

# AIA® Document A105™ – 2017

## ***Standard Short Form of Agreement Between Owner and Contractor***

**AGREEMENT** made as of the 16 day of September in the year 2019  
(In words, indicate day, month and year.)

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

Woodbury County, IA and/or Board of Supervisors  
Woodbury County Courthouse  
620 Douglas Street  
Sioux City, IA 51101

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

L & L Builders Co.  
2205 4<sup>th</sup> St.  
Sioux City, IA 51101

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

Woodbury County Juvenile Detention Center: Kitchen & Laundry Renovations  
822 Douglas Street  
Sioux City, IA 51101

- Renovation of the existing Woodbury County Juvenile Detention Center.

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

Goldberg Group Architects, P.C.  
805 N. 36<sup>th</sup> Street, Suite B  
St. Joseph, Missouri 64506

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.

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### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contractor shall complete the Work described in the Contract Documents for the Project. The Contract Documents consist of

- .1 this Agreement signed by the Owner and Contractor;
- .2 the drawings and specifications prepared by the Architect, dated 08/02/2019, and enumerated as follows:

#### Drawings:

Number	Title	Date
G1.41	Fourth Floor Code Analysis	08/02/19
A1.41	Fourth Floor Demolition Plan & Floor Plan	08/02/19
A6.01	Door Schedule & Commercial Door/Frame Types & Details	08/02/19
A9.41	Fourth Floor Finish Plan & Reflected Ceiling Plan	08/02/19
MP0	Mechanical Symbols and Abbreviations	08/02/19
M100	4 <sup>th</sup> Floor Mechanical Demo and	08/02/19

M101	New Work Plans Roof Mechanical New Work Plan	08/02/19
M700	Mechanical Details	08/02/19
P100	3 <sup>rd</sup> Floor Plumbing New Work Plan	08/02/19
P101	4 <sup>th</sup> Floor Plumbing Demo and New Work Plans	08/02/19
P102	Roof Plumbing New Work Plan	08/02/19
P500	Kitchen plumbing Isometric	08/02/19
P700	Plumbing Details	08/02/19
P800	Plumbing Schedules	08/02/19
E0	Electrical Symbols and Abbreviations	08/02/19
E100	4 <sup>th</sup> Floor Lighting Demo and New Work Plans	08/02/19
E200	4 <sup>th</sup> Floor Power Demo and New Work Plans	08/02/19

Specifications:

Section	Title	Pages
01 10 00	Summary	4
01 20 00	Price and Payment Procedures	2
01 30 00	Administrative Requirements	4
01 40 00	Quality Requirements	3
01 50 00	Temporary Facilities and Controls	1
01 60 00	Product Requirements	3
01 70 00	Execution and Closeout Requirements	5
01 78 00	Closeout Submittals	4
02 41 00	Demolition	2
06 10 00	Rough Carpentry	2
07 92 00	Joint Sealants	3
08 11 13	Hollow Metal Doors and Frames	3
08 33 13	Coiling Counter Doors	2
08 71 00	Door Hardware	4
09 21 16	Gypsum Board Assemblies	5
09 51 00	Suspended Acoustical Ceilings	3
09 65 00	Resilient Flooring	3
09 67 10	Trowel Applied Seamless Flooring	3
09 90 00	Painting and Coating	5
11 40 00	Food Service Equipment	5
22 05 23	Basic HVAC Requirements	3
22 05 29	Hangers and Supports for Plumbing Piping and Equipment	5
22 07 19	Plumbing Piping Insulation	7
22 11 16	Domestic Water Piping	4
22 11 19	Domestic Water Piping Specialties	4
22 13 16	Sanitary Waste and Vent Piping	6

22 13 19	Sanitary Waste Piping	3
	Specialties	
22 42 16.16	Commercial Sinks	4
23 01 00	Basic HVAC Requirements	5
23 02 00	Selective HVAC Demolition	3
23 31 13	Metal Ducts	8
23 33 46	Flexible Ducts	2
23 37 13.13	Air Diffusers	2
26 05 19	Low-Voltage Electrical Power	2
	Conductors and Cables	
26 05 26	Grounding and Bonding for	2
	Electrical Systems	
26 05 29	Hangers and Supports for	2
	Electrical Systems	
26 05 33	Raceways and Boxes for	4
	Electrical Systems	
26 05 53	Identification for Electrical	3
	Systems	
26 27 26	Wiring Devices	2
26 28 16	Enclosed Switches	3
26 51 19	LED Interior Lighting	2

**.3 addenda prepared by the Architect as follows:**

Number	Date	Pages
01	08/30/19	7

**.4 written orders for changes in the Work, pursuant to Article 10, issued after execution of this Agreement; and**

**.5 other documents, if any, identified as follows:**

## ARTICLE 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

**§ 2.1** The Contract Time is the number of calendar days available to the Contractor to substantially complete the Work.

