

SUPPLEMENTAL INSTRUCTIONS FOR BIDDERS

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Rock Valley College Downtown Campus

TO: Construction Manager
Ringland-Johnson, Inc.
1725 Huntwood Dr.
Cherry Valley, IL 61016
E-mail: estimating@ringland.com

BID SUBMITTED BY: _____

BID PACKAGE: _____

CONTRACTOR: _____

TELEPHONE: _____

EMAIL: _____

DATE: _____

The Undersigned, having become familiar with the local conditions affecting the cost of the Work and with the Bidding Documents as prepared by Ringland-Johnson, Inc., proposes to furnish all labor, material and equipment required for Bid Package for the Rock Valley College Downtown Campus.

Note: The Bidder agrees the Owner shall have the right to accept the Base Bid for a period of sixty (60) days, and any of the Allowances and Alternates for a period of sixty (60) days, from the date of opening of the bids at no increase in cost.

A. Base Bid:
Bidder agrees to perform complete Work shown and specified in the Bidding Documents, exclusive of Alternate Bids, for the lump sum price of:

_____ DOLLARS \$ _____

B. LABOR – List all classifications, along with their billing rates, to be used on this project for extra work. Submit on a separate sheet the breakdown of the below labor rates for each classification, showing base rate, fringes, FICA, SUTA, FUTA, W/C insurance, other insurances, profit and overhead.

CLASSIFICATION	REG RATE	OT RATE	DT RATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

C. EQUIPMENT – List all equipment, and the billing rates, to be used on this project (OK to attach).

TYPE	DAILY RATE	WEEKLY RATE	MONTHLY RATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

D. REQUIRED INFORMATION

1. The Undersigned agrees to furnish, for the Construction Manager’s approval, the following information, complete and in the form prescribed, within the stipulated times, prior to commencement of Work. Failure to furnish such information shall be cause to withhold any and all payment which may become due Undersigned.

- (1) Fully executed Subcontract Agreement (on Construction Manager’s form);
- (2) Insurance Certificate;
- (3) Payment and Performance Bonds with Dual Oblige Rider
- (4) Designation of a Project Superintendent (with OSHA 30-hour card);
- (5) Schedule of Work; and
- (6) Submittal and Material Schedule.

E. SCHEDULE

_____ Total number of calendar / working days for substantial completion of all work in this contract (excluding rain days and bad weather days); OR

_____ Substantial completion date.

Bidders are encouraged to attach a bar chart schedule

F. ADDENDUM/BID NOTICE RECEIPT

We acknowledge receipt of Addenda # _____ through # _____.

We acknowledge receipt of Bid Notice # _____ through # _____.

G. SITE VISIT/WALK-THRU:

Bidder has completed site visit/walk-thru on _____.

H. STATEMENT OF CONTRACTOR’S BUSINESS ORGANIZATION

1. For Bid Submitted by an individual, name of Owner:

2. For Bid submitted by a corporation, list the name and title of Officers authorized to sign contracts:

_____ Name _____ Title

_____ Name _____ Title

3. All Bidders:

a. Name of Firm _____

b. Official Address _____

c. Dated _____ day of _____ Month of _____ Year

d. Name _____

e. Signature _____

f. Type of Corporation Sub S C Corp (circle one)

g. Disadvantaged subcontractor WBE MBE SDVOSB (circle one)

Certification government agency for above: _____ (attach copy)

Dollar amount and percentage of your bid as listed above: _____

Disadvantaged business name(s): _____

Bids will be opened at public opening and reviewed by the Owner.

END OF DOCUMENT – BID FORM

**Rock Valley College
Utilization Form**

**Specifying the usage of
MBE/WBE/ DBE/Other Proposed Contractors/Sub-contractors
(This form consists of Page 11 through 13)
Business Enterprise Goals (BEP)**

**These BEP pages must be completed and included with Bid submittals.
They are required for a submittal to be considered.**

The aspirational goal of the College is to award at least thirty percent (30%) of the total dollar amount of construction contracts to vendors who are certified with the Business Enterprise Program (BEP).

Submitting Vendor must identify its intent to achieve its participation in the College's aspirational goal.

(Check one)

- Vendor is BEP certified and plans to meet the goal through self-performance.
- Vendor has identified BEP certified sub-contractor(s) to meet the established goal and has included all letters of certification with their submittal.
- Vendor has been unable to find a BEP certified sub-contractor and has documented on the following pages good faith efforts to participate in the College's aspirational goal and requests a waiver.
- Vendor is not BEP certified, is self-performing all the work, and requests a waiver.

Vendor shall include the name of any verified contractor (self)/sub-contractor who will perform work to achieve the specified goal and the proposed dollar value of the contract/subcontract to be performed. The College encourages vendors to consult the Central Management Services (CMS) BEP Vendor Directory, <https://cms.diversitycompliance.com>, as well as the directories of other certifying agencies. Please contact the College's Business Services Department if additional information is needed about lists or references for certified businesses for subcontracting or material supplying information. Attach additional sheets if necessary.

Use of "N/A" is not acceptable. Failure to complete and comply with specifications and directions set forth may result in disqualification of the bid and termination of the Contract. Form must be submitted with the bid submission.

Prime contractor/Sub-contractor Name: Contact Name: Contact Title:	Bid Name/Number:	Denotation (MBE/WBE, etc.) and Certifying Agency (CMS, WBDC, etc.):
Address:		
Telephone No:	Email address:	
Proposed Work Submitted to Prime contractor/sub-contractor:	Price of Work to be Performed by the Prime contractor/sub-contractor: Percentage of Contract:	

Vendor must document all contacts and responses regarding the solicitation of certified businesses. If the goal or a portion of the goal is not achieved, the vendor must document and provide detailed and sufficient evidence that a good faith effort was made and why an agreement was not met.

(Attach additional sheets if necessary.)

Use of "N/A" is not acceptable. Failure to complete and comply with specifications and directions set forth may result in disqualification of the bid and termination of the Contract. The College reserves the right to review and audit the results below. Form must be submitted with the bid submission.

Below is a checklist that will be used to evaluate good faith efforts.

Did Vendor solicit through all reasonable and available means including but not limited to conferences, databases, notices? Yes _____ No _____

Did Vendor allow sufficient time to allow certified businesses to respond? Yes _____ No _____

Did Vendor make available portions of the work or material needed to facilitate certified business participation? Yes _____ No _____

Did Vendor negotiate with vendor in good faith and make all efforts available to assist certified businesses? Yes _____ No _____

Name of Sub-contractor contacted	Date	Method of Contact	Scope of Work Solicited	Reason Agreement was not reached

Contractor/Vendor Information

(Please Print)

Company Name	
Address	
City, State, Zip	
Telephone (including Area Code)	
Date	
Name	
Title	
Authorized Signature	
Contact Email	

I have read and understand the requirements contained in the bid specifications, including the use of the AIA A101 and AIA A201 as amended, and I agree to these requirements.

CONTRACTOR/VENDOR
Authorized Representative

DATE

REFERENCES

Provide a minimum of three (3) customer references for similar projects.

Company: _____
Address: _____
City, State, Zip: _____
Contact Person: _____
Telephone: _____
Email: _____
Services Provided: _____

Company: _____
Address: _____
City, State, Zip: _____
Contact Person: _____
Telephone: _____
Email: _____
Services Provided: _____

Company: _____
Address: _____
City, State, Zip: _____
Contact Person: _____
Telephone: _____
Email: _____
Services Provided: _____

The following pages must be included with Bid submittals

- One hard copy of entire bid submittal
- One digital device such as a USB or flash drive containing entire bid submittal
- Pages 11 through 16 which include
 - Specifications and Instructions
 - Completed BEP Utilization form (all 3 pages)
 - Signed Vendor Information Page
 - References
- Bid Form – Section 00-41-13
- Bid Bond AIA A310 – per Section 00-43-13
- Substitution Sheet – Section 00-43-25
- Bidder Eligibility and Non-Collusion Affidavit – Section 00-45-19
- Acknowledgement of any and all Addenda that are released pertaining to the Bid
- Proof of participation in an apprenticeship program approved by and registered with the United States Department of Labor’s Office of Apprenticeship and Training
- A signed copy of the bidder’s W-9
- If applicable, documentation demonstrating BEP certification or partner certification.

PROJECT REQUIREMENTS

A. GENERAL

1. Trade Contractor is defined as a bidder for a specific scope of work.
2. The Trade Contractor shall commence work on the date set forth in its Subcontract and shall fully complete ALL work in a diligent and professional manner. Shop drawing preparation and/or material procurement shall occur immediately after subcontract issuance.
3. Trade Contractors shall always cooperate with the Owner and Construction Manager.
4. Should the Trade Contractor's bid be accepted by Rock Valley College and Construction Manager, Trade Contractor agrees to the acceptance of the AIA 101 and AIA 201 from Rock Valley College and the Construction Manager's Subcontract Agreement for this project without changes. The Subcontract Agreement (Attachment C) is included.
5. Trade Contractor must use Bid Form in the supplementary instructions. The bid form is the complete bidding document, and the trade contractor should not alter or add to the bid form. Altering or adding to the bid form could result in the trade contract being ruled not responsive.
6. Trade Contractor shall include any necessary wage increases in their proposal for this work. Trade Contractor shall include all necessary premium, overtime, and split-shift differential pay as required to meet the project schedule.
7. Trade Contractor shall include extended warranties per the Subcontract Agreement, which is 2 years from the date when all Work has been substantially completed. Substantial Completion is Scheduled for July 1, 2026
8. The Trade Contractor agrees to pay for additional costs incurred by other contractors if other contractors are required to accelerate their schedule due to Trade Contractor not maintaining its portion of the project schedule.
9. Trade Contractor shall maintain a record set of approved shop drawings onsite, which shall be marked up to clearly reflect as-built field conditions and shall be turned over to Construction Manager upon the completion of its work. Drawings will be reviewed at the submission of each pay request for completeness to date. Payments to Trade Contractors will be released only if as-builts are complete to date. Final as-built drawings must be submitted in CAD format.
10. The entrance to the building construction site shall be Rockton Ave off both Chestnut St. & Green St. All public roads must be kept free of soil, dirt, gravel, mud, etc. resulting from work under this Contract. The intent is not to clean up the debris once it reaches the City of Rockford streets, but rather all trucks and equipment must be clean before leaving the site so that no debris leaves the site. The Trade Contractor is responsible for whatever means needed to achieve this including, but not limited to, the construction and maintenance of a wash station, providing walk off mats, and following all SWPPP plan requirements. This will be strictly enforced, and Construction Manager reserves the right to perform this clean-up and back-charge the Trade Contractor if daily clean-up does not occur.

11. Trade Contractor is responsible for layout as it pertains to its scope of work.
12. Trade Contractor must meet relevant building codes, zoning, local municipal ordinances, laws, and codes, EPA laws, Illinois Department of Health Services, State of Illinois Laws, and Federal laws.
13. Trade Contractor is to include a bid bond for 10% bid bond with their bid.
14. Trade Contractor is to include the cost for Payment and Performance Bonds in the base bid. Such bonds shall be submitted on RJC's standard bond form upon award of contract including the Dual Oblige Rider. P & P Bonds must be submitted to and approved by Construction Manager prior to beginning any work.
15. Trade Contractor is required to attend project coordination meetings when work for the Trade Package is being performed, or as required by the Construction Manager and/or Owner. Failure to attend said meetings by a qualified and competent person who is empowered to make project decisions may result in back charges for time required for your company's individualized coordination by the Construction Manager. Each trade contractor will be allowed one meeting missed before change order credits will be applied to the subcontract/purchase order. The second meeting missed will result in a \$500 change order credit. The amount will increase by \$500 for each subsequent meeting missed. This amount will increase until it reaches \$5,000 per meeting missed.
16. Trade Contractor must submit all shop drawings & submittals in electronic format.
17. Trade Contractor shall comply with pay request requirements as outlined in Construction Manager's standard Subcontract Agreement. Schedule of Values and Pay Requests must be submitted on the AIA G702 and AIA G703 respectively. The Schedule of Values will be reviewed and approved by the Construction Manager prior to processing the first pay application.
18. Trade Contractor shall evaluate and satisfy themselves as to the conditions and limitations under which the Work is to be performed, including, without limitation; (1) the location and layout of the Site and the access thereto; (2) generally prevailing climatic conditions during the period the Work is to be performed; (3) labor supply and costs; and (4) availability and cost of materials, tools, and equipment. All proposals must consider the current existing conditions.
19. Trade Contractor is required to carry insurance per the requirements in the Construction Manager's Subcontract Agreement. The insurance certificate must be submitted and approved by the Construction Manager prior to beginning any work.
20. Sales tax should not be included in the Trade Contractor's bid.
21. The Construction Manager will provide an office trailer for use by the Construction Manager and a meeting trailer for project meetings.
22. A potable water source will be available for clean up and mixing once the water main has been installed. Until then, if water is required, the Trade Contractor will be responsible for supplying the necessary water required for its work.

C. SAFETY REQUIREMENTS

1. Safety is everyone's responsibility. Trade Contractor must comply with all laws, including OSHA federal safety laws.
2. Trade Contractor shall be responsible for establishing and maintaining a comprehensive safety program for the benefit of all workers performing under their contract, as well as visitors to the site, Owner's representatives, Construction Manager's representatives, Architect's representatives, governmental representatives, and the general public.
3. All Trade Contractors shall have a written safety manual and submit it to the Construction Manager prior to the start of any work by Trade Contractor.
4. Each Trade Contractor will be required to hold a safety huddle (pre-job brief) every day with all their employees on site. This safety huddle must be documented each day and submitted to the Construction Manager weekly. The RJC Daily Safety Pre-Job Brief Checklist must be used.
5. Trade Contractor shall be responsible for ensuring public safety during work hours and leaving the job site in a manner as to ensure public safety.
6. All contractors will be required to wear high visibility yellow reflexive clothing or vests while working on the project. Orange is to only be worn by signaling personnel.
7. Hard hats and safety glasses shall always be worn.
8. Ear protection will be required when near or operating loud equipment that exceeds the decibel rating prescribed by OSHA.
9. Trade Contractor shall be responsible for their employees' conformance to OSHA and Ringland-Johnson safety rules. Ringland-Johnson reserves the right to remove any worker from the site for egregious or repeated safety infractions.
10. All excavations must be engineered correctly by using the appropriate benches and slopes for the soil encountered, or with trench boxes, as prescribed by OSHA.
11. MSDS sheets must be submitted to the Construction Manager for its own files. Trade contractors will be responsible for having their own set of MSDS sheets on the project.
12. All hazardous material will be stored properly, and warning signs will be installed as required.
13. All electrical work must be per OSHA requirements.

