and Renovation  
601 Oakdale Blvd  
Coralville, IA 52240

...

*(Name, legal status, address and other information)*

Rohrbach Associates PC  
325 E Washington Street  
Iowa City, Iowa 52244  
Telephone Number: (319) 338-9311  
Fax Number: (319) 338-9872

## PAGE 2

The date of this Agreement.

## PAGE 3

By the following date: August 1, 2021

...

100% Complete

August 1, 2021

...

§ 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 ninety nine thousand six hundred dollars and zero cents (\$ 2,099,600.00 ), subject to additions and deductions as provided in the Contract Documents.

...

<u>Alt #1</u>	<u>\$515,000.00</u>
<u>Alt #2</u>	<u>\$68,600.00</u>

...

<u>Electronic Document Submittal Service</u>	<u>\$4,200.00</u>
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...

<u>Over excavation</u>	<u>Cubic yard</u>	<u>\$32.50</u>
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PAGE 4

§ 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 of the amount certified 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 of the amount certified shall be made by the Owner not later than ( ) days after the Architect receives the Application for Payment.~~ Payments are reviewed and approved by the Iowa City Community School District Board of Education at regular meetings held on the second and fourth Tuesday of each month, or according to the posted Board schedule. Applications for payment must be certified by the Architect and received by the Board by the Monday of the week prior to each meeting. The Architect will require a minimum of one week to review each payment application.

...

5%  
PAGE 5

zero % 0%  
PAGE 6

[  ] Litigation in a court of competent jurisdiction

...

Duane Van Hemert, Director of Facilities  
Iowa City Community School District  
1725 N Dodge Street  
Iowa City, IA 52245  
vanhemert.duane@iowacityschools.org  
(319) 688-1020

...

Tim Conlon, President and CEO  
Conlon Construction Co  
1100 Rockdale Rd  
Dubuque, IA 52003  
tconlon@conlonco.com

~~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.)*

...

Exhibit A

...

Exhibit B

...

<u>1</u>	<u>January 14, 2020</u>	<u>32</u>
<u>2</u>	<u>January 14, 2020</u>	<u>7</u>

...

~~[ ]~~ 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
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## Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, William T. Downing AIA, 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 10:50:54 ET on 01/28/2020 under Order No. 7771407065 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, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)

**EXHIBIT A**

**LIST OF DRAWINGS**

- G000 COVER SHEET
- G100 ABBREVIATION & MOUNTING HEIGHTS
- G200 CODE COMPLIANCE PLAN
  
- CD100 EXISTING CONDITIONS AND DEMOLITION PLAN: BASE AND ALTERNATE BID
- C120 OVERALL LAYOUT AND DIMENSION PLAN BASE AND ALTERNATE BIDS
- C121 DETAILED LAYOUT AND DIMENSION PLAN, SOUTH SIDE: BASE AND ALTERNATE BID
- C122 DETAILED LAYOUT, UTILITY, AND DIMENSION PLAN, NORTH SIDE: BASE BID
- C140 OVERALL EROSION CONTROL AND GRADING PLAN & SWAPP: BASE AND ALTERNATE BID
- C141 DETAILED GRADING PLAN, SOUTH SIDE: BASE AND ALTERNATE BID
- C142 DETAILED GRADING PLAN NORTH SIDE: BASE BID
- C500 GENERAL NOTES AND DETAILS
- L100 SITE LANDSCAPE PLAN: BASE BID
  
- S001 STRUCTURAL NOTES
- S101 FOUNDATION PARTIAL PLANS
- S201 FOUNDATION DETAILS
- S202 FOUNDATION DETAILS
- S301 FRAMING PARTIAL PLANS
- S401 FRAMING DETAILS
- S402 FRAMING DETAILS
  
- D100 LEVEL 1 EXISTING DEMOLITION PLAN
- D101 LEVEL 1 ENLARGED DEMOLITION PLAN
- D102 LEVEL 1 ENLARGED DEMOLITION PLAN
- D103 LEVEL 1 ENLARGED DEMOLITION PLAN
- D400 LEVEL 1 REFLECTED CEILING DEMOLITION PLAN
  