### § 2.2 Date of Commencement:

Unless otherwise set forth below, the date of commencement shall be the date of this Agreement.

*(Insert the date of commencement if other than the date of this Agreement.)*

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

### § 2.3 Substantial Completion:

Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion, as defined in Section 12.5, of the entire Work:

*(Check the appropriate box and complete the necessary information.)*

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

☒ By the following date: January 01, 2020

## ARTICLE 3 CONTRACT SUM

**§ 3.1** The Contract Sum shall include all items and services necessary for the proper execution and completion of the Work. Subject to additions and deductions in accordance with Article 10, the Contract Sum is:

One Hundred Fifty-Four Thousand Four Hundred Dollars (\$154,400.00)

Init.

§ 3.2 For purposes of payment, the Contract Sum includes the following values related to portions of the Work:  
(Itemize the Contract Sum among the major portions of the Work.)

Portion of the Work	Value
N/A	

§ 3.3 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and hereby accepted by the Owner:  
(Identify the 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.)

N/A

§ 3.4 Allowances, if any, included in the Contract Sum are as follows:  
(Identify each allowance.)

Item	Price
N/A	

§ 3.5 Unit prices, if any, are as follows:  
(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)
N/A		

#### ARTICLE 4 PAYMENTS

§ 4.1 Based on Contractor's Applications for Payment certified by the Architect, the Owner shall pay the Contractor, in accordance with Article 12, as follows:  
(Insert below timing for payments and provisions for withholding retainage, if any.)

Every 30 days with 5% retainage being withheld until the completion of the project.

§ 4.2 Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate below, or in the absence thereof, at the legal rate prevailing at the place of the Project.  
(Insert rate of interest agreed upon, if any.)

%

#### ARTICLE 5 INSURANCE

§ 5.1 The Contractor shall maintain the following types and limits of insurance until the expiration of the period for correction of Work as set forth in Section 14.2, subject to the terms and conditions set forth in this Section 5.1:

§ 5.1.1 Commercial General Liability insurance for the Project, written on an occurrence form, with policy limits of not less than \$1,000,000 (\$1,000,000 ) each occurrence, \$500,000 (\$500,000 ) general aggregate, and \$500,000 (\$500,000 ) aggregate for products-completed operations hazard.

§ 5.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than \$300,000 (\$ 300,000 ) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

§ 5.1.3 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella insurance policies result in the same or greater coverage as those required under Section 5.1.1 and 5.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage

than the primary policy. The excess policy shall not require exhaustion of the underlying limits only through the actual payment by the underlying insurers.

**§ 5.1.4 Workers' Compensation at statutory limits.**

**§ 5.1.5 Employers' Liability** with policy limits not less than \$1,000,000 (\$ 1,000,000) each accident, \$100,000 (\$ 100,000 ) each employee, and \$1,000,000 (\$ 1,000,000 ) policy limit.

**§ 5.1.6** The Contractor shall provide builder's risk insurance to cover the total value of the entire Project on a replacement cost basis.

**§ 5.1.7 Other Insurance Provided by the Contractor**

*(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)*

Coverage	Limits
N/A	

**§ 5.2** The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and shall provide property insurance to cover the value of the Owner's property. The Contractor is entitled to receive an increase in the Contract Sum equal to the insurance proceeds related to a loss for damage to the Work covered by the Owner's property insurance.

**§ 5.3** The Contractor shall obtain an endorsement to its Commercial General Liability insurance policy to provide coverage for the Contractor's obligations under Section 8.12.

**§ 5.4** Prior to commencement of the Work, each party shall provide certificates of insurance showing their respective coverages.