D. CHANGE ORDERS

1. All change orders are to be submitted to the Construction Manager within 5 business days, or the specific time frame requested by the Construction Manager, of receiving the request for pricing.
2. Any costs associated with the work and material, which would be the notified contractors' scope of work for the change order that is not submitted within the 7-day time frame is the obligation of the subcontractor at its own cost and no additional cost to the project.

3. All change order proposals must be submitted with the following documentation:
 - a. Company letterhead with basic scope of proposal.
 - i. Total dollar amount of Change Order Request.
 - ii. Breakouts of the following:
 1. Labor breakout including, but not limited to hours, cost/hour, percent of mark-up, and total.
 2. Material breakout including, but not limited to: quantities in a measurable form (ex: 100 LF of 4" conduit), cost, percent of mark-up, and total.
 3. Equipment breakout including, but not limited to: cost, percent of mark-up, and total.
 4. Sub-subcontractor's breakout including, but not limited to: hours, cost/hour, percent of mark-up, and total.
 - b. Copies of material supplier's quotes, equipment rates/rental, and sub-subcontractor's quotes.

Questions regarding Bidding Documents should be addressed to:

Construction Manager
Ringland-Johnson, Inc.
Attention : Greg Kladar
PHONE : 815.332.8634
FAX : 815.332.8411
EMAIL : gKladar@ringland.com

END OF SECTION – PROJECT REQUIREMENTS

BP #6.0 – Paint Booths

SUPPLEMENTAL INSTRUCTIONS

PROJECT SUMMARY

1. Ringland-Johnson is the Construction Manager for the new Rock Valley College Downtown Campus project in Rockford, IL. This Bid Package includes the Paint Booths at the new project site located in Rockford, IL.
2. Bid documents are outlined below:
 - a. RVC Downtown Learning Center BP 6.0 Plan Sheets Dated November 1, 2024
 - b. Project Manual Dated November 1, 2024

ANY CONFLICTS BETWEEN THE PLANS, SPECS AND SUPPLEMENTAL INFORMATION AND/OR QUESTIONS RELATING TO THE SCOPE OF THE BID MUST BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER BEFORE THE BID DUE DATE.

CONSTRUCTION MANAGER AND OWNER’S AGENT

Chris Glasder
Cell: (779) 970-0246
Email: cglasder@ringland.com
Ringland-Johnson
1725 Huntwood Dr.
Cherry Valley, IL 61016

All questions and RFI’s shall be in writing and directed to Estimating@ringland.com.

A. GENERAL SCOPE INCLUSIONS

1. The PAINT BOOTH CONTRACTOR (Trade Contractor) is defined as a bidder for this certain scope of work.
2. THE PAINT BOOTH CONTRACTOR is responsible for reviewing the complete set of Bidding Documents and existing site conditions and is responsible for their Scope of Work regardless of the specification section or drawing in which their work is found. Trade Contractor acknowledges that it has thoroughly reviewed the scope of work associated with this package, its interface with other trade packages, and has included all work required to complete the project in cooperation with the intent of the Drawings and Specifications. This Trade Contractor understands the general intent of the scope of the work.

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3. The PAINT BOOTH CONTRACTOR understands that change orders will not be issued for anything other than clear-cut cases of scope additions or deletions. Any assumptions, clarifications or allowances should be listed in the proposal.
4. The Scope of Work for the PAINT BOOTH WORK package is defined in the Drawings and Specifications. Work includes but is not necessarily limited by this document: furnish all supervision, labor, material, equipment, tools, utilities, facilities, and services necessary, inherent or incidental, to perform the PAINT BOOTH portion of work as summarized below and in accordance with the Drawings, Schedule of Dates, and other Contract Documents included herein. It shall be noted that the Drawings and standards are complimentary to one another, meaning what is called for on one is meant to be called for on all. Conflicts which are found to exist between the Drawings and/or standards shall be referred to the Construction Manager, who, working in conjunction with the Architect and Mechanical Engineer, will clarify and rectify the conflict before any material is purchased or the work performed. The following items are listed only as a summarization of the project requirements and are not intended to define the complete scope of the work.
5. The PAINT BOOTH CONTRACTOR shall provide on-site full-time field supervision of all work being performed under this award. This Superintendent and/or Foreman shall have successfully completed a 30-hour OSHA Training Course and shall provide proof of completion to the Construction Manager prior to mobilization to the construction site.
6. The PAINT BOOTH CONTRACTOR shall have all onsite employees, on the first day of work, attend a 30-minute safety briefing conducted by the General Contractor's Safety Manager.
7. The PAINT BOOTH CONTRACTOR shall be responsible for establishing and maintaining a comprehensive safety program for the benefit of all workers performing under the PAINT BOOTH CONTRACT, as well as visitors to the site, Owner's representatives, Construction Manager's representatives, Architect's representatives, Governmental representatives, and the Public. The PAINT BOOTH CONTRACTOR shall submit a copy of their safety manual to the Construction Manager within two weeks of being awarded a Contract. The PAINT BOOTH CONTRACTOR is responsible for the safety of their workforce and needs to ensure their employees have the proper PPE, fall protection, handrails, all safety barricades, and all other items as required to complete their work.
8. The PAINT BOOTH CONTRACTOR will be provided with electronic 2-D drawings. These drawings, along with the specifications, will be the BIDDING DOCUMENTS, and will be PDF's sent out via iSqft.
9. All questions must be submitted to Ringland-Johnson by end of business on December 9, 2024 at 12:00 PM.
10. The PAINT BOOTH CONTRACTOR shall provide an adequate labor work force and equipment to meet the Construction Manager's Master Project Schedule. This may

November 1, 2024

include working multiple shifts and weekends to meet the milestones in accordance with the Master Project Schedule.

11. The Construction Manager specifically reserves the right to contact any or all bidders following the opening of bids and before the award of the Contract for Construction. Such contact shall be for the purpose of requesting clarification of the bids.

B. PACKAGE-SPECIFIC SCOPE INCLUSIONS

1. The PAINT BOOTH CONTRACTOR shall provide and maintain all traffic control, safety barricades, temporary protection devices, signal men, flagmen, equipment, and anything else required to perform the work in a safe manner. This includes, but is not limited to, a spotter for each area where PAINT BOOTH WORK is being completed and for each piece of equipment being operated.
2. The PAINT BOOTH CONTRACTOR shall have a representative at the Construction Manager's project meetings. Meetings shall include but are not limited to: Foremen Meetings, Project Manager Meetings, and Schedule Update Meetings.
3. The PAINT BOOTH CONTRACTOR shall provide daily cleanup as required to keep the workplace free of rubbish, debris, trash, waste material, or waste concrete generated by its own forces or those of its Subcontractor's.
4. The PAINT BOOTH CONTRACTOR shall complete all work per the milestone dates below.

Bid Date: December 20, 2024 at 10:00

Board Approval: January 28, 2025

Completion Date: March 21, 2026

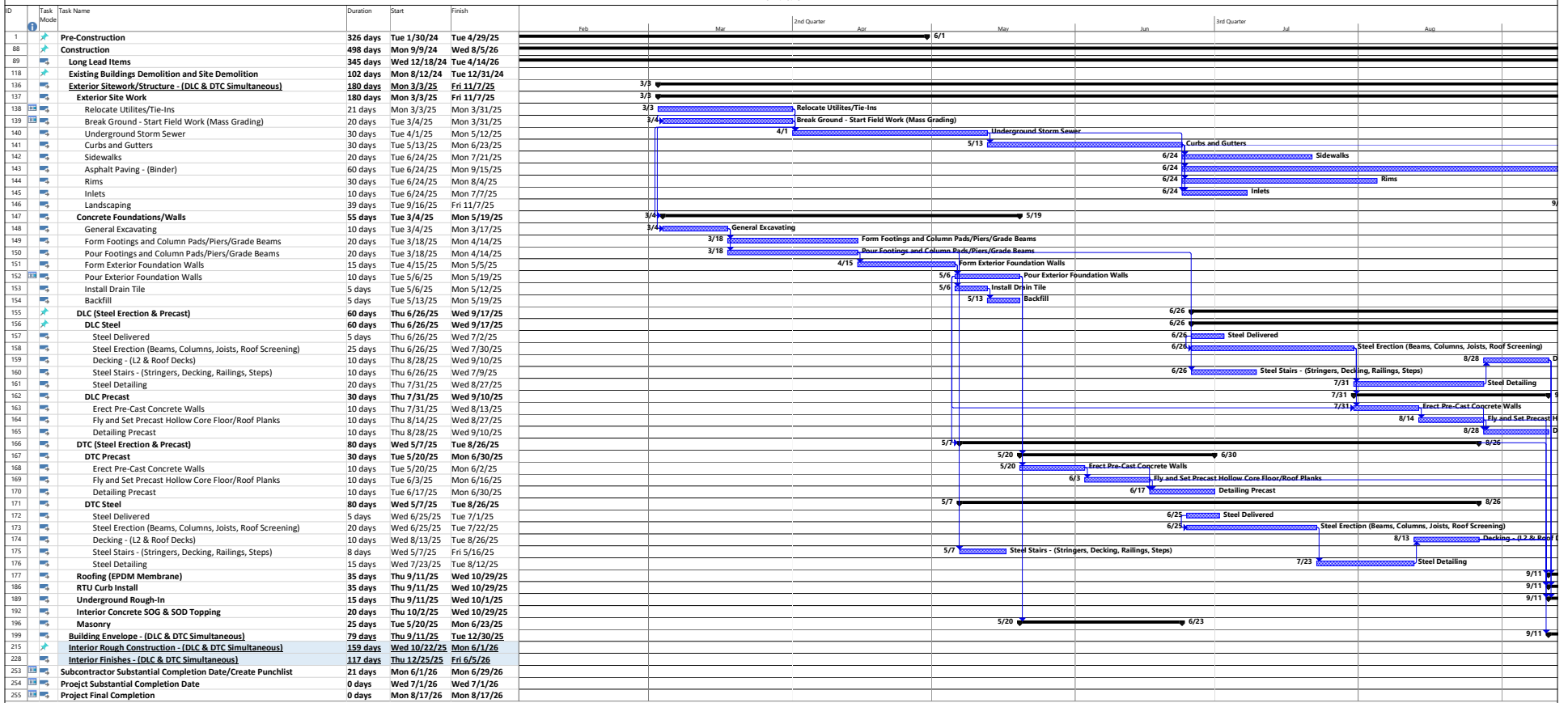
5. Bidders should base their bid on March 2026 completion.
6. The milestone dates above shall include the appropriate labor rates equipment rates as required on the bid form.
7. A bid bond in the amount of 10% of your bid is to be included with your bid form.
8. If awarded, Performance and Payment bonds are required. These bonds must include the Dual Obligatee Rider.
9. A schedule, utilizing Microsoft Project, is required to be submitted with your bid.
10. This is a prevailing wage project.
11. The notes in this Supplemental Instructions document shall take precedence in the event of conflict or ambiguity with notes on drawings; for clarity, this shall not take precedence in the event of a conflict with the Instruction to Bidders A101 and/or A201.

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12. The PAINT BOOTH contractor shall provide a preliminary drawing with their bid to show that the paint booth included in the bid will fit in the space provided and meet the specification requirements. NO CHANGE ORDERS will be considered if the booth is adjusted during the submittal process.
13. The PAINT BOOTH contractor is responsible to have a factory representative on site to provide oversight and coordination for the installation of the paint booth.
- 14.
15. The PAINT BOOTH CONTRACTOR shall provide a Schedule of Values with its bid form. This cost breakdown is for accounting purposes only and shall include at a minimum: material, labor, equipment, and P&P Bond.
16. The PAINT BOOTH CONTRACTOR shall provide complete systems for the work outlined in, but not limited to, the following specifications:

11 53 00 Vehicle Paint Equipment

END OF SECTION – BP 6.0 PAINT BOOTH SUPPLEMENTAL INFORMATION



Rock Valley College

DOWNTOWN LEARNING

CENTER & TRAINING

CENTER

315 S. WINNEBAGO STREET AND 711 GREEN STREET
ROCKFORD, IL 61102

BIM EXECUTION PLAN



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SECTION A: BIM PROJECT EXECUTION PLAN OVERVIEW

To successfully implement Building Information Modeling (BIM) on this project, the project team has developed this detailed BIM Project Execution Plan for bidding purposes. The BIM Project Execution Plan defines uses for BIM on the project, along with a detailed design of the process for executing BIM throughout the project lifecycle. When subcontractors are awarded, the project specific detailed BIM Execution Plan will be revised and finalized with the Team's input.

BIM will be used as a coordination tool for the new Rock Valley College DLC and DTC in the form of Clash Detection. Clash Detection will result in less field issues, less change orders, and a time-saving schedule due to the pre-fabrication of materials and overall cost savings to all parties involved. 3D/BIM drafting will be required by (but not limited to) the Concrete Contractor, Structural Steel Fabricator, Mechanical-HVAC Contractor, Mechanical-Piping Contractor, Plumbing Contractor, Fire Protection Contractor, Electrical Contractor, Cable Tray Contractor, Medical Equipment Contractor, Food Service Contractor, and all other associated Trades Contractors. The requirements for modeling accuracy and installation tolerances for each subcontractor, as well as what is required to be modeled, are spelled out in "Section – G" of this document. Each contributor represents that the dimensions in its contribution to a model are accurate to the extent that the BIM Execution Plan specifies dimensions to be accurate. All other dimensions must be retrieved from the drawing. Design models are to be used for reference only and all dimensions must be retrieved from the drawings.

Bidder is responsible for its means and methods of installation of all work for a fully coordinated operating system. The 2D Design Drawings are the Construction Documents and will be referenced as diagrammatical after bidding is complete. The final routing and construction level model will be the responsibility of the said responsible Subcontractor.

Bidder shall anticipate routing coordination resulting from BIM clash detection processes, after award, in its bid price. No change order will be approved for routing or coordination.

Bidding contractors must have 3D modeling capabilities, either in-house or through a consultant. Contractors can use any fabrication level software platform as long as it exports accurately to a file type that can be loaded into Autodesk Navisworks Manage 2024. Contractors will be required to share their file enablers from their fabrication level software. After coordination is complete, the contractor must have the ability to produce Fabrication and Installation Shop Drawings. Contractor is required to have Navisworks Simulate 2021 or Navisworks Manage 2021 to append files in and run their own clash detections while doing coordination.