- A100 LEVEL 1 CONSTRUCTION PLAN
- A101 LEVEL 1 ENLARGED PLAN - PART A
- A102 LEVEL 1 ENLARGED PLANS
- A103 LEVEL 1 ENLARGED PLANS
- A104 LEVEL 1 ENLARGED PLANS
- A105 ROOF PLANS
- A300 LEVEL 1 ENTRY FINISH PLAN
- A301 LEVEL 1 CLASSROOM ADDITION FINISH PLAN
- A400 LEVEL 1 REFLECTED CEILING PLAN
- A401 LEVEL 1 REFLECTED CEILING PLAN PART A
- A402 LEVEL 1 REFLECTED CEILING PLAN PART B,C,D, AND E
- A500 BUILDING ELEVATIONS - BASE AND ALTERNATE BID
- A600 WALL SECTIONS
- A601 WALL SECTIONS
- A700 INTERIOR ELEVATIONS
- A701 INTERIOR ELEVATIONS
- A702 INTERIOR ELEVATIONS
- A703 INTERIOR ELEVATIONS
- A800 WALL PARTITION TYPES
- A801 EXTERIOR / INTERIOR DOOR, WINDOW FRAME ELEVATION AND DOOR SCHEDULE
- A802 OPENING DETAILS

A900 DETAILS  
A901 DETAILS

FP000 FIRE PROTECTION COVER SHEET  
FP101 FIRST FLOOR FIRE PROTECTION - PART A  
FP102 FIRST FLOOR FIRE PROTECTION - PART B,C,D, AND E  
FP104 ALTERNATE VIEWS - FIRE PROTECTION  
FP500 FIRE PROTECTION DETAILS & SCHEDULES

M000 MECHANICAL COVER SHEET  
MD101 FIRST FLOOR DEMOLITION - MECHANICAL - PART A  
M1U1 UNDERFLOOR - MECHANICAL - PART A  
M101 UNDERFLOOR - MECHANICAL - PART A  
M104 ALTERNATE VIEWS - MECHANICAL  
M500 MECHANICAL DETAILS  
M501 MECHANICAL DETAILS  
M502 CONTROL DIAGRAMS  
M600 MECHANICAL SCHEDULES

E000 ELECTRICAL COVER SHEET  
ED101 FIRST FLOOR DEMOLITION - ELECTRICAL - PART A  
ED102 FIRST FLOOR DEMOLITION - ELECTRICAL - PART B, C, D AND E  
E001 SITE - ELECTRICAL  
EL101A FIRST FLOOR - LIGHTING - PART A  
EL101B FIRST FLOOR - LIGHTING - PART B, C, D, AND E  
EP101A FIRST FLOOR - POWER & DATA - PART A  
EP101B FIRST FLOOR - POWER & DATA - PART B, C, D AND E  
ES101A FIRST FLOOR - SYSTEMS - PART A  
ES101B FIRST FLOOR - SYSTEMS - PART B, C, D, AND E  
E104 ALTERNATE VIEWS - ELECTRICAL  
E300 ELECTRICAL - DETAILS  
E500 ELECTRICAL SCHEDULES  
E501 ELECTRICAL SCHEDULES

**END OF LIST OF DRAWINGS**

**EXHIBIT B**  
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**VOLUME 1**

**PROCUREMENT AND CONTRACTING REQUIREMENTS**

- 00 00 01 – Project Information
- 00 01 07 – Seals and Signatures
- 00 01 10 – Table of Contents

**Division 00 -- Procurement and Contracting Requirements**

- 00 11 10 – Notice of Hearing
- 00 11 13 – Notice of Bid Letting
- 00 21 13 – Instructions to Bidders
- 00 22 13 – Supplementary Instructions to Bidders  
Bidder Status Form
- 00 22 15 – Special Instructions
- 00 25 13 – Pre-Bid Conference
- 00 31 00 – Available Project Information  
Geotechnical Engineering Report  
Asbestos Survey
- 00 41 13 – Bid Form
- 00 43 25 – Substitution Request form
- 00 52 13 – Agreement Form
- 00 61 13 – Bonds and Certificates
- 00 72 00 – General Conditions
- 00 73 00 – Supplementary Conditions
- 00 73 13 – Targeted Small Business Procurement Goal