**§ 5.5** Unless specifically precluded by the Owner's property insurance policy, the Owner and Contractor waive all rights against (1) each other and any of their subcontractors, suppliers, agents, and employees, each of the other; and (2) the Architect, Architect's consultants, and any of their agents and employees, for damages caused by fire or other causes of loss to the extent those losses are covered by property insurance or other insurance applicable to the Project, except such rights as they have to the proceeds of such insurance.

**ARTICLE 6 GENERAL PROVISIONS**

**§ 6.1 The Contract**

The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification in accordance with Article 10.

**§ 6.2 The Work**

The term "Work" means the construction and services required by the Contract Documents, and includes all other labor, materials, equipment, and services provided, or to be provided, by the Contractor to fulfill the Contractor's obligations.

**§ 6.3 Intent**

The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all.

**§ 6.4 Ownership and Use of Architect's Drawings, Specifications and Other Documents**

Documents prepared by the Architect are instruments service for use solely with respect to this Project. The Architect and Owner shall retain all common law, statutory, and other reserved rights, including the copyright. The Contractor, subcontractors, sub-subcontractors, and suppliers are authorized to use and reproduce the instruments of service solely and exclusively for execution of the Work. The instruments of service may not be used for other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner.

## **§ 6.5 Electronic Notice**

Written notice under this Agreement may be given by one party to the other by email as set forth below.

*(Insert requirements for delivering written notice by email 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.)*

## **ARTICLE 7 OWNER**

### **§ 7.1 Information and Services Required of the Owner**

**§ 7.1.1** If requested by the Contractor, the Owner shall furnish all necessary surveys and a legal description of the site.

**§ 7.1.2** Except for permits and fees under Section 8.7.1 that are the responsibility of the Contractor, the Owner shall obtain and pay for other necessary approvals, easements, assessments, and charges.

**§ 7.1.3** Prior to commencement of the Work, at the written request of the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence.

### **§ 7.2 Owner's Right to Stop the Work**

If the Contractor fails to correct Work which is not in accordance with the Contract Documents, the Owner may direct the Contractor in writing to stop the Work until the correction is made.

### **§ 7.3 Owner's Right to Carry Out the Work**

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies, correct such deficiencies. In such case, the Architect may withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the cost of correction, provided the actions of the Owner and amounts charged to the Contractor were approved by the Architect.

### **§ 7.4 Owner's Right to Perform Construction and to Award Separate Contracts**

**§ 7.4.1** The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project.

**§ 7.4.2** The Contractor shall coordinate and cooperate with the Owner's own forces and separate contractors employed by the Owner.

## **ARTICLE 8 CONTRACTOR**

### **§ 8.1 Review of Contract Documents and Field Conditions by Contractor**

**§ 8.1.1** Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

**§ 8.1.2** The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner. Before commencing activities, the Contractor shall (1) take field measurements and verify field conditions; (2) carefully compare this and other information known to the Contractor with the Contract Documents; and (3) promptly report errors, inconsistencies, or omissions discovered to the Architect.

### **§ 8.2 Contractor's Construction Schedule**

The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work.

### **§ 8.3 Supervision and Construction Procedures**

**§ 8.3.1** The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work.

**§ 8.3.2** The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner, through the Architect, the names of subcontractors or suppliers for each portion of the Work. The Contractor shall not contract with any subcontractor or supplier to whom the Owner or Architect have made a timely and reasonable objection.

#### **§ 8.4 Labor and Materials**

**§ 8.4.1** Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work.

**§ 8.4.2** The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract Work. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

#### **§ 8.5 Warranty**

The Contractor warrants to the Owner and Architect that: (1) materials and equipment furnished under the Contract will be new and of good quality unless otherwise required or permitted by the Contract Documents; (2) the Work will be free from defects not inherent in the quality required or permitted; and (3) the Work will conform to the requirements of the Contract Documents. Any material or equipment warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 12.5.

#### **§ 8.6 Taxes**

The Contractor shall pay sales, consumer, use, and similar taxes that are legally required when the Contract is executed.

#### **§ 8.7 Permits, Fees and Notices**

**§ 8.7.1** The Contractor shall obtain and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work.

**§ 8.7.2** The Contractor shall comply with and give notices required by agencies having jurisdiction over the Work. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs. The Contractor shall promptly notify the Architect in writing of any known inconsistencies in the Contract Documents with such governmental laws, rules, and regulations.