The Structural Steel model will be complete and turned over to the BIM Manager. The Steel Supplier's fabrication model will be used during the BIM coordination process and will be made available to the Subcontractors prior to coordination starting.

All underground will be required to be drawn and coordinated within the building footprint. All sitework will be handled outside of this plan.

No pre-fabrication and/or fabrication of materials can begin until every member of the Coordination Team approves, by signature, on the floor/area. All sign-offs will be documented on the Ringland-Johnson sign off form. See "Section – J" of this document. Exceptions may be approved by the Construction Manager.

If field interferences occur, they will be reviewed to determine which contractor did not install per the coordinated model. The contractor who is at fault will be responsible for all costs associated with the resolution at no additional cost to Ringland-Johnson or to the Owner. All modeled components take precedence in the field. If a Contractor shall choose to not model any material smaller than what is required in "Section – G" of this document, the material cannot conflict with modeled material (modeling of all material regardless of size is encouraged). Therefore, if any unmodeled/uncoordinated work is installed that affects modeled/coordinated work from going in the location it was dictated, the unmodeled/uncoordinated work will be required to move immediately at the unmodeled/uncoordinated Subcontractor's costs.



Rock Valley College DLC and DTC

Any increase/decrease in fittings, bends, couplings, hangers, offsets, material of any kind, etc. resulting from the BIM process shall not be considered a contractual change but a part of the general requirements for coordination.

BIM modeling must be done in a fashion that represents entire systems and componentry.

File sharing during the coordination process will be executed by using Ringland-Johnson Procore.

BIM will be used as the As-Built drawings. All RFI's, construction bulletins, addenda, etc. must be drawn into the model for accurate 3D As-Builts and turned over to Ringland-Johnson upon completion of the Project.

Coordination meetings will be held at a minimum of once a week and up to twice a week. Contractor's Draftsperson and Foreman will be required to attend the meetings at least once. If additional meetings are required throughout the week, contractors can join via GoTo Meeting or on-site when applicable. Foreman will not be required to attend if the Draftsperson is familiar with all fabrication, installation, and construction means and methods for their respective trade.



SECTION B: PROJECT INFORMATION

1. **PROJECT OWNER:** ROCK VALLEY COLLEGE
2. **PROJECT NAME:** DOWNTOWN LEARNING CENTER & TRAINING CENTER
3. **PROJECT LOCATION AND ADDRESSES:** 315 S. WINNEBAGO STREET AND 711 GREEN STREET - ROCKFORD, IL 61102
4. **BRIEF PROJECT DESCRIPTION:** DOWNTOWN LEARNING CENTER AND DOWNTOWN TRAINING CENTER
5. **PROJECT SCHEDULE / PHASES / MILESTONES:** ASAP.

PROJECT PHASE / MILESTONE	PROJECTED START DATE	PROJECTED COMPLETION DATE
CONSTRUCTION DOCUMENTS		



SECTION C: KEY PROJECT CONTACTS

ROLE	ORGANIZATION	CONTACT NAME	E-MAIL	PHONE
BIM Manager	Ringland-Johnson	Scott Mutton	smutton@ringland.com	(815) 332 - 8653
BIM Engineer	Ringland-Johnson	Jeremiah Finley	jfinley@ringland.com	(779) 970 - 0013
Project Manager	Ringland-Johnson	Chris Glasder	cglasder@ringland.com	(779) 970 - 0246
Asst. PM	Ringland-Johnson			
Superintendent	Ringland-Johnson			
Architect				
Structural Engineer				
Electrical Engineer				
Mechanical Engineer				
Plumbing Engineer				
Structural Steel Detailer				
Electrical Detailer				
Electrical Foreman				
HVAC-Fitter Detailer				
HVAC-Fitter Foreman				
HVAC-Tinner Detailer				
HVAC-Tinner Foreman				
Plumbing Detailer				
Plumbing Foreman				
Fire Protection Detailer				
Fire Protection Foreman				
Pneumatic Tube Detailer				
Pneumatic Tube Foreman				
Precast Foreman				
Precast Detailer				

All BIM related items are to be addressed to Ringland-Johnson’s BIM Manager Scott Mutton or BIM Engineer Jeremiah Finley.



SECTION D: PROJECT GOALS / BIM USES

1. MAJOR BIM GOALS / OBJECTIVES:

PRIORITY (HIGH/ MED/ LOW)	GOAL DESCRIPTION	POTENTIAL BIM USES
High	MEPF 3D Coordination	Building
High	MEPF 3D As-Built Drawings	Building & Civil
High	Structural Coordination	Building

2. BIM USES:

X	DESIGN	X	CONSTRUCT	X	OPERATE
	DESIGN AUTHORIZING		SITE UTILIZATION PLANNING		BUILDING MAINTENANCE SCHEDULING
	DESIGN REVIEWS		CONSTRUCTION SYSTEM DESIGN		BUILDING SYSTEM ANALYSIS
	3D COORDINATION	X	3D COORDINATION		ASSET MANAGEMENT
	STRUCTURAL ANALYSIS		DIGITAL FABRICATION		SPACE MANAGEMENT / TRACKING
	LIGHTING ANALYSIS	X	RECORD MODELING		DISASTER PLANNING
	ENERGY ANALYSIS	X	QUANTITY TAKE-OFF		RECORD MODELING
	MECHANICAL ANALYSIS				
	OTHER ENG. ANALYSIS				
	SUSTAINABILITY (LEED) EVALUATION				
	CODE VALIDATION				
	PHASE PLANNING (4D MODELING)		PHASE PLANNING (4D MODELING)		PHASE PLANNING (4D MODELING)
	COST ESTIMATION		COST ESTIMATION		COST ESTIMATION
	EXISTING CONDITIONS MODELING		EXISTING CONDITIONS MODELING		EXISTING CONDITIONS MODELING



SECTION E: BIM AND FACILITY DATA REQUIREMENTS

No 3D O&Ms are required on this project. Only 3D As-Built files are required to be turned over.



SECTION F: COLLABORATION PROCEDURES

1. COLLABORATION STRATEGY:

All files must be compatible and readable in Autodesk Navisworks Manage 2024 for coordination purposes.

2. MEETING PROCEDURES:

MEETING TYPE	PROJECT STAGE	FREQUENCY	PARTICIPANTS	LOCATION
BIM REQUIREMENTS KICK-OFF	PRE-CON	ONCE	OWNER, GC, ARCH, MEPF ENGINEER, MEPF SUBS	RJC OFFICE
MEPF COORDINATION	PRE-CON/CONSTRUCTION	ONCE	OWNER, GC, ARCH, MEPF ENGINEER, MEPF SUBS	RJC OFFICE &/OR RJC JOB TRAILER
AS-BUILTS	POST-CON	AS NEEDED (UNTIL COMPLETE)	GC, MEPF SUBS	RJC JOB TRAILER

3. MODEL DELIVERY SCHEDULE OF INFORMATION EXCHANGE FOR SUBMISSION AND APPROVAL:

INFORMATION EXCHANGE	FILE SENDER	FILE RECEIVER	ONE-TIME or FREQUENCY	MODEL SOFTWARE
DESIGN AUTHORIZING - 3D COORDINATION	STRUCTURAL ENGINEER	RJC	As Needed	REVIT
DESIGN AUTHORIZING - 3D COORDINATION	MEPF ENGINEER	RJC	As Needed	REVIT
DESIGN AUTHORIZING - 3D COORDINATION	Architect	RJC	As Needed	REVIT

4. ELECTRONIC COMMUNICATION PROCEDURES:

- a. A WEB BASED FILE SHARING SITE WILL BE SETUP FOR THIS PROJECT. PROCORE

FILE TYPE	FILE STRUCTURE / NAME	FILE TYPE	FILE MAINTAINER	UPDATED
FLOOR PLAN	RVC-DLC-01-DKA-FloorPlan.dwg	CAD / NWC	Scott Mutton & Jeremiah Finley	
RCP	RVC-DLC-01-DKA-RCP.dwg	CAD / NWC	Scott Mutton & Jeremiah Finley	
NWD	RVC-DLC-Master Model.nwd	NAVISWORKS	Scott M & Jeremiah F	



SECTION G: QUALITY CONTROL

1. **QUALITY CONTROL CHECKS:** The following checks should be performed to assure quality.

CHECKS	DEFINITION	RESPONSIBLE PARTY	SOFTWARE PROGRAM(S)	FREQUENCY
VISUAL CHECK	Ensure there are no unintended model components and the design intent has been followed	Ringland-Johnson	Navisworks	Whenever New Models are Posted
INTERFERENCE CHECK	Detect problems in the model where two building components are clashing including soft and hard	Ringland-Johnson	Navisworks	Weekly Until Coordination is Completed

2. **MODEL ACCURACY AND TOLERANCES:**

- a. The following is the required (but not limited) drafting requirements and the level of detail that must be included.
- b. All modeling must be accurate within 0' - 1/8" and all field installation must be within 0' - 1/4" of the model.
- c. Hangers will be not required to be drawn, however it is highly encouraged. The cost of all rework will be the responsibility of the Subcontractor who chose not to model hangers.
- d. All items that are drawn in 3D, and are coordinated with the other trades, supersedes any field installed item that is not drawn in 3D. Any items that the contractor elects not to draft, and is installed in the way of an item that is drawn in 3D, will have to be moved at the installing contractors cost.
- e. The models must be inserted origin to origin and not center to center.

Concrete:

- Model all embeds and anchor bolts
- 3D lift drawings including MEPF block outs / penetrations (including DUCT) and embeds.

Structural Steel:

- Detail all structural components that may interfere with MEPF coordination. Including but not limited to: columns, beams, kickers, stiffeners, pour stops, etc.
- Detail in 3D all joists and steel trusses.
- Model in all cut outs in steel for MEPF pass-thru.

Precast Concrete:

- Model all panels, panel joints & reveals.
- Model all steel tension rods/cables.
- Model all steel in beds, lifting anchors & ties
- Model all sleeves and equipment openings

HVAC:

- Equipment based on submittal sizes
- Duct and insulation
- Equipment clearances and access areas (no fly zones)
- Hangers and supports

Fire Protection:

- All Piping & Equipment
- Hangers and supports



Plumbing:

- Equipment based on submittal sizes
- All piping with accurate insulation
- All piping that does require insulation
- Equipment clearances and access areas (no fly zones)
- All pitched pipe with accurate pitches (regardless of size pipe size)
- Hangers and supports

Electrical, Low Voltage, & Power:

- All ceiling, wall & floor lights & equipment.
- Equipment based on submittal sizes
- Equipment clearances and access areas (no fly zones)
- Lights based on submittal sizes. All lights should be drawn with a required clearance/no fly zone above the submittal height to be able to remove the light.
- Cable Tray and access zones to the side and above.
- All low voltage equipment (ex: lighting, Security, etc.)
- All conduit 1" or larger
- Any smaller conduit that is going to be ran in groups (ex: (4) ¾" right next to each other)
- Hangers and supports

Miscellaneous Equipment:

- Equipment housekeeping pads and clearances
- Structural Cable anchors for duck cable pulling
- Supports for Medical equipment



SECTION H: TECHNOLOGICAL INFRASTRUCTURE

1. **SOFTWARE: ALL SOFTWARE MUST BE ABLE TO BE INPUT INTO NAVISWORKS MANAGE 2019 FOR COORDINATION.**

BIM USE	DISCIPLINE (if applicable)	SOFTWARE	VERSION
DESIGN	Architect	Revit	2023
DESIGN	Structural	Revit	2023
DESIGN	MEPF Engineer	Revit	2023
COORDINATION	Construction Manager	Navisworks Manage	2024
COORDINATION	Construction Manager	Revit	2023
COORDINATION	Construction Manager		
COORDINATION	Structural Steel		
COORDINATION	Electrical Contractor		
COORDINATION	Fire Protection Contractor		
COORDINATION	HVAC-Fitter Contractor		
COORDINATION	HVAC-Tinner Contractor		
COORDINATION	Plumbing Contractor		
COORDINATION	Pneumatic Tube Contractor		
COORDINATION	Precast Contractor		



SECTION I: MODEL STRUCTURE

1. FILE NAMING STRUCTURE: JOB-BUILDING-FLOOR-FIRM-DISCIPLINE

Once Filed Naming has started, the file name CANNOT change. File naming will be reviewed and finalized in the “For Construction BIM Execution” plan meeting.

FILE NAMES FOR MODELS SHOULD BE FORMATTED AS:

Example: RVC-DLC-01-RJC-Concrete

Example: RVC-DTC-02-Acme-Vent

DOWNTOWN LEARNING CENTER (DLC)

DOWNTOWN TRAINING CENTER (DTC)

2. MEASUREMENT AND COORDINATE SYSTEMS:

Ringland-Johnson to distribute a master coordinated file that all coordination models will be drafted off of so they are all in the same coordinated system and using the same base point. All Contractors must use this file to ensure accurate coordination. No drafting can begin until after the BIM kick-off meeting and the master coordinated file is distributed by Ringland-Johnson.

Layout points will be determined at the BIM kick-off meeting (drywall contractor should be in attendance). This will ensure that everyone is pulling off the same lines, walls, etc.



SECTION J: COORDINATION SIGN-OFF FORM



Ringland-Johnson
CONSTRUCTION MANAGER

JOB NAME:

224-033: Rock Valley College DLC and DTC

BIM COORDINATION SIGN-OFF FORM

Per this date, _____, the following contractors agree that this area/section, _____ has been coordinated using clash detection and construction documents thru _____. All future changes due to ASIs, RFIs, etc.; will be updated to the file, but, will be coordinated around these approved files. If a Contractor requires another Contractor to adjust their drawing or field installed material, it will be at the cost of the Contractor requesting/needing the change. An NWD file will be created to be the "master agreed upon file". This file will be what is referenced if field issues occur.

Ringland-Johnson:	_____	Date:	_____
HVAC Contractor:	_____	Date:	_____
Plumbing Contractor:	_____	Date:	_____
Electrical Contractor:	_____	Date:	_____
Fire Protection Contractor:	_____	Date:	_____





AIA® Document A101® – 2017

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

UPON AWARD THIS CONTRACT BY THE BOARD OF TRUSTEES OF ROCK VALLEY COLLEGE, THE CONTRACT WILL BE AUTOMATICALLY ASSIGNED TO THE CONSTRUCTION MANAGER, RINGLAND-JOHNSON, INC ("Construction Manager"). Please refer to Section 5.1.1 of the A201 General Conditions.