**SPECIFICATIONS**

**Division 01 -- General Requirements**

- 01 10 00 – Summary
- 01 20 00 – Price and Payment Procedures
- 01 21 00 – Allowances
- 01 22 00 – Unit Prices
- 01 23 00 – Alternates
- 01 30 00 – Administrative Requirements  
Terms and Conditions for Use of Electronic Files Form
- 01 32 16 – Construction Progress Schedule

- 01 40 00 – Quality Requirements
- 01 42 16 – Definitions
- 01 45 33 – Code-Required Special Inspections
- 01 50 00 – Temporary Facilities and Controls
- 01 57 13 – Temporary Erosion and Sediment Control
- 01 60 00 – Product Requirements
- 01 70 00 – Execution and Closeout Requirements
- 01 74 19 – Construction Waste Management and Disposal
- 01 78 00 – Closeout Submittals
- 01 79 00 – Demonstration and Training

**Division 02 -- Existing Conditions**

- 02 41 00 – Demolition

**Division 03 – Concrete**

- 03 30 00 – Cast-in-Place Concrete

**Division 04 – Masonry**

- 04 20 00 – Unit Masonry
- 04 72 00 – Cast Stone Masonry

**Division 05 – Metals**

- 05 12 00 – Structural Steel Framing
- 05 21 00 – Steel Joist Framing
- 05 31 00 – Steel Decking
- 05 40 00 – Cold-Formed Metal Framing

**Division 06 -- Wood, Plastics, and Composites**

- 06 10 00 – Rough Carpentry

**Division 07 -- Thermal and Moisture Protection**

- 07 21 00 – Thermal Insulation
- 07 22 00 – Roof and Deck Insulation
- 07 25 00 – Weather Barriers
- 07 42 13 – Metal Composite Material Wall Panels
- 07 54 00 – Thermoplastic Membrane Roofing
- 07 54 01 – Roof Maintenance Warrantee
- 07 62 00 – Sheet Metal Flashing and Trim
- 07 84 00 – Firestopping
- 07 92 00 – Joint Sealers



**Division 08 -- Openings**

- 08 11 13 – Hollow Metal Doors and Frames
- 08 14 16 – Flush Wood Doors
- 08 43 13 – Aluminum-Framed Storefronts
- 08 51 13 – Aluminum Windows
- 08 71 00 – Door Hardware
- 08 80 00 – Glazing

**Division 09 -- Finishes**

- 09 21 16 – Gypsum Board Assemblies
- 09 30 00 – Tiling
- 09 51 00 – Acoustical Ceilings
- 09 65 00 – Resilient Flooring
- 09 65 66 – Resilient Athletic Flooring
- 09 66 23 – Resinous Matrix Terrazzo Flooring
- 09 68 13 – Tile Carpeting
- 09 90 00 – Painting
- 09 96 00 – High-Performance Coatings
- 09 99 90 – Color Schedule

**Division 10 -- Specialties**

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- 10 14 00 - Signage
- 10 21 23 - Cubicle Curtains and Track
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**Division 11 – Equipment**

- 11 66 23 – Gymnasium Equipment

**Division 12 – Furnishings**

- 12 24 00 – Roller Window Shades
- 12 35 30 – Manufactured Casework
- 12 36 00 – Countertops

**Division 13 -- Special Construction (NOT USED)**

**Division 14 – Conveying Equipment (NOT USED)**

**VOLUME 2**

**Division 21 -- Fire Suppression**

- 21 05 00 – BASIC FIRE SUPPRESSION REQUIREMENTS
- 21 05 03 – THROUGH PENETRATION FIRESSTOPPING
- 21 05 29 – FIRE SUPPRESSION SUPPORTS AND ANCHORS
- 21 05 53 – FIRE SUPPRESSION IDENTIFICATION
- 21 13 00 – FIRE PROTECTION SYSTEMS