#### **§ 8.8 Submittals**

The Contractor shall promptly review, approve in writing, and submit to the Architect shop drawings, product data, samples, and similar submittals required by the Contract Documents. Shop drawings, product data, samples, and similar submittals are not Contract Documents.

#### **§ 8.9 Use of Site**

The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits, the Contract Documents, and the Owner.

#### **§ 8.10 Cutting and Patching**

The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

#### **§ 8.11 Cleaning Up**

The Contractor shall keep the premises and surrounding area free from accumulation of debris and trash related to the Work. At the completion of the Work, the Contractor shall remove its tools, construction equipment, machinery, and surplus material; and shall properly dispose of waste materials.



### **§ 8.12 Indemnification**

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them, from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

## **ARTICLE 9 ARCHITECT**

**§ 9.1** The Architect will provide administration of the Contract as described in the Contract Documents. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

**§ 9.2** The Architect will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the Work.

**§ 9.3** The Architect will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

**§ 9.4** Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor.

**§ 9.5** The Architect has authority to reject Work that does not conform to the Contract Documents.

**§ 9.6** The Architect will promptly review and approve or take appropriate action upon Contractor's submittals, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

*(Paragraphs deleted)*

**§ 9.9** The Architect's duties, responsibilities, and limits of authority as described in the Contract Documents shall not be changed without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

## **ARTICLE 10 CHANGES IN THE WORK**

**§ 10.1** The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract, consisting of additions, deletions or other revisions, and the Contract Sum and Contract Time shall be adjusted accordingly, in writing. If the Owner and Contractor cannot agree to a change in the Contract Sum, the Owner shall pay the Contractor its actual cost plus reasonable overhead and profit.

**§ 10.2** The Architect may authorize or order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Such authorization or order shall be in writing and shall be binding on the Owner and Contractor. The Contractor shall proceed with such minor changes promptly.

**§ 10.3** If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.

## **ARTICLE 11 TIME**

**§ 11.1** Time limits stated in the Contract Documents are of the essence of the Contract.

§ 11.2 If the Contractor is delayed at any time in progress of the Work by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, or other causes beyond the Contractor's control, the Contract Time shall be subject to equitable adjustment.

§ 11.3 Costs caused by delays or by improperly timed activities or defective construction shall be borne by the responsible party.

## **ARTICLE 12 PAYMENTS AND COMPLETION**

### **§ 12.1 Contract Sum**

The Contract Sum stated in this Agreement, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

### **§ 12.2 Applications for Payment**

§ 12.2.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment for Work completed in accordance with the values stated in this Agreement. The Application shall be supported by data substantiating the Contractor's right to payment as the Owner or Architect may reasonably require, such as evidence of payments made to, and waivers of liens from, subcontractors and suppliers. Payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment stored, and protected from damage, off the site at a location agreed upon in writing.

§ 12.2.2 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment, all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or other encumbrances adverse to the Owner's interests.

### **§ 12.3 Certificates for Payment**

The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in part; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole. If certification or notification is not made within such seven day period, the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time and the Contract Sum shall be equitably adjusted due to the delay.

### **§ 12.4 Progress Payments**

§ 12.4.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner provided in the Contract Documents.

§ 12.4.2 The Contractor shall promptly pay each subcontractor and supplier, upon receipt of payment from the Owner, an amount determined in accordance with the terms of the applicable subcontracts and purchase orders.

§ 12.4.3 Neither the Owner nor the Architect shall have responsibility for payments to a subcontractor or supplier.

§ 12.4.4 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the requirements of the Contract Documents.

### **§ 12.5 Substantial Completion**

§ 12.5.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

§ 12.5.2 When the Contractor believes that the Work or designated portion thereof is substantially complete, it will notify the Architect and the Architect will make an inspection to determine whether the Work is substantially

complete. When the Architect determines that the Work is substantially complete, the Architect shall prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, establish the responsibilities of the Owner and Contractor, and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

#### **§ 12.6 Final Completion and Final Payment**

**§ 12.6.1** Upon receipt of a final Application for Payment, the Architect will inspect the Work. When the Architect finds the Work acceptable and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment.

**§ 12.6.2** Final payment shall not become due until the Contractor submits to the Architect releases and waivers of liens, and data establishing payment or satisfaction of obligations, such as receipts, claims, security interests, or encumbrances arising out of the Contract.