AGREEMENT made as of the [insert] day of [month] in the year Two Thousand Twenty-Four ([XX], 2024)
(In words, indicate day, month and year.)

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

The Board of Trustees of Rock Valley College
3301 North Mulford Road
Rockford, Illinois 61114

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

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

Bid #24-30-D06: Downtown Campus Paint Equipment
Rock Valley College

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

Demonica Kemper Architects
125 N. Halsted St.
Ste. 301
Chicago, Illinois 60661

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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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

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 included in the Project Manual for Bid # 24-30-D06 dated November 1, 2024, 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.

§ 1.1 This Contract has been awarded by the Owner after advertisement for bids. Upon award of the Contract by the Owner, the Owner shall be deemed to have assigned its rights in this Agreement to the Owner's Construction Manager.

By submitting its bid, the bidder shall be deemed to have consented to the aforesaid assignment, and to have agreed to become an assigned Subcontractor to the Construction Manager.

Upon assignment, the Subcontractor shall become a subcontractor of the Construction Manager pursuant to this Agreement, and, except as identified within this Agreement and as provided by law, will no longer have any contractual rights against the Owner, and shall have contractual privity only with the Construction Manager.

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.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.

(Paragraphs deleted)

Established as follows: on or after January 29, 2025, and as set forth in a notice to proceed.

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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: March 21, 2026.

(Table deleted)

(Paragraph deleted)

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

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 [Insert] Dollars (\$[Insert].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
None.	

§ 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
None		

§ 4.3 Allowances, if any, included in the Contract Sum:

(Identify each allowance.)

Item	Price
N/A	

§ 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)
N/A		

§ 4.5 Liquidated damages, if any:

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

\$1,000.00 per calendar day for each and every such day between the Scheduled Date(s) of Substantial Completion and the actual date(s) of Substantial Completion, in accordance with Section 9.8.8 of the A201 General Conditions.

§ 4.6 Other:

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

Not applicable.

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor then subsequently submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Construction Manager and 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:

Not applicable

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the 20th day of a month, the Owner shall make payment of the amount certified via a joint check made payable to the Construction Manager and the Contractor not later than the 25th day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, it will be included in the following month's Application for Payment from the Construction Manager. The Owner shall make payment of the amount certified via a joint check made payable to the Construction Manager and Contractor not later than the 25th day of the subsequent month of certification of the Construction Manger's Application for Payment.

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and 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, as modified, 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 as modified;
- .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 as modified; 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 final payment, 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.)

10%

§ 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.)

Not applicable.

§ 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.)

Upon 50% completion the retainage shall be reduced to 5%.

§ 5.1.7.3

(Paragraphs deleted)

Reserved.

§ 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, as modified.

§ 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, including retainage held pursuant to Section 5.1.7, 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, as modified, 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 thirty (30) days after the issuance of the Architect's final Certificate for Payment:

§ 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.

(Paragraphs deleted)

Payments due and unpaid shall bear interest at 6% annually or as required by law, whichever is less.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker to the extent provided in Article 15 of AIA Document A201–2017, as modified, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

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(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, as modified, 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)*

As provided in the A201 General Conditions, as modified

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, as modified.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, as modified, then the Owner shall pay the Contractor a termination fee as *(Paragraphs deleted)* set forth in that section.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017, as modified.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017, that reference refers to the A201 General Conditions, as modified.

§ 8.2 The Owner’s representative:
(Name, address, email address, and other information)

Janet Taylor
Project Manager
3301 North Mulford Road
Rockford, IL 61114
P: (815) 921-4312
J.taylor@rockvalleycollege.edu

§ 8.3 The Contractor’s representative:
(Name, address, email address, and other information)

[Insert]

§ 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 Bid # 24-30-D06, dated November 1, 2024.

§ 8.5.2 Reserved.

§ 8.6

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User Notes:

(1162834022)

(Paragraphs deleted)
Reserved

§ 8.7 Prevailing Wages

The Contractor shall pay prevailing wages for the Work as determined by the Illinois Department of Labor, and shall make, keep and submit certified payrolls through the Illinois Department of Labor's portal at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>, and shall comply with all requirements of the Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.*

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 A201™–2017, General Conditions of the Contract for Construction, as modified
- .3 Contractor's Bid/Proposal Form, dated [Insert] ([X] pages)
- .4 Owner's Bid #24-30-D06, dated November 1, 2024
- .5 Drawings – Refer to Index on Drawing Cover Sheet.

Number	Title	Date
G1.00	Sheet Index, Abbreviations, Symbols & Notes	November 1, 2024
AC1.11	Code Plans	November 1, 2024
A4.02	Exterior Elevations CTE Building	November 1, 2024
A5.01	Building Sections – CTE Building	November 1, 2024
A5.02	Building Sections – CTE Building	November 1, 2024
A8.01	Enlarged Plan Collision Repair	November 1, 2024
S1.00	Foundation Plan	November 1, 2024
S1.01	Level 02 Framing Plan	November 1, 2024
S4.00	Precast and Masonry Details	November 1, 2024

- .6 Specifications:

The Specifications include all terms, conditions, and specifications included in the Owner's Bid #24-30-D06, dated November 1, 2024.

Section	Title	Date	Pages
Refer to Demonica Kemper Architect's Table of Contents	Table of Contents	November 1, 2024	1
Refer to Ringland-Johnson's Supplemental Instructions for Bidders Table of Contents	Table of Contents	November 1, 2024	1

- .7 Addenda, if any:

Number	Date	Pages
None		

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:

(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

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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.)

None

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

OWNER (Signature)

Richard Jenks
Vice President of Operations
Rock Valley College

(Printed name and title)

CONTRACTOR (Signature)

[Insert Name]

[Insert Title]

(Printed name and title)

RINGLAND-JOHNSON, INC. (Signature)

[Insert Name]

[Insert Title]

(Printed name and title)

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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 15:52:20 ET on 11/01/2024.

PAGE 1

UPON AWARD THIS CONTRACT BY THE BOARD OF TRUSTEES OF ROCK VALLEY COLLEGE, THE CONTRACT WILL BE AUTOMATICALLY ASSIGNED TO THE CONSTRUCTION MANAGER, RINGLAND-JOHNSON, INC ("Construction Manager"). Please refer to Section 5.1.1 of the A201 General Conditions.

AGREEMENT made as of the [insert] day of [month] in the year Two Thousand Twenty-Four ([XX], 2024)

...

The Board of Trustees of Rock Valley College
3301 North Mulford Road
Rockford, Illinois 61114

...

[TBD]

...

Bid #24-30-D06: Downtown Campus Paint Equipment
Rock Valley College

...

Demonica Kemper Architects
125 N. Halsted St.
Ste. 301
Chicago, Illinois 60661

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EXHIBIT A – INSURANCE AND BONDS

...

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 included in the Project Manual for Bid # 24-30-D06 dated November 1, 2024, 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.

§ 1.1 This Contract has been awarded by the Owner after advertisement for bids. Upon award of the Contract by the Owner, the Owner shall be deemed to have assigned its rights in this Agreement to the Owner's Construction Manager.

By submitting its bid, the bidder shall be deemed to have consented to the aforesaid assignment, and to have agreed to become an assigned Subcontractor to the Construction Manager.

Upon assignment, the Subcontractor shall become a subcontractor of the Construction Manager pursuant to this Agreement, and, except as identified within this Agreement and as provided by law, will no longer have any contractual rights against the Owner, and shall have contractual privity only with the Construction Manager.

...

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Established as follows: on or after January 29, 2025, and as set forth in a notice to proceed.

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{

By the following date: March 21, 2026.

§ 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

...

§ 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 (\$—), [Insert] Dollars (\$[Insert].00), subject to additions and deductions as provided in the Contract Documents.

...

None.

...

None

...

N/A

...

N/A

PAGE 4

\$1,000.00 per calendar day for each and every such day between the Scheduled Date(s) of Substantial Completion and the actual date(s) of Substantial Completion, in accordance with Section 9.8.8 of the A201 General Conditions.

...

Not applicable.

...

§ 5.1.1 Based upon Applications for Payment submitted to the ~~Architect by the Contractor~~ Construction Manager by the Contractor then subsequently submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Construction Manager and 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.

...

Not applicable

§ 5.1.3 Provided that an Application for Payment is received by the ~~Architect~~ Construction Manager not later than the 20th day of a month, the Owner shall make payment of the amount certified via a joint check made payable to the Construction Manager and the Contractor not later than the 25th day of the following month. If an Application for Payment is received by the ~~Architect~~ Construction Manager 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.~~

~~(Federal, state or local laws may require payment within a certain period of time.)~~ it will be included in the following month's Application for Payment from the Construction Manager. The Owner shall make payment of the amount certified via a joint check made payable to the Construction Manager and Contractor not later than the 25th day of the subsequent month of certification of the Construction Manger's Application for Payment.

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

...

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

...

- .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;~~ A201–2017 as modified;

PAGE 5

- .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;~~ A201–2017 as modified; and

...

§ 5.1.7.1 For each progress payment made prior to ~~Substantial Completion of the Work,~~ final payment, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

...

10%

...

Not applicable.

...

Upon 50% completion the retainage shall be reduced to 5%.

~~§ 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.)~~

Reserved.

~~§ 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, A201–2017, as modified.

...

~~§ 5.2.1~~ Final payment, constituting the entire unpaid balance of the Contract Sum, including retainage held pursuant to Section 5.1.7, 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, as modified, and to satisfy other requirements, if any, which extend beyond final payment; and

...

~~§ 5.2.2~~ The Owner’s final payment to the Contractor shall be made no later than ~~30~~ thirty (30) days after the issuance of the Architect’s final Certificate for ~~Payment,~~ or as follows:

Payment:

...

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.)~~

~~—%~~ Payments due and unpaid shall bear interest at 6% annually or as required by law, whichever is less.

...

The Architect will serve as the Initial Decision Maker ~~pursuant to to the extent provided in~~ Article 15 of AIA Document A201–2017, as modified, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

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For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, as modified, the method of binding dispute resolution shall be as follows:

...

[] 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. As provided in the A201 General Conditions, as modified~~

...

~~§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2017, A201-2017, as modified.~~

~~§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201-2017, as modified, 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.)~~

~~set forth in that section.~~

~~§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-2017, A201-2017, as modified.~~

...

~~§ 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. A201-2017, that reference refers to the A201 General Conditions, as modified.~~

...

Janet Taylor
Project Manager
3301 North Mulford Road
Rockford, IL 61114
P: (815) 921-4312
J.taylor@rockvalleycollege.edu

...

[Insert]

...

~~§ 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. Bid # 24-30-D06, dated November 1, 2024.~~

~~§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents. Reserved.~~

~~§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:~~

Additions and Deletions Report for AIA Document A101 – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017. All rights reserved. “The American Institute of Architects,” “American Institute of Architects,” “AIA,” the AIA Logo, and “AIA Contract Documents” are trademarks of The American Institute of Architects. This document was produced at 15:52:20 ET on 11/01/2024 under Order No.4104243507 which expires on 12/22/2024, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(1162834022)

(If other than in accordance with a building information modeling exhibit, 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.)

Reserved

§ 8.7 Other provisions: Prevailing Wages

The Contractor shall pay prevailing wages for the Work as determined by the Illinois Department of Labor, and shall make, keep and submit certified payrolls through the Illinois Department of Labor’s portal at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>, and shall comply with all requirements of the Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.*

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- ~~.2~~ AIA Document A101™ 2017, Exhibit A, Insurance and Bonds
- ~~.3~~ AIA Document A201™ 2017, General Conditions of the Contract for ~~Construction~~Construction, as modified
- ~~.3~~ Contractor’s Bid/Proposal Form, dated [Insert] ([X] pages)
- ~~.4~~ Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)Owner’s Bid #24-30-D06, dated November 1, 2024

- ~~.5~~ Drawings,5 Drawings – Refer to Index on Drawing Cover Sheet.

...

<u>G1.00</u>	<u>Sheet Index, Abbreviations, Symbols & Notes</u>	<u>November 1, 2024</u>
<u>AC1.11</u>	<u>Code Plans</u>	<u>November 1, 2024</u>
<u>A4.02</u>	<u>Exterior Elevations CTE Building</u>	<u>November 1, 2024</u>
<u>A5.01</u>	<u>Building Sections – CTE Building</u>	<u>November 1, 2024</u>
<u>A5.02</u>	<u>Building Sections – CTE Building</u>	<u>November 1, 2024</u>
<u>A8.01</u>	<u>Enlarged Plan Collision Repair</u>	<u>November 1, 2024</u>
<u>S1.00</u>	<u>Foundation Plan</u>	<u>November 1, 2024</u>
<u>S1.01</u>	<u>Level 02 Framing Plan</u>	<u>November 1, 2024</u>
<u>S4.00</u>	<u>Precast and Masonry Details</u>	<u>November 1, 2024</u>

- ~~.6~~ Specifications:
~~.6~~ SpecificationsThe Specifications include all terms, conditions, and specifications included in the Owner’s Bid #24-30-D06, dated November 1, 2024.

...

<u>Refer to Demonica Kemper Architect’s Table of Contents</u>	<u>Table of Contents</u>	<u>November 1, 2024</u>	<u>1</u>
<u>Refer to Ringland-Johnson’s Supplemental Instructions for Bidders Table of Contents</u>	<u>Table of Contents</u>	<u>November 1, 2024</u>	<u>1</u>

...

None

...

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

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
-------	------	-------

Supplementary and other Conditions of the Contract:

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

PAGE 8 .9 Other documents, if any, listed below:

None

...

Richard Jenks
Vice President of Operations
Rock Valley College

[Insert Name]
[Insert Title]

...