**Division 22 – Plumbing**

- 22 05 00 – BASIC PLUMBING REQUIREMENTS
- 22 05 03 – THROUGH PENETRATION FIRESTOPPING
- 22 05 05 – PLUMBING DEMOLITION FOR REMODELING
- 22 05 29 – PLUMBING SUPPORTS AND ANCHORS
- 22 05 53 – PLUMBING IDENTIFICATION
- 22 07 19 – PLUMBING PIPING INSULATION
- 22 09 00 – INSTRUMENTATION
- 22 10 00 – PLUMBING PIPING
- 22 10 30 – PLUMBING SPECIALTIES
- 22 40 00 – PLUMBING FIXTURES

**Division 23 -- Heating, Ventilating, and Air-Conditioning (HVAC)**

- 23 05 00 – BASIC HVAC REQUIREMENTS
- 23 05 03 – THROUGH PENETRATION FIRESTOPPING
- 23 05 05 – HVAC DEMOLITION FOR REMODELING
- 23 05 13 – MOTORS
- 23 05 29 – HVAC SUPPORTS AND ANCHORS
- 23 05 48 – HVAC VIBRATION ISOLATION
- 23 05 53 – HVAC IDENTIFICATION
- 23 05 93 – TESTING, ADJUSTING, AND BALANCING
- 23 07 13 – DUCTWORK INSULATION
- 23 07 19 – HVAC PIPING INSULATION
- 23 09 00 – CONTROLS
- 23 09 13 – INSTRUMENTATION
- 23 21 00 – HYDRONIC PIPING
- 23 25 00 – CHEMICAL (WATER) TREATMENT
- 23 31 00 – DUCTWORK

- 23 33 00 – DUCTWORK ACCESSORIES
- 23 34 23 – POWER VENTILATORS
- 23 37 00 – AIR INLETS AND OUTLETS
- 23 40 00 – AIR CLEANING
- 23 82 00 – TERMINAL HEAT TRANSFER UNITS

**Division 26 -- Electrical**

- 26 00 10 – BASIC ELECTRICAL REQUIREMENTS
- 26 05 23 – THROUGH PENETRATION FIRESTOPPING
- 26 05 05 – ELECTRICAL DEMOLITION FOR REMODELING
- 26 05 13 – WIRE AND CABLE
- 26 05 26 – GROUNDING AND BONDING
- 26 05 27 – SUPPORTING DEVICES
- 26 05 33 – CONDUIT AND BOXES
- 26 05 35 – SURFACE RACEWAYS
- 26 05 53 – ELECTRICAL IDENTIFICATION
- 26 09 33 – LIGHTING CONTROL SYSTEMS
- 26 27 26 – WIRING DEVICES
- 26 29 23 – VARIABLE-FREQUENCY DRIVES
- 26 51 00 – LIGHTING
- 26 52 00 – EMERGENCY LIGHTING EQUIPMENT

**Division 27 -- Communications (NOT USED)**

**Division 28 -- Electronic Safety and Security**

- 28 31 00 – FIRE ALARM AND DETECTION SYSTEM

**Division 31 -- Earthwork**

- 31 10 00 – SITE CLEARING
- 31 22 00 – GRADING
- 31 23 16 – EXCAVATION
- 31 23 23 – FILL

**Division 32 -- Exterior Improvements**

- 32 11 23 – AGGREGATE BASE COURSES
- 32 12 16 – ASPHALT PAVING
- 32 13 13 – CONCRETE PAVEMENT
- 32 17 23.13 – PAINTED PAVEMENT MARKINGS
- 32 92 19 – SEEDING
- 32 92 23 – SODDING

32 93 00 – PLANTS

**Division 33 -- Utilities**

33 11 16 – SITE WATER UTILITY DISTRIBUTION PIPING

33 13 00 – DISINFECTION OF WATER UTILITY DISTRIBUTION

33 46 00 – SUBDRAINAGE

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