**§ 12.6.3** Acceptance of final payment by the Contractor, a subcontractor or supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

#### **ARTICLE 13 PROTECTION OF PERSONS AND PROPERTY**

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs, including all those required by law in connection with performance of the Contract. The Contractor shall take reasonable precautions to prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be incorporated therein, and other property at the site or adjacent thereto. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, or by anyone for whose acts the Contractor may be liable.

#### **ARTICLE 14 CORRECTION OF WORK**

**§ 14.1** The Contractor shall promptly correct Work rejected by the Architect as failing to conform to the requirements of the Contract Documents. The Contractor shall bear the cost of correcting such rejected Work, including the costs of uncovering, replacement, and additional testing.

**§ 14.2** In addition to the Contractor's other obligations including warranties under the Contract, the Contractor shall, for a period of one year after Substantial Completion, correct work not conforming to the requirements of the Contract Documents.

**§ 14.3** If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct it in accordance with Section 7.3.

#### **ARTICLE 15 MISCELLANEOUS PROVISIONS**

##### **§ 15.1 Assignment of Contract**

Neither party to the Contract shall assign the Contract as a whole without written consent of the other.

##### **§ 15.2 Tests and Inspections**

**§ 15.2.1** At the appropriate times, the Contractor shall arrange and bear cost of tests, inspections, and approvals of portions of the Work required by the Contract Documents or by laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

**§ 15.2.2** If the Architect requires additional testing, the Contractor shall perform those tests.

**§ 15.2.3** The Owner shall bear cost of tests, inspections, or approvals that do not become requirements until after the Contract is executed. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

### § 15.3 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules.

## ARTICLE 16 TERMINATION OF THE CONTRACT

### § 16.1 Termination by the Contractor

If the Work is stopped under Section 12.3 for a period of 14 days through no fault of the Contractor, the Contractor may, upon seven additional days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed including reasonable overhead and profit, and costs incurred by reason of such termination.

### § 16.2 Termination by the Owner for Cause

#### § 16.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the subcontractors;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 is otherwise guilty of substantial breach of a provision of the Contract Documents.

§ 16.2.2 When any of the above reasons exist, the Owner, after consultation with the Architect, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may

- .1 take possession of the site and of all materials thereon owned by the Contractor, and
- .2 finish the Work by whatever reasonable method the Owner may deem expedient.

§ 16.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 16.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 16.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner. This obligation for payment shall survive termination of the Contract.

### § 16.3 Termination by the Owner for Convenience

The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause. The Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

## ARTICLE 17 OTHER TERMS AND CONDITIONS

*(Insert any other terms or conditions below.)*

§17.1 The Owner, with regard to work performed under the contract, shall not discriminate on the grounds of race, color, sex, or national origin and shall comply with the provisions of Title VI of the Civil Rights Act of 1964 and the regulations promulgated thereunder.

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

*(If required by law, insert cancellation period, disclosures or other warning statements above the signatures.)*

---



**OWNER** (Signature)

Keith Radig, Chairman, Board of Supervisors

(Printed name and title)



**CONTRACTOR** (Signature)

Dana Rand, Vice-President

(Printed name and title)

LICENSE NO.:

JURISDICTION:

Init.

# Additions and Deletions Report for AIA® Document A105™ – 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 09:30:38 ET on 09/13/2019.

## PAGE 1

**AGREEMENT** made as of the 16 day of September in the year 2019

...

Woodbury County, IA and/or Board of Supervisors  
Woodbury County Courthouse  
620 Douglas Street  
Sioux City, IA 51101

...

L & L Builders Co.  
2205 4<sup>th</sup> St.  
Sioux City, IA 51101

...

Woodbury County Juvenile Detention Center: Kitchen & Laundry Renovations  
822 Douglas Street  
Sioux City, IA 51101  
• Renovation of the existing Woodbury County Juvenile Detention Center.

...

Goldberg Group Architects, P.C.  
805 N. 36<sup>th</sup> Street, Suite B  
St. Joseph, Missouri 64506

## PAGE 2

- .2 the drawings and specifications prepared by the Architect, dated 08/02/2019, and enumerated as follows:

...