RINGLAND-JOHNSON, INC. (Signature)

[Insert Name]
[Insert Title]

(Printed name and title)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Matthew J. Gardner, 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 15:52:20 ET on 11/01/2024 under Order No. 4104243507 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, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



Ringland-Johnson, Inc.
1725 Huntwood Drive
Cherry Valley, Illinois 61016-9560
Ph: (815) 332-8600
Fax: (815) 332-8411

Project: RVC Downtown Campus
Project No: 224-033

SUBCONTRACT AGREEMENT

Date Issued:	XX/XX2024		
Subcontractor:	Subcontractor Name & Address	Telephone Number:	
SC Owner / Officer Name & Title:		Email:	
Subcontractor Contact Name:		Email:	
Project Name:	RVC Downtown Campus	RJC Project Manager:	Chris Glasder
		Phone:	(779) 970-0246
		Email:	cglasder@ringland.com
Project Address:	315 S Winnebago Street & 711 Green Street Rockford, Illinois 61105	RJC Project Superintendent:	Chris Glasder
		Phone:	(779) 970-0246
		Email:	cglasder@ringland.com
Jobsite Delivery Address:	315 S Winnebago Street & 711 Green Street Rockford, Illinois 61105	RJC Project Coordinator:	Celine Saari
		Phone:	(815) 332-8658
		Email:	csaari@ringland.com
Contract Type:	Lump Sum	RJC Project Accountant:	Harrison Grote
		Phone:	(815) 332-8635
		Email:	hgrote@ringland.com
Project Start Date:	08/29/2024	Project Completion Date:	07/01/2026

Description:
To be completed upon award.

Inclusions:
Performance & Payment Bond with Dual Obligee Rider

Exclusions:
Sales Tax

Attachments:
[General Conditions Rev November 1, 2022.pdf](#)
[Exhibit A - Insurance Requirements.pdf](#)
[Exhibit B - Project Specific Instructions.pdf](#)
[Exhibit C - Project Documents.pdf](#)
[Exhibit D - Scope of Work.pdf](#)
[Exhibit E - Preliminary Schedule.pdf](#)
[Exhibit F - Sales Tax Exemption Certificate.pdf](#)
[Exhibit G - Dual Obligee Rider.pdf](#)

#	COST CODE	DESCRIPTION	TYPE	AMOUNT
1	Phase of Work	TBD	Subcontract	\$ XXX.XX
2			Subcontract	
3			Subcontract	
4			Subcontract	
5			Subcontract	
Subcontract Award Sum:				\$ XXX.XX

TBD Dollars And TBD Cents

THIS SUBCONTRACT AGREEMENT (this "Agreement"), made as of **XX/XX/2024** between Ringland-Johnson, Inc. ("Contractor"), and the above identified ("Subcontractor").

WHEREAS, the Contractor has entered into a contract (the "Prime Contract") for construction dated **4/15/2024** with **Board of Trustees of Rock Valley College** ("Owner") for the following project **RVC Downtown Campus** (the "Project"), that is located at the above-noted Project Address, and includes the following plans, specifications, and addenda (collectively, the "Project Documents"): **TBD, in accordance with Exhibit C (collectively, the "Project Documents"). The Architect for the Project is Demonica Kemper Architects (DKA), at 125 N Halsted St #301, Chicago, IL 60661 (hereinafter called "Architect").**

WHEREAS, the Prime Contract provides for the furnishing of labor, materials, equipment, and services in connection with the construction of the Project. A copy of the Prime Contract consisting of the agreement between Owner and Contractor (from which compensation amounts may be deleted) and the other documents incorporated therein have been made available to the Subcontractor.

NOW, THEREFORE, for good and valuable consideration, the parties hereby ratify and incorporate the above recitals into this Agreement, and further agree as follows:

1. The terms of this Agreement are subject to the terms and conditions of the Prime Contract and the General Conditions to Ringland-Johnson, Inc. Subcontract Agreement (the "General Conditions"), each of which are hereby incorporated into this Agreement. Any capitalized defined term not otherwise defined herein shall have the meaning as set forth in the General Conditions.
2. The Subcontract Sum is: "Subcontract Award Sum" as typed above.
3. Subcontractor shall provide the necessary labor, materials, tools, and equipment to provide and perform/install all **TBD Work Complete** in accordance with the project plans, specifications, and addenda, including, but not limited to: **TBD**; all work to be performed within strict accordance of all local, state, and national applicable safety codes, standards, ordinances, and guidelines that pertains to your scope of work, and all related specifications and drawings, and any Project-specific instructions set forth in **Exhibit B** hereto, which is hereby incorporated into this Agreement.
4. Unit prices, if any, may, at the sole election of the Contractor, be used as a basis for calculating the price to be used in conjunction with a change order, and are as follows:
TBD
5. The anticipated date of commencement for field work for the Project is: **08/29/2024**, or as may otherwise be extended by Contractor. Subcontractor shall be bound to durations and timeframe established within the Master Project Schedule.
6. The scheduled date of substantial completion for the Project is: **07/01/2026**. Subcontractor shall be bound to durations and timeframe established within the Master Project Schedule.
7. Any liquidated damage provisions for failure to complete the Work on time are:
One Thousand Dollars (\$1,000) per calendar day for each and every such day between the Scheduled Date(s) of Substantial Completion and the actual date(s) of Substantial Completion, in accordance with Section 9.8.8 of the A201 General Conditions.
8. Subcontractor shall provide insurance coverages and comply with the related requirements as set forth in **Exhibit A** hereto.

9. During the performance of this Agreement, Subcontractor agrees as follows **[Mandatory language- may not be revised or deleted in any Subcontract]:**
- (a) Subcontractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Subcontractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Subcontractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
 - (b) Subcontractor will, in all solicitations or advancements for employees placed by or on behalf of Subcontractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
 - (c) Subcontractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of Subcontractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965 ("Executive Order 11246"), and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - (d) Subcontractor will comply with all provisions of Executive Order 11246, and of the rules, regulations, and relevant orders of the Secretary of Labor.
 - (e) Subcontractor will furnish all information and reports required by Executive Order 11246, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
 - (f) In the event of Subcontractor's noncompliance with the nondiscrimination clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be cancelled, terminated, or suspended in whole or in part and Subcontractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246, or by rule, regulation, or order of the Secretary of Labor, or
- Subcontractor will include the provisions of paragraphs (a) through (f) in every Subcontract or Purchase Order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246, so that such provisions will be binding upon each subcontractor or vendor. Subcontractor will take such action with respect to any Subcontract or Purchase Order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event Subcontractor becomes involved in, or is threatened with, litigation with a sub-subcontractor or vendor as a result of such direction, Subcontractor may request the United States to enter into such litigation to protect the interests of the United States. [Sec. 202 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966-1970 Comp., p. 684, EO]
10. *The following provisions shall apply if bonds are required to be provided by Subcontractor for the Project, whether as indicated as an itemized cost above or otherwise:*
- 10.1 The Subcontractor shall, as part of this Agreement, furnish to the Contractor full and duly executed Performance and Payment Bonds issued by a surety company and in such format as is satisfactory to the Contractor (A minus rating or better) on the Ringland-Johnson Construction standard subcontractor bond forms. If such are not furnished with this Agreement, the Contractor may, at any time prior to or during the performance of this Agreement, demand that Subcontractor furnish same. The cost of said bonds shall be separately itemized and be paid for by Subcontractor. Subcontractor's failure to deliver satisfactory bonds within ten days after demand may be deemed a material breach of this Agreement. Subcontractor's officers and the signatory of this Agreement accept full personal liability for all undertakings of Subcontractor should bonds, for whatsoever reason, not be furnished.

10.2 Contractor may accept other assurances from Subcontractor, in lieu of bonds referenced above. These include letters of credit from a federally insured bank or financial institution and/or increased payment retention in an amount not less than 20% of the Work completed.

11. The following documents are incorporated into and made a part of this Agreement:

- Prime Contract
- General Conditions
- Insurance Requirements (EXHIBIT A)
- Project Specific Instructions (EXHIBIT B)
- Project Documents (EXHIBIT C)
- Scope of Work (EXHIBIT D)
- Preliminary Schedule (EXHIBIT E)
- Sales Tax Exemption Certificate (EXHIBIT F)

12. Subcontractor represents and warrants to the Contractor that it is a duly organized and operating:

(Check one of the following and include FEIN or Social Security Number)

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Joint Venture | <input type="checkbox"/> Sole Proprietor | |
| <input type="checkbox"/> Subsidiary of | | |

Name and Address of Parent Company:

FEIN or Social Security Number:

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereby enter into this Agreement, including the Prime Contract, General Conditions, Exhibits, and Attachments, incorporated by reference herein, as of the date first set forth above. This Agreement may be executed by electronic signature and exchanged by electronic means. By signing this document, you affirm that your signature holds legal authority on behalf of the company, thereby binding it to the terms herein.

CONTRACTOR:

Ringland-Johnson, Inc.

SUBCONTRACTOR:

TBD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Version Date: 03/01/2021



Job Number: 224-033
Job Name: Rock Valley College Downtown Campus
Job Address: 711 Green St. Rockford, IL 61102
315 S Winnebago St. Rockford, IL 61102

Attached to and forming a part of the Agreement between Subcontractor or Supplier and Ringland-Johnson Construction, effective as of the date of the Agreement.

EXHIBIT A

Insurance Requirements

Acknowledged

Initials _____

EXHIBIT A

Certificate of Insurance & Endorsements

(Job #224-033, Rock Valley College Downtown Campus)

A current and compliant Certificate of Insurance must be on file before starting on this project.

- The following parties must be listed as Primary and Non-Contributory Additional Insureds on the General Liability and Excess/Umbrella Liability Policies with endorsements evidencing the same to be attached to the certificate:
 - **Rock Valley College**
 - **Demonica Kemper Architects**
 - **Ringland-Johnson, Inc.**
- The RJC Job #224-033 and Job Name **Rock Valley College Downtown Campus** must be referenced on the certificate.
 - Coverages must include Waivers of Subrogation in favor of the Additional Insureds.
 - Blanket certificates are NOT acceptable.
 - All required insurances shall be maintained for a period of not less than three (3) years from the date of final project completion, with the exception of products / completed operations (see below).

REQUIRED COVERAGES:

- Workers Compensation with statutory limits and employer's liability insurance not less than five hundred thousand dollars (\$500,000) per occurrence.
- Commercial General Liability (CGL) not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate. Must cover products/completed operations two million dollars (\$2,000,000) for not less than seven (7) years from the date of final project completion.
- Automobile Liability insurance coverage for any vehicle owned, non-owned, plus hired vehicles with a limit not less than one million dollars (\$1,000,000) combined single limit.
- Excess or Umbrella Liability insurance with a limit not less than three million dollars (\$3,000,000) per occurrence and three million dollars (\$3,000,000) aggregate. These limits apply in excess of each of the above-mentioned policies. Excess coverage will follow form.
- Professional Errors & Omissions Liability insurance, **for awards including design services**, with a limit not less than one million dollars (\$1,000,000) per occurrence and aggregate.

Certificate of Insurance, with required endorsements attached, should be emailed to rjccert@ringland.com.

If you have any questions, please contact Harrison Grote at hgrote@ringland.com or (815) 332-8635.



Job Number: 244-033
Job Name: Rock Valley College Downtown Campus
Job Address: 711 Green St. Rockford, IL 61102
315 S Winnebago St. Rockford, IL 61102

Attached to and forming a part of the Agreement between Subcontractor and Ringland-Johnson Construction, effective as of the date of the Agreement.

EXHIBIT B

Project Specific Instructions

Acknowledged

Initials_____

EXHIBIT B

Project Specific Instructions

(Job #224-033, Rock Valley College Downtown Campus)

General

1. Subcontractor shall provide the necessary labor, materials, tools, and equipment to install all scope of work in accordance with the project plans, specifications, addenda, bidding documents, bidding supplements, and local codes.
2. Subcontractor is required to utilize Procore for all project documentation, including, but not limited to, submittals, RFIs, change requests, schedule updates, access drawings and specifications, punch list, etc., utilizing Subcontractor's own resources.
3. Subcontractor specifically agrees to participate in all required meetings for the Project, including but not limited to weekly subcontractor status and coordination meeting, safety meetings, schedule update meetings, morning pre-job briefs, foreman meetings, etc.
4. Subcontractor shall provide an adequate labor work force to meet the Construction Manager's Master Schedule and provide on-site full-time field supervision of all work being performed under this award. This may include working multiple shifts, overtime, and weekends to meet the durations required, and to accommodate any and all-weather events that impact site work. If Subcontractor works multiple shifts or weekends, it will be required to have on site full-time field supervision for each shift.
5. Subcontractor shall provide all attic stock as required by the specifications.
6. Subcontractor has included any and all rental fees.
7. Subcontractor shall participate in all local and jurisdictional inspections. Subcontractor shall be responsible for all local and state permits specific to the Subcontractor's scope of work. Subcontractor is responsible for scheduling and coordinating with local and state inspectors including making phone calls, emailing, scheduling field inspections based on construction progress, and meeting inspector on site to coordinate inspection of work. Subcontractor shall notify Ringland-Johnson at least 24 hours in advance when such inspections will be taking place on the project site. Subcontractor includes prompt adjustment of in-wall rough-in, and above ceiling rough-in if deficiencies are found in order to avoid delay to the Master Project Schedule.



8. Subcontractor shall provide names, emails, and phone numbers of responsible field and/or office personnel.
9. Subcontractor shall coordinate its own work with the work of all other Contractors.
10. Subcontractor shall submit an original Certificate of Insurance – please refer to Exhibit A for details and instructions.
11. Subcontractor shall include all freight and delivery, including but not limited to trucking, local and state permits if required, fuel, etc. Delivery of all materials is expected to be provided directly to the project site at site addresses 711 Green St. - Rockford, IL - 61102 and 315 S. Winnebago St. - Rockford, IL - 61102. Ringland-Johnson Construction also reserves the right to direct Subcontractor to deliver to Ringland-Johnson's corporate office at 1725 Huntwood Drive - Cherry Valley, IL - 61016.
12. The items listed below must be furnished to and approved by the Construction Manager, complete and in the forms prescribed, prior to commencement of work:
 - a. Fully executed Subcontract Agreement (on Construction Manager's form);
 - b. Insurance Certificate (See Exhibit A);
 - c. Payment and Performance Bonds with Dual Oblige Rider
 - d. Designation of a Project Superintendent (with OSHA 30-hour card);
 - e. Schedule of Work;
 - f. Submittal and Material Schedule; and
 - g. Schedule of Values

Jobsite & Safety

13. Subcontractor shall provide daily cleanup to keep the workplace free of rubbish, debris, trash, waste material, etc. generated by its own forces or those of its subcontractors. This includes maintaining during the lifetime of this contract a clean, orderly, and safe construction site, or whatever means necessary to fulfill this requirement.
14. It is the policy of RJC to prohibit smoking, vaping, and tobacco use on all jobsites.
15. Subcontractor shall coordinate all deliveries and on-site storage, including equipment, materials, trailers, tools, etc., with Ringland-Johnson's on-site project superintendent. Provide multiple deliveries as required.
16. Subcontractor shall confine dust, dirt, and noise to a minimum, and coordinate with all local and jurisdictional laws on noise ordinances.



17. Subcontractor shall be responsible for its employees' conformance to OSHA Regulations and Ringland-Johnson published safety rules. Ringland-Johnson reserves the right to require the Subcontractor to remove any worker from the site for serious or repeated safety infractions.
18. Subcontractor shall provide and maintain all traffic control and safety barricades, temporary protection devices, signalmen, flagmen, equipment, and anything else required to perform the work in a safe manner.
19. Subcontractor is responsible for supplying any temporary power and lighting that is needed to complete their work.
20. Subcontractor is responsible for maintaining the security of their own equipment whilst on-site which includes but is not limited to the following:
 - a. On-site storage containers
 - b. Locks
 - c. Tool cribs
 - d. Connex boxes
 - e. Etc.
21. Subcontractor shall provide all hoisting and material handling labor and equipment for its scope of work.
22. Subcontractor shall sign the Sub-Contractor Certification. Please refer to Appendix A in Exhibit C.
23. Subcontractor shall be responsible for completing all SWPPP inspections. Please refer Appendix J in Exhibit C.

Submittals

24. Upload and submit electronic shop drawings and product data, through Procore, no less than three (3) sets of samples no later than one (1) week from today's date. The project, within Procore, will have the submittal(s) already created based on specification section. **If a submittal is incorrect or missing, notify RJC immediately. Subcontractors are not to create new submittals.**
25. Furnish lead times of major items and forward to RJC no later than one (1) week from today. Proof of procurement will be required.
26. Any product substitution is at the Subcontractor's own risk and will not be allowed without written authorization.



27. Subcontractor includes prompt release and fabrication of all materials upon submittal review and approval. Subcontractor understands schedule completely and will provide accommodations and required deliveries to the project site in order to complete scope of work within timeframe and durations of the Master Project Schedule. Subcontractor shall deliver all supplies to the project site or as otherwise instructed by RJC in accordance with the schedule established by RJC. Schedule will be subject to changes as required and ordered by RJC.

Schedule

28. Subcontractor shall coordinate with Ringland-Johnson Construction, the schedule and timing for its scope of work and shall coordinate its work and connections with the work of all other contractors to allow for complete operating systems.

29. Subcontractor must conform and follow the construction schedule provided by RJC.

30. Subcontractor shall provide an adequate labor work force to meet the Master Project Schedule.

31. Subcontractor specifically agrees to provide weekly schedule updates to Ringland-Johnson Construction, which includes equipment and material lead time, critical path information, and specific trade durations as it relates to the overall master schedule.

32. Subcontractor shall coordinate with other trades and subcontractors on the project site to ensure all scope of work is occurring within the timeframe of the Master Project Schedule and to eliminate the loss of productivity.

Accounting

33. State of Illinois prevailing wage requirements must be met. Certified payroll statements are required from contractors and each subcontractor on a weekly basis submitted through the IDOL website (<https://webapps.illinois.gov/DOL/PayrollCertification/>) and a copy must be sent to the accountant at RJC (hgrote@ringland.com).

34. Subcontractor shall submit a complete and accurate Waiver (Partial or Final) with each application for payment. The Waiver shall include subcontractor and/or supplier waivers. Failure to meet these deadlines will cause removal from the pay application and a delay in payment.

35. Subcontractor agrees to supply Ringland-Johnson Construction with an open change order log with its pay request each month.



36. The maximum percentage of combined overhead and profit for changes in the work performed by Subcontractor shall be ten percent (10%).
37. Subcontractor shall exclude all sales tax (see attached Tax Exemption documentation).
38. Submit AIA pay applications to accountant on the project by the 20th of each month. Failure to meet these deadlines will cause removal from the pay application and a delay in payment.

TO BE PROVIDED UPON AWARD



Job Number: 224-033
Job Name: Rock Valley College Downtown Campus
Job Address: 711 Green St. Rockford, IL 61102
315 S Winnebago St. Rockford, IL 61102

Attached to and forming a part of the Agreement between Subcontractor or Supplier and Ringland-Johnson Construction, effective as of the date of the Agreement.

EXHIBIT C

Project

Documents

Acknowledged

Initials_____

TO BE PROVIDED UPON AWARD



Job Number: 224-033
Job Name: Rock Valley College Downtown Campus
Job Address: 711 Green St. Rockford, IL 61102
315 S Winnebago St. Rockford, IL 61102

Attached to and forming a part of the Agreement between Subcontractor or Supplier and Ringland-Johnson Construction, effective as of the date of the Agreement.

EXHIBIT D

Scope of Work

Acknowledged

Initials_____

TO BE PROVIDED UPON AWARD



Job Number: 224-033
Job Name: Rock Valley College Downtown Campus
Job Address: 711 Green St. Rockford, IL 61102
315 S Winnebago St. Rockford, IL 61102

Attached to and forming a part of the Agreement between Subcontractor or Supplier and Ringland-Johnson Construction, effective as of the date of the Agreement.

EXHIBIT E

Preliminary Schedule*

*Preliminary Schedule is subject to change. Reference the Master Project Schedule in Procore.

Acknowledged

Initials_____

Exhibit F - Sales Tax Exempt

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

OFFICIAL DOCUMENT

Illinois Sales Tax Exemption Certificate



ROCK VALLEY COLLEGE 511

3301 N MULFORD RD
ROCKFORD IL 61114-5640

Sales Tax Exemption Certificate

Issue date:

02/10/2020

Sales Tax Exemption

E99923459

Expiration date:

03/01/2025

Organization type:

Governmental

This entity is authorized under the Retailers' Occupation Tax Act to purchase tangible personal property for use or consumption tax-free.


ILLINOIS REVENUE
Director

OFFICIAL DOCUMENT - DO NOT DESTROY

**DUAL
OBLIGEE
RIDER**

This Rider is to be attached to and forms a part of Performance and Payment Bonds No. _____ (hereinafter individually referred to as "Performance Bond" or "Payment Bond", and collectively referred to as "Bonds") issued by _____, (hereinafter referred to as "Surety"), as Surety, on the _____ day of _____, _____.

WHEREAS, on or about the _____ day of _____, _____, _____ (hereinafter called the "Principal"), entered into a written agreement with _____ (hereinafter called the "Primary Obligee") for the construction of the _____ (hereinafter called the "Contract"); and

WHEREAS, the Principal and the Surety executed and delivered to said Primary Obligee the Bonds in connection with the Contract; and

WHEREAS, the Primary Obligee has requested the Principal and the Surety to execute and deliver this Rider.

NOW, THEREFORE, the undersigned hereby agree and stipulate that _____ shall be added to the Bonds as a named obligee (hereinafter referred to as "Additional Obligee"), subject to the conditions set forth below:

1. The Surety shall not be liable under the Bonds to the Primary Obligee, the Additional Obligee, or any of them, unless the Primary Obligee, the Additional Obligee, or any of them, shall make payments to the Principal (or in the case the Surety arranges for completion of the Contract, to the Surety) strictly in accordance with the terms of said Contract as to payments and shall perform all other obligations to be performed under said Contract at the time and in the manner therein set forth.

2. The aggregate liability of the Surety under the Performance Bond, to any or all of the obligees (Primary and Additional Obligees), as their interests may appear, is limited to the penal sum of the Performance Bond; the Additional Obligee's rights hereunder are subject to the same defenses Principal and/or Surety have against the Primary Obligee, and the total liability of the Surety shall in no event exceed the amount recoverable from the Principal by the Primary Obligee under the Contract. At the Surety's election, any payment due under the Performance Bond may be made by joint check payable to one or more of the obligees.

3. The aggregate liability of the Surety under the Payment Bond to any or all of the obligees (Primary and Additional Obligees), and persons or entities that are entitled to make claim under the Payment Bond (hereinafter, "Claimants"), as their interests may appear, is limited to the penal sum of the Payment Bond; the Additional Obligee's rights hereunder, if any, are subject to the same defenses Principal and/or Surety have against the Primary Obligee and/or the Claimants under the Payment Bond. At the Surety's election, any payment due under the Payment Bond may be made by joint check payable to one or more of the obligees and/or Claimants.

Except as herein modified, the Bonds shall be and remains in full force and effect.

Signed this _____ day of _____, _____.

(Principal)

By: _____

(Primary Obligee)

By: _____

By: _____, Attorney-in-Fact

Surety Phone No.



AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:

Rock Valley College General Conditions for New Downtown Campus
Bid #24-30-D06

THE OWNER:

(Name and address)

The Board of Trustees of Rock Valley College
3301 North Mulford Road
Rockford, Illinois 61114

THE ARCHITECT:

(Name and address)

Demonica Kemper Architects
125 N. Halsted St.
Ste. 301
Chicago, Illinois 60661

TABLE OF ARTICLES

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- 2 OWNER
- 3 CONTRACTOR
- 4 ARCHITECT
- 5 SUBCONTRACTORS
- 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
- 7 CHANGES IN THE WORK
- 8 TIME
- 9 PAYMENTS AND COMPLETION
- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS
- 14 TERMINATION OR SUSPENSION OF THE CONTRACT
- 15 CLAIMS AND DISPUTES

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.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

Init.

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User Notes:

(1278558542)

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents included in the Project Manual, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, or (2) a Change Order.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, provided, however, Owner shall be third party beneficiary of any Subcontract agreement as set forth in Article 5 herein, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means all of the Contractor's duties under the Contract Documents, including the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker, if any, is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2.

§ 1.1.9 Final Completion

Final Completion means the date the Contract has been fully performed, all the Work has been completed.

§ 1.1.10 Punch List

"Punch List" shall mean and shall be limited to uncompleted items of the Work (a) that do not interfere with the use and occupancy of any area of the Project Site for its intended purpose and (b) that, as a group, are capable of being completed by the Contractor within thirty (30) days of issuance of any Punch List.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 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; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.2.4 If any two or more provisions of the Contract Documents conflict, and such conflict relates to the quantity or quality of the Work, the Contractor agrees to provide the greater quantity and/or better quality of such Work.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity, the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Owner's reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the owner(s) and any licensee(s) who have an interest in and to the Instruments of Service.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery, or via email. If Contractor seeks to provide Notice to

Owner via email, Contractor shall address the email to the Owner's Representative, President, Chief Operating Officer, and Legal Counsel.

§ 1.7 Digital Data Use and Transmission

The parties may agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. If the parties agree to protocols governing the transmission and use of Instruments of Service and other documents in digital form, the parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish these protocols for the development, use, transmission, and exchange of digital data.

(Paragraphs deleted)

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall, to the extent allowed by law and by the Owner's policies and procedures, have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 Where the Owner furnished any information or documents to the Contractor in connection with the Project, the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.2 Reserved.

(Paragraphs deleted)

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. The Contractor shall provide information or other assistance as the Architect or Owner may request in connection with these obligations.

§ 2.3.2 As appropriate for the Project, the Owner shall retain an architect and/or engineer lawfully licensed to practice architecture and/or engineering, or an entity lawfully practicing architecture and/or engineering in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 Reserved.

§ 2.3.4 Upon written request by the Contractor, the Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. Notwithstanding the foregoing, the furnishing of surveys by the Owner is not a guarantee of the accuracy of the information contained therein, and shall not relieve the Contractor from its duties under the Contract Documents in general. The submission of a bid for the work implies that the Contractor had examined the site, taking into consideration all visible conditions that can be reasonably anticipated to affect the work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2, or fails or refuses to provide a sufficient amount of properly supervised and coordinated labor, materials, or equipment so as to be able to complete the Work within the Contract Time, or fails to remove and discharge (within ten days) any lien filed upon Owner's funds by anyone claiming by, through, or under Contractor, or disregards the instructions of Architect or Owner when based on the requirements of the Contract Documents, or fails to carry out Work in accordance with the Contract Documents, or in the event an emergency arises that requires the Work to be stopped, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3. The Owner's rights and remedies under this section are in addition to, and not a limitation of, any other rights and remedies of the Owner under the Contract Documents or otherwise.

§ 2.5 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 or approved construction schedules and fails within a five (5)- business 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 the Owner may have, correct such default, neglect or failure. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and reasonable attorneys' fees, and compensation for the Architect's additional services made necessary by such default, neglect or failure. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner within thirty (30) days after a request by the Owner.

§ 2.6 **Owner's Right to Audit.** The Contractor shall keep full and accurate records, in accordance with sound accounting principles, of all labor and material costs incurred, items billed, and all other expenditures, costs, liabilities and obligations incurred in connection with the performance of the Work, and all papers, files, accounts, reports, cost proposals with backup data and all other material relating to work under this Contract, which records shall be open to audit by the Owner or its authorized representatives during performance of the Work and for the length of time established by law or five years, whichever is longer, from the date of final payment to Contractor or termination of this Contract. In addition, the Contractor shall make it a condition of all Subcontracts relating to the Work that all Subcontractors will keep accurate records of costs incurred and items billed in connection with their work and that such records shall be open to audit by the Owner or its authorized representatives during performance of the Work and for the length of time established by law or five years, whichever is longer, from the date of final payment to Contractor or termination of this Contract. Notwithstanding the foregoing, cost components within or comprising a stipulated sum, i.e., a lump sum, shall not be subject to audit.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative. The Contractor is an independent contractor, and shall not be deemed an agent of the Owner for any reason.

§ 3.1.2 The Contractor shall perform the Work in strict accordance with the Contract Documents.

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§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in strict accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor. Notwithstanding the foregoing, the Contractor shall be permitted to rely upon the drawings and project specifications from Architect that are included in the Project Manual, a change order, or a formal response or instruction to a Request for Information.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 The Contractor represents that it has visited the Project site, become generally familiar with local conditions under which the Work is to be performed, correlated personal observations with requirements of the Contract Documents, and has satisfied itself as to the nature and location of the Work, the general and local conditions, including those bearing upon access (including partial or total restrictions on access), transportation, delivery, disposal, staging, handling and storage of materials, availability of labor, water, electric power, roads and uncertainties of weather, ground water table or similar physical conditions of the ground, the character, quality and quantity of existing conditions to be encountered the character of equipment and facilities needed prior to and during the prosecution of the Work and all other matters which can in any way effect the Work or the cost thereof under this Agreement. Any failure by the Contractor to acquaint itself with all the available information concerning these conditions will not relieve the Contractor from any obligation under the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall evaluate any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering latent errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor or its Subcontractors or suppliers as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations, including any increases in construction costs. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.2.5 In all cases where Work interconnects with existing facilities, Contractor shall field measure and verify at the site all readily accessible dimensions relating to such existing facilities. Any conflicts in the Work and the existing facilities which could have been mitigated by the Contractor's obligation to verify the dimensions of the existing facilities shall be promptly rectified by the Contractor at its own expense, and such obligation does not limit the Owner's other rights and remedies under the Contract Documents.

§ 3.3 Supervision and Construction Procedures

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§ 3.3.1 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 under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures to the Owner and Architect. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. The Contractor shall not proceed performing the Work using its alternative means, methods, techniques, sequences, or procedures without written approval from the Architect.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.3.4 The Contractor shall coordinate inspections by governmental authorities having jurisdiction over the Work.

§ 3.3.5 No inspection performed or failed to be performed by the Owner or Architect shall be a waiver of any of the Contractor's obligations hereunder.

§ 3.3.6 The Contractor has the responsibility to ensure that all material suppliers and Subcontractors, their agents, and employees adhere to the Contract Documents, and that they order materials on time, taking into account the current market and delivery conditions and that they provide materials on time. The Contractor shall coordinate its Work with that of all others on the Project including deliveries, storage, installations, and construction utilities. The Contractor shall be responsible for the space requirements, locations, and routing of its equipment. In areas and locations where the proper and most effective space requirements, locations, and routing cannot be made as indicated, the Contractor shall meet with all others involved, before installation, to plan the most effective and efficient method of overall installation.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions equal to or superior to the specified materials only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive. Except as provided in 3.4.2, the materials specified have been determined to have characteristics appropriate for this Project. No work will be accepted which utilizes an alternate not approved during the bidding process by addendum or bid notice.

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

§ 3.4.4 The Contractor shall not at any time permit on the Project site any alcohol or controlled substances whether inside or outside of buildings or structures. Possession or use of any of the foregoing at or adjacent to the site shall obligate the Contractor to remove such offending personnel from the site and replace them at no additional cost to the Owner.

§ 3.4.5 The Contractor and any Subcontractors shall conform to labor laws of the State and various acts amendatory and supplementary thereto and to other laws, ordinances and legal requirements applicable thereto. Contractor shall enforce among all personnel directly or indirectly employed by it, and among all Subcontractors and their employees, all rules which the Owner may establish for conduct of such personnel on the site.

§ 3.4.6 The Contractor shall pay prevailing wages in accordance with and shall fully comply with all requirements of the Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.*

§ 3.4.7 Before ordering any material or doing any Work, the Contractor shall verify all measurements at the Project Site and he shall be responsible for the correctness of same. No extra charge or compensation will be allowed to the Contractor on account of any difference between actual dimensions and the measurements shown by the Project Drawings.

§ 3.4.8 The Contractor shall carefully inspect all materials delivered on and to the Project Site and reject defective materials without waiting for the Architect or other representative of Owner to observe the materials.

§ 3.4.9 Contractor shall maintain harmonious labor relations on the job site. If a labor problem arises or any person employed by the Contractor on the Work shall appear to the Owner to be incompetent or conduct himself in a disorderly or improper manner, such person or persons shall be removed from the Work immediately on the request of the Owner. Said removal shall not create any additional cost to Owner and shall not extend the time for completion of the Work.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work shall strictly conform to the requirements of the Contract Documents and shall be free from defects. This warranty shall not be restricted by the limitations of any manufacturer's warranty. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

All warranties shall include labor and materials and shall be signed by the manufacturer or Subcontractor as the case may be and countersigned by the Contractor. All warranties shall be addressed to the Owner and delivered to the Architect upon Final Completion of the Work and before the submission of request for final payment in accordance with Section 9.8.6. Except as otherwise provided elsewhere in the Contract Documents, or in any Certificate of Substantial Completion approved by Owner and Contractor and/or Subcontractor, as applicable, all warranties shall become effective on the date of Final Completion of the entire Work, and shall run for a twelve (12) month period, unless a longer period is provided for in the Contract Documents or by law. Where warranties overlap, the more stringent requirement shall govern.

§ 3.5.2 All material, equipment, or other special 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 9.8.4.

§ 3.5.3 If materials or equipment are replaced during the original warranty period, a new warranty period thereon shall then begin from the date that such corrective action is completed and approved.

§ 3.5.4 For concrete work, warranty protection for a repaired item shall be for twenty-four months after final acceptance of concrete work or the length of the original warranty period, whichever is longer. This will cover structural failures, as well as surface erosion due to spalling caused by frost popping soft aggregates within the concrete and surface erosion due to faulty workmanship. All concrete work not meeting high industry standards will be removed and replaced at no charge to the Owner.

§ 3.5.5 Defective materials, equipment or workmanship occurring within the warranty period may be repaired where such produces results conforming to the Contract Documents relating to appearance, performance and reliability.

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Where the nature of the defective materials, equipment or workmanship is such that acceptable results cannot be obtained by repair, such defective items shall be removed and replaced with new materials, equipment or workmanship complying with the Contract Documents.

§ 3.5.6 Correction of defective or non-conforming Work shall include, in addition to that described in Article 12, any damage to the Project or other property that may result from such defective or nonconforming Work or from such corrective action, including without limitation any damage to any contents, to the work of other contractors, or to adjacent property.

§ 3.5.7 The Contractor shall furnish warranty maintenance and twenty-four (24) hours callback service for the equipment provided by Contractor, Subcontractor or supplier for a period of at least six (6) months after Final Completion and acceptance of the Work, or for such longer period as shall otherwise be provided in any of the Contract Documents. This service shall include regular examinations of the installation by competent and trained employees of the Contractor, or manufacturer, and shall include all necessary adjustments, greasing, oiling, cleaning, supplies and parts to keep the equipment in proper operation except such parts made necessary by misuse, accidents or negligence not caused by the Contractor or any of its Subcontractors.

§ 3.5.8 The warranty provided in this Paragraph 3.5 shall be in addition to and not in limitation of, any other warranty or remedy required under the Contract Documents or under applicable law.

§ 3.6 Taxes

The Owner is tax-exempt. Notwithstanding, the Contractor shall pay any applicable sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and, Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work, including any orders and regulations pertaining to COVID-19.

§ 3.7.3 If the Contractor performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities or contrary to the plans and specifications of the Project, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction including, but not limited to, the cost to correct the Work and any fines, penalties, judgements or damages imposed on, or suffered, sustained or incurred by Owner due to Contractor's failure to comply with the provisions of 3.7.2. The Contractor shall also be liable to the Owner for any delay in the performance of the Work or increase in the cost of the Work resulting from the Contractor's failure to fully comply with the provisions of Section 3.7.2.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall immediately notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.7.6 Contractor shall comply with all public and private utility requirements relating to the Work or the performance thereof. If the Contractor performs Work contrary to applicable utility requirements, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection. Notwithstanding any provision of the Contract Documents to the contrary, any use of a materials or equipment allowance account is subject to the written pre-approval of the Owner.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work on site. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. The superintendent shall be subject to approval by the Owner and shall not be replaced without the prior written consent of the Owner. The Owner shall have the right to require that the Contractor replace the superintendent, at no additional cost to the Owner, at any time during the duration of the Work if his/her performance is not satisfactory to the Owner.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Owner may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Owner to provide notice within the 14-day period shall constitute notice that Owner has no initial objection to the proposed superintendent, but shall not affect Owner's right to make a subsequent rejection.

§ 3.9.3 The Contractor shall not employ on this project a proposed superintendent to whom the Owner has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's preliminary construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates,

and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.1.1 The Contractor's construction schedules shall be in a critical path method (CPM) format, and shall depict, at a minimum, activity identification and durations, critical path, and float.

§ 3.10.1.2 The float in the construction schedules will be deemed exclusively available to the Contractor.

§ 3.10.1.3 No less than once per month, the Contractor shall submit an updated construction schedule. The updated construction schedule shall depict actual start and completion dates for Work commenced and, if appropriate, Work completed. Additionally, the updated construction schedules shall depict updated estimates of anticipated commencement and completion dates for all upcoming Work.

§ 3.10.1.4 Submission of the initial construction schedule and monthly schedule updates shall be absolute prerequisites of certification of the Contractor's application for payment.

§ 3.10.2 The Contractor, promptly after design completion and Subcontract awards, and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect. If the Contractor fails to adhere to the approved construction schedule(s), Contractor shall immediately, at its own expense take necessary measures to remedy such failure, including addition of personnel and/or equipment, overtime, and/or additional shifts. The Owner shall be entitled to rely on Contractor's schedules for coordination of its own activities, as well as the activities of other contractors working at the Project site or on the Project.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals (collectively the "As-Built Documents"). These As-Built Documents shall be in electronic form or paper copy, available for inspection by the Architect or Owner upon reasonable notice, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed. Adequate maintenance of the As-Built Documents shall be a condition precedent to certification of the Contractor's applications for payment.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in

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the Contract Documents for those portions of the Work for which the Contract Documents require submittals. The Contractor shall submit Product Data for all equipment and materials incorporated into the finished Work. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Architect has specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to the site access plan, if any, and to the areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.13.1 General Use. The Contractor shall enforce the Owner's instructions regarding the conduct and use of the site by his employees.

§ 3.13.2 Parking & Traffic.

§3.13.2.1 Parking of construction vehicles on the site by the Contractor shall not inhibit construction nor prevent access for emergency or other official vehicles. Parking of private vehicles on the site by the Contractor is prohibited unless said vehicle is necessary in the execution of the Contract.

§3.13.2.2 Construction traffic and staging shall be permitted only within construction limits as indicated on plan. The Contractor is responsible for repair of any areas disturbed outside of this area, including grading and sodding.

§ 3.13.3 Fencing. The Contractor will be responsible for erecting and maintaining all construction fencing required by applicable law, regulation, rule, ordinance or code at all times of construction. Failure to erect or maintain this fencing will result in the correction of the problem by the Owner at the expense of the Contractor. The Contractor's expense will be back charged to the Contract, and may include, but are not limited to, the cost of any materials and staff time. Required fencing must be installed and fully erected before construction operations beginning and tied-up at the end of each working day. All construction fencing must conform to the Specifications and as required by applicable law.

§ 3.13.4 Water Removal. If, during construction, standing water caused by heavy rains or poor drainage becomes a hazard in the proper execution of the Contract, it shall be the responsibility of the Contractor to provide for removal of said water to existing drainage swales, storm sewers or other natural or man-made drainage ways.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project. Throughout the progress of the Work the Contractor shall continually remove from the Project Site and from any adjacent property, all waste, scraps, tools, equipment, storage facilities, machinery, trailers, and vehicles no longer required for prosecution of the Work, such that the Project site remains clean, orderly, and safe.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, or the Contractor has reason to believe that the required design, process, or product is an infringement, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall waive any right of contribution and shall indemnify and hold harmless the Owner, its officers, officials, employees, volunteers and agents, and the Architect and its employees and consultants from and against all claims, damages, losses and expenses, including, but not limited to attorneys' fees, arising out of or resulting from a third-party claim in connection with the performance of the Work, provided that and to the extent any such claim, damage, loss or expense is caused by any intentional wrongful act or any negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them is liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would exist as any party or person described in the Contract. Contractor shall similarly protect, indemnify and hold and save harmless the Owner, its officers, officials, employees, volunteers and agents against and from any and all claims, costs, causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of the Contract.

Nothing contained herein shall be construed as prohibiting the Owner, its officers, employees or agents from defending, through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings or actions brought against them. The Owner's participation in its defense shall not remove the successful Bidder's duty to indemnify, defend and hold the Owner harmless as set forth herein.

The indemnification required hereunder shall not be limited by reason of the enumeration of insurance coverage herein provided.

The successful Bidder's indemnification of the Owner shall survive the termination or expiration of the Contract.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

§ 3.18.3 "Claims, damages, losses and expenses" as these words are used herein shall be construed to include, but not be limited to (1) injury or damage consequent upon the failure of or use or misuse by Contractor, its Subcontractors, agents, servants or employees, of any hoist, rigging, blocking, scaffolding, or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by Owner; (2) all attorneys' fees and costs incurred in defense of the claim or in bringing an action to enforce the provision of this Indemnity or any other indemnity contained in the Contract Documents; and (3) all costs, expenses, lost time, opportunity costs and other similar indirect or incident damages awarded to a third party bringing the underlying action against an Indemnitee..

§ 3.18.4 In the event that the Contractor or its Subcontractors are requested to, but refuse to, honor the indemnity obligations hereunder or to provide a defense, then in addition to all other obligations hereunder, the Contractor or its Subcontractors shall reimburse the Owner and Architect the cost of any legal action concerning Contractor or Subcontractor's duty to defend and indemnify under this Agreement, including attorneys' fees, time expended, costs and expenses.

§ 3.18.5 As between Contractor and Owner (and not for the benefit of any employee or other third party), the Contractor hereby knowingly and intentionally waives the right to assert, under the case of *Kotecki v. Cyclops Welding*

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Corp., 146 Ill.2nd 155 (1991) that Contractor's liability may be limited to the amount of its statutory liability under the Workers' Compensation Act, and agrees that Contractor's liability to indemnify and defend the Owner and Architect is not limited by the so called "Kotecki Cap". The Contractor shall include this provision in each of its Subcontract agreements and shall require its Subcontractors to be so bound.

§ 3.18.6 The Contractor shall include in each and every Subcontract with any and all Subcontractors and/or material suppliers performing Work and require each and every Subcontractor and/or material supplier performing Work to agree to be bound by all of the provisions 3.18.1 through 3.18.10 under the Contract Documents.

§ 3.18.7 The Contractor's indemnity obligations hereunder shall specifically include all claims and judgments which may be made against the indemnitees under federal or state law or the law of the other governmental bodies having jurisdiction, and further, against claims and judgments arising from violation of public ordinances and requirements of governing authorities due to Contractor's or Contractor's employees method of execution of the Work.

§ 3.18.8 The indemnification provisions of this Section 3.18 are not intended to conflict in any way with the Construction Contract Indemnification for Negligence Act, 740 ILCS 35/0.01 *et seq.* and shall be interpreted in accordance therewith.

§ 3.18.9 The Contractor shall indemnify and hold harmless the Owner in the event of labor or trade union conflicts or disputes between the Contractor and Subcontractors and their respective employees. The Contractor shall endeavor to adjust and resolve such conflicts and disputes which affect the timely completion of the Work. Such conflicts or disputes shall not be a basis or excuse for the violation of the Contract Documents by the Contractor or its Subcontractors, and shall not provide the Contractor with relief from complying with dates for Substantial Completion or Final Completion. The Contractor shall notify the Architect and the Owner in writing as soon as possible as to any labor or trade disputes which may affect the Work and its timely completion. In such event, the Contractor shall provide a written proposal to the Architect and the Owner which includes any comparable substitution(s) necessary to complete the Work.

§ 3.18.10 None of the foregoing provisions shall deprive the Owner or the Architect of any action, right or remedy otherwise available to them or either of them at law.

§ 3.19 If the Work is to be performed by trade unions, the Contractor shall make all necessary arrangements to reconcile, without delay, damage, or cost to the Architect or the Owner, any conflict between the Contract Documents and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the Work of any particular trade. In case the progress of the Work is affected by any undue delay in furnishing or installing any items or materials or equipment required under the Contract Documents because of the conflict involving any such agreement or regulation, the Architect may require that other material or equipment of equal kind and quality be provided at no additional cost to the Owner.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

(Paragraph deleted)

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate For Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to observe and to keep the Owner informed about the progress and quality of the portion of the Work

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completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall endeavor to include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's observation and evaluation of the progress and quality of Work and Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect and the Owner each have authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Owner or Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance of the information given with the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The authority of the Architect's Project representative is limited by the Owner's policies and procedures, and by the terms and conditions of the agreement between the Owner and the Architect. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 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.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents and if approved in writing by the Owner.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information. All requests for information shall be submitted to the Architect in a format acceptable to the Architect.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 If this Project is utilizing a construction manager at-risk, then when the lowest, responsive and responsible multiple prime trade bidder(s) are identified and awarded contracts by the Owner, each such award shall constitute the automatic assignment of that trade contract by the Owner to the construction manager, who is also known as the "Contractor". Each such successful bidder shall then be known as a "Subcontractor." If this Project is utilizing a single general contractor or multiple prime trade contractors, and the Project is not utilizing a construction manager-at risk, then there shall be no such assignment. In any case, a Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after design completion and Subcontractor awards, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract on this project with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§5.2.5 In the event of a conflict between the Owner and Architect regarding the selection of Subcontractors, the Owner's decision shall govern.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect.

Each Subcontractor acknowledges: (1) that the Owner is a direct intended third party beneficiary of each Subcontract between the Contractor and Subcontractor; (2) that notwithstanding any contract provision to the contrary, Subcontractor shall be bound to perform the Work in accordance with these AIA A201 general conditions, as amended; and (3) that the Subcontractor is not a third party beneficiary of any construction management contract between Contractor and Owner.

Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1

(Paragraphs deleted)

All subcontract agreements shall conform to the requirements of the Contract Documents and the Contractor hereby assigns to Owner (and Owner's permitted assigns) all its interest in any subcontract agreements and purchase orders now existing or hereinafter entered into by the Contractor for performance of any part of the Work, which assignment will be effective in the event of the Contractor's failure to perform the Work in accordance with the Contract Documents and upon acceptance by Owner in writing and only as to those subcontract agreements and purchase orders that Owner designates in said writing. It is agreed and understood that the Owner may accept said assignment at any time during the course of construction prior to Final Completion. Upon such acceptance by Owner, (1) the Contractor shall promptly furnish to the Owner true and correct copies of the designated subcontract agreements and purchase orders, and (2) the Owner shall only be required to compensate the designated Subcontractor(s) or supplier(s) for compensation accruing to such party(ies) for Work done or materials delivered from and after the date on which the Owner accepts the subcontract agreement(s) or purchase order(s). All sums due and owing by the Contractor to the designated Subcontractor(s) or supplier(s) for work performed or material supplied prior to Owner's acceptance of the subcontract agreement(s) or purchase order(s) shall constitute a debt between such parties and the Contractor. It is further agreed that no subcontract agreement or purchase order shall contain any restriction that would prohibit assignment under the terms and conditions stated hereinabove. It is further agreed and understood that such

assignment is part of the consideration to Owner for entering into the Contract with the Contractor and may not be withdrawn prior to Final Completion.

§ 5.4.2 Reserved.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity, and upon such further the assignment, the Owner shall have no further liability to such subcontractor.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project or other construction or operations on the site with the Owner's own forces, and with Separate Contractors. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

(Paragraph deleted)

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of discrepancies or defects in the construction or operations by the Owner or Separate Contractor that that Contractor recognizes would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. Subject to Article 15, the Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 Reserved.

§ 6.2.6 Should the Contractor cause damage to the work or property of any Separate Contractor and/or in the event of any other claim, dispute, or matter in question between the Contractor and any Separate Contractor, the Contractor shall promptly attempt to settle with such other contractor by agreement, or otherwise to resolve the dispute.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 The Owner may, without invalidating the Contract and without notice to the surety, direct changes in the Work. Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.1.4 No Change Order shall be approved or paid unless preceded by a written approval for the Change Order is provided by the Owner. This requirement cannot be waived by conduct, custom, or practice with respect to this Project. There shall be no implied or constructive change orders.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

(Paragraphs deleted)

§7.2.1.1 The change in the Work;

§7.2.1.2 The amount of the adjustment, if any, in the Contract Sum; and

§7.2.1.3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 No payment for changes in the Work shall be made until such change has been memorialized in an executed Change Order and the Change has been executed.

§ 7.2.3 Adjustments to the Contract Sum for changes in the Work (other than for changes in the Work involving items for which unit prices were provided) shall be made in accordance with this Section 7.2.3.

All change order requests must be submitted with the following backup information or they will not be reviewed by the Architect or Owner: material and labor quantities, material unit costs, labor rates, and any other substantiating data to explain the change order amount.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order for the purposes of defining the change and/or how payment shall be calculated, but not for the purpose of approving payment.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

§7.3.3.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

§7.3.3.2 Unit prices stated in the Contract Documents or subsequently agreed upon;

§7.3.3.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

§7.3.3.4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in Section 7.2.3, except for emergencies as provided in Section 10.4. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

§7.3.4.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;

§7.3.4.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

§7.3.4.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

§7.3.4.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

§7.3.4.5 Costs of supervision and field office personnel directly attributable to the change.

§7.3.4.6 Contractor overhead, profit and, if applicable, General Conditions/Requirements.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Upon execution by the Owner, such agreement shall be effective and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase or net decrease, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such

agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may 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. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

§ 7.5 Continuation of Work Pending Resolution

Pending final determination of cost to the Owner or extension of time to the Contractor, unless otherwise directed by Owner, Contractor shall continue to perform the Work in accordance with the Contract Documents.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time. The Contractor shall achieve Final Completion by the date specified in the Agreement or, if no such date is specified, within thirty (30) days following Substantial Completion.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work which are not caused by the wrongful or negligent acts, errors or omissions of Contractor, its agents, employees or Subcontractors; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.5.2, or other causes beyond the Contractor's control; or (4) by delay authorized by the Owner pending mediation and binding dispute resolution, then, provided that the Contractor is in compliance with all other relevant provisions of the Contract Documents, the Contract Time shall be extended for such reasonable time as the Architect may determine and as approved by Contractor and Owner; provided, however, that such extension of Contract Time shall be net of any delays caused by or due to the fault or negligence of the Contractor or which are otherwise the responsibility of the Contractor and shall also be net of any contingency or "float" time allowance included in the Contractor's construction schedule. The Contractor shall, in the event of any

occurrence likely to cause a delay, cooperate in good faith with the Architect and Owner to minimize and mitigate the impact of any such occurrence and do all things reasonable under the circumstances to achieve this goal. Any such extension of Contract Time pursuant to this section shall be reduced to a Change Order.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 Extension of Contract Time pursuant to this Article 8 shall be the Contractor's sole and exclusive remedy for delay, except for delay caused by Owner, Architect or Owner's Separate Contractors (not assigned to Contractor) in which case Contractor shall be entitled to reimbursement of reasonable costs associated with said delay.

§ 8.3.4 Extension of Contract Time resulting from Changes in the Work shall be negotiated into respective Change Orders. Whenever the Contractor seeks an adjustment in the Contract Time as part of a Claim or Change Order, the Contractor shall justify the request with proper written reference to the approved construction schedules. All executed Change Orders shall be deemed to include adjustments in the Contract Time, if any, resulting from the underlying Change in the Work.

§ 8.3.5 The Contractor shall reimburse the Owner for all Architect's fees for additional services necessitated by (1) Contractor's failure to achieve Substantial Completion within the time established in the Contract Documents; (2) for more than one inspection for Substantial Completion; and (3) for more than one inspection for Final Completion.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated for any one item of material or equipment are changed by more than 25% in a proposed Change Order or Construction Change Directive, the applicable unit prices shall be equitably adjusted in such Change order or Construction Change Directive.

§ 9.2 Schedule of Values

The Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. Each section of the schedule organized by Subcontract shall further allocate each Subcontractor's Work into discrete tasks with values corresponding to each task. The total of all values for all tasks for all Subcontractors shall equal the Contract Sum. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment. Approval by the Owner of the schedule of values (and revisions thereto) shall be a condition precedent to certification of Contractor's applications for payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and trailing releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents. Retainage may be withheld in accordance with §9.6.9 hereof and the Public Construction Bond Act, 30 ILCS 500/1 *et seq.*

§ 9.3.1.1 Such applications may include requests for payment on account of changes in the Work that have been properly authorized by Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor has not approved payment to a Subcontractor or supplier, unless such Work has been performed by others and the Contractor has approved said payment.

§ 9.3.2 Unless otherwise provided in the Contract Documents, 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 suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 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 encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.3.4 All Applications for Payment shall be accompanied by electronic trailing lien waivers from the Contractor and applicable Subcontractors. The lien waivers, when taken together, shall equal the sum due and paid under the immediately preceding Application for Payment, and shall be effective through the submittal date of the immediately preceding Application. All applications for payment shall be accompanied by electronic affidavits from the Contractor and Subcontractors containing such information and in such form as to comply with the Illinois Mechanics Lien Act (770 ILCS 60/0.01 *et seq.*) and showing in detail the sources of all labor and materials used and contracted to be used on the Project, including names and addresses of subcontractors and material suppliers; amounts paid and remaining to be paid to each; lien waivers in a form acceptable to Owner; together with all other documents as shall be necessary, in the sole judgment of the Architect and Owner, to waive all claims of liens to date and comply with all applicable state and local laws.

§ 9.3.5 All Applications for Payment shall be accompanied by the Contractor's and Subcontractors' certified payrolls as required by the Illinois Prevailing Wage Act, 820 ILCS 130/5 in electronic format.

§ 9.3.6 Digital copies of properly executed lien waivers, affidavits, and the certified payrolls shall be conditions precedent to certification of the respective Application for Payment. Failure to supply waivers of lien or acceptable evidence of payment, affidavits and certified payroll of all current accounts incurred by this Contract work will be considered grounds for withholding final payment.

§ 9.4 Certificates for Payment

§ 9.4.1 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; or (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 of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; 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 as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, and not Contractor, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1)

made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made, or if any other condition precedent to payment has not occurred. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

§9.5.1.1 defective Work not remedied;

§9.5.1.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;

§9.5.1.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;

§9.5.1.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

§9.5.1.5 damage to the Owner or a Separate Contractor;

§9.5.1.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;

or

§9.5.1.7 failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 If Contractor disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, Contractor shall submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld. No interest will be paid on payments withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§9.5.5 If at any time there is evidence of any liens or claims for which, if established, the Owner may become liable for and which would be chargeable to the Contractor or any Subcontractor, the Owner shall have the right to retain, out of any payment due or thereafter to become due to Contractor or a Subcontractor, an amount sufficient to completely indemnify the Owner against such lien or claim. Should any such evidence be established after all payments are made, the Contractor or Subcontractor shall repay the Owner all sums which the Owner may be compelled to pay in discharging such lien or claim

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment within 30 days in accordance with the Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.* and as may be provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the

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Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law. In the sole discretion of the Owner, if the Contractor fails to furnish evidence as required by this Section, the Owner has the right, but not the obligation, to pay Subcontractors and suppliers directly.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 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 Contract Documents.

§ 9.6.7 Payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§9.6.9 The Owner shall withhold ten percent (10%) from the periodic Progress Payments to the Contractor as retention, with retainage to drop to 5% with respect to payments allocated to a contract that is more than 50% complete. No retention shall be held for Contractor's bond and insurance fee. Payment of retention shall be requested with the Contractor's application for payment at Final Completion. No interest shall accrue on monies held in retention. Contractor shall ensure that each contract between Contractor and each subcontractor contains this same provision for the withholding and release of retention.

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner either does not reject the Architect's recommendations for the Certificate of Payment or does not pay the Contractor within ten days after the date established in the Contract Documents, the amount certified by the Architect and accepted by the Owner or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 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 that the Owner can occupy or utilize the Work for its intended use. The Work will not be considered suitable for Substantial Completion review until all Project systems included in the Work are operational as designed and scheduled, all designated or required governmental inspections and certifications (relating to the physical improvements but not relating to certifications required due solely to Owner's intended use) have been made and posted, designated instruction of the Owner's personnel in the operation of

systems has been completed and documented, all final finishes within the Contract are in place. In general, the only remaining Work shall be minor Punch List items, so that the Owner can occupy the Project on that date and the completion of the Work by the Contractor will not materially interfere or hamper the Owner's normal business operations and/or use and enjoyment of the Project. As a further condition of Substantial Completion acceptance, the Contractor shall certify that all remaining Work will be completed by the Final Completion date specified in the Agreement ("Final Completion Date") or, if no such date is specified, within thirty (30) calendar days following the date of Substantial Completion. Upon the Final Completion Date, or if no Final Completion Date is specified, within thirty (30) days after Substantial Completion, the Contractor shall secure and deliver to the Owner written warranties and guarantees from all Subcontractors, Sub-Subcontractors and suppliers bearing the date of Final Completion or some other date as may be agreed to by the Owner and stating the period of warranty as required by the Contract Documents. The Contractor is responsible for the warranty of all Work performed by Subcontractors at any tier. If in the event Contractor does not complete remaining work by the Final Completion Date, or if no such date is specified, within thirty (30) days of Substantial Completion, Owner shall give the Contractor written notice of the remaining Work to be completed. If the Contractor fails to complete the remaining work to be completed within five (5) days of receipt of the written notice, the Owner reserves the right to complete the remaining Work in accordance with § 2.4 without further notice to the Contractor. All costs incurred by Owner therein shall be offset against Contractor's final payment.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment (the "