<u>G1.41</u>	<u>Fourth Floor Code Analysis</u>	<u>08/02/19</u>
<u>A1.41</u>	<u>Fourth Floor Demolition Plan</u>	<u>08/02/19</u>
	<u>&amp; Floor Plan</u>	
<u>A6.01</u>	<u>Door Schedule &amp; Commercial</u>	<u>08/02/19</u>
	<u>Door/Frame Types &amp; Details</u>	
<u>A9.41</u>	<u>Fourth Floor Finish Plan &amp;</u>	<u>08/02/19</u>
	<u>Reflected Ceiling Plan</u>	
<u>MP0</u>	<u>Mechanical Symbols and</u>	<u>08/02/19</u>

<u>M100</u>	<u>Abbreviations</u>	<u>08/02/19</u>
	<u>4<sup>th</sup> Floor Mechanical Demo and</u>	
	<u>New Work Plans</u>	
<u>M101</u>	<u>Roof Mechanical New Work</u>	<u>08/02/19</u>
	<u>Plan</u>	
<u>M700</u>	<u>Mechanical Details</u>	<u>08/02/19</u>
<u>P100</u>	<u>3<sup>rd</sup> Floor Plumbing New Work</u>	<u>08/02/19</u>
	<u>Plan</u>	
<u>P101</u>	<u>4<sup>th</sup> Floor Plumbing Demo and</u>	<u>08/02/19</u>
	<u>New Work Plans</u>	
<u>P102</u>	<u>Roof Plumbing New Work</u>	<u>08/02/19</u>
	<u>Plan</u>	
<u>P500</u>	<u>Kitchen plumbing Isometric</u>	<u>08/02/19</u>
<u>P700</u>	<u>Plumbing Details</u>	<u>08/02/19</u>
<u>P800</u>	<u>Plumbing Schedules</u>	<u>08/02/19</u>
<u>E0</u>	<u>Electrical Symbols and</u>	<u>08/02/19</u>
	<u>Abbreviations</u>	
<u>E100</u>	<u>4<sup>th</sup> Floor Lighting Demo and</u>	<u>08/02/19</u>
	<u>New Work Plans</u>	
<u>E200</u>	<u>4<sup>th</sup> Floor Power Demo and New</u>	<u>08/02/19</u>
	<u>Work Plans</u>	

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<u>01 10 00</u>	<u>Summary</u>	<u>4</u>
<u>01 20 00</u>	<u>Price and Payment Procedures</u>	<u>2</u>
<u>01 30 00</u>	<u>Administrative Requirements</u>	<u>4</u>
<u>01 40 00</u>	<u>Quality Requirements</u>	<u>3</u>
<u>01 50 00</u>	<u>Temporary Facilities and</u>	<u>1</u>
	<u>Controls</u>	
<u>01 60 00</u>	<u>Product Requirements</u>	<u>3</u>
<u>01 70 00</u>	<u>Execution and Closeout</u>	<u>5</u>
	<u>Requirements</u>	
<u>01 78 00</u>	<u>Closeout Submittals</u>	<u>4</u>
<u>02 41 00</u>	<u>Demolition</u>	<u>2</u>
<u>06 10 00</u>	<u>Rough Carpentry</u>	<u>2</u>
<u>07 92 00</u>	<u>Joint Sealants</u>	<u>3</u>
<u>08 11 13</u>	<u>Hollow Metal Doors and</u>	<u>3</u>
	<u>Frames</u>	
<u>08 33 13</u>	<u>Coiling Counter Doors</u>	<u>2</u>
<u>08 71 00</u>	<u>Door Hardware</u>	<u>4</u>
<u>09 21 16</u>	<u>Gypsum Board Assemblies</u>	<u>5</u>
<u>09 51 00</u>	<u>Suspended Acoustical Ceilings</u>	<u>3</u>
<u>09 65 00</u>	<u>Resilient Flooring</u>	<u>3</u>
<u>09 67 10</u>	<u>Trowel Applied Seamless</u>	<u>3</u>
	<u>Flooring</u>	
<u>09 90 00</u>	<u>Painting and Coating</u>	<u>5</u>
<u>11 40 00</u>	<u>Food Service Equipment</u>	<u>5</u>
<u>22 05 23</u>	<u>Basic HVAC Requirements</u>	<u>3</u>
<u>22 05 29</u>	<u>Hangers and Supports for</u>	<u>5</u>
	<u>Plumbing Piping and</u>	
	<u>Equipment</u>	
<u>22 07 19</u>	<u>Plumbing Piping Insulation</u>	<u>7</u>
<u>22 11 16</u>	<u>Domestic Water Piping</u>	<u>4</u>
<u>22 11 19</u>	<u>Domestic Water Piping</u>	<u>4</u>
	<u>Specialties</u>	
<u>22 13 16</u>	<u>Sanitary Waste and Vent</u>	<u>6</u>
	<u>Piping</u>	

<u>22 13 19</u>	<u>Sanitary Waste Piping</u>	<u>3</u>
	<u>Specialties</u>	
<u>22 42 16.16</u>	<u>Commercial Sinks</u>	<u>4</u>
<u>23 01 00</u>	<u>Basic HVAC Requirements</u>	<u>5</u>
<u>23 02 00</u>	<u>Selective HVAC Demolition</u>	<u>3</u>
<u>23 31 13</u>	<u>Metal Ducts</u>	<u>8</u>
<u>23 33 46</u>	<u>Flexible Ducts</u>	<u>2</u>
<u>23 37 13.13</u>	<u>Air Diffusers</u>	<u>2</u>
<u>26 05 19</u>	<u>Low-Voltage Electrical Power</u>	<u>2</u>
	<u>Conductors and Cables</u>	
<u>26 05 26</u>	<u>Grounding and Bonding for</u>	<u>2</u>
	<u>Electrical Systems</u>	
<u>26 05 29</u>	<u>Hangers and Supports for</u>	<u>2</u>
	<u>Electrical Systems</u>	
<u>26 05 33</u>	<u>Raceways and Boxes for</u>	<u>4</u>
	<u>Electrical Systems</u>	
<u>26 05 53</u>	<u>Identification for Electrical</u>	<u>3</u>
	<u>Systems</u>	
<u>26 27 26</u>	<u>Wiring Devices</u>	<u>2</u>
<u>26 28 16</u>	<u>Enclosed Switches</u>	<u>3</u>
<u>26 51 19</u>	<u>LED Interior Lighting</u>	<u>2</u>

PAGE 4

01 08/30/19 7

...

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

...

☒ By the following date: January 01, 2020

...

~~(\$ )~~One Hundred Fifty-Four Thousand Four Hundred Dollars (\$154,400.00)

PAGE 5

N/A

...

N/A

...

N/A

...

N/A

...

Every 30 days with 5% retainage being withheld until the completion of the project.

...



§ 5.1.1 Commercial General Liability insurance for the Project, written on an occurrence form, with policy limits of not less than ~~(\$—\$1,000,000 (\$1,000,000))~~ each occurrence, ~~(\$—\$500,000 (\$500,000))~~ general aggregate, and ~~(\$—\$500,000 (\$500,000))~~ aggregate for products-completed operations hazard.

§ 5.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than \$300,000 (\$ 300,000) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

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§ 5.1.5 Employers' Liability with policy limits not less than ~~(\$—)\$1,000,000 (\$ 1,000,000)~~ each accident, \$100,000 (\$ 100,000) each employee, and ~~(\$—\$1,000,000 (\$ 1,000,000))~~ policy limit.

...

N/A

...

Documents prepared by the Architect are instruments ~~of the Architect's~~ service for use solely with respect to this Project. The Architect and Owner shall retain all common law, statutory, and other reserved rights, including the copyright. The Contractor, subcontractors, sub-subcontractors, and suppliers are authorized to use and reproduce the instruments of service solely and exclusively for execution of the Work. The instruments of service may not be used for other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the ~~Architect~~Owner.

PAGE 9

~~§ 9.7 On written request from either the Owner or Contractor, the Architect will promptly interpret and decide matters concerning performance under, and requirements of, the Contract Documents.~~

~~§ 9.8 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from the Contract Documents, and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.~~

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§17.1 The Owner, with regard to work performed under the contract, shall not discriminate on the grounds of race, color, sex, or national origin and shall comply with the provisions of Title VI of the Civil Rights Act of 1964 and the regulations promulgated thereunder.

PAGE 13

Keith Radig, Chairman, Board of Supervisors

Dana Rand, Vice-President

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

**AIA® Document D401™ – 2003**

I, Kevin Rost, 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 09:30:38 ET on 09/13/2019 under Order No. 1267164395 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A105™ – 2017, Standard Short Form of Agreement Between Owner and Contractor, 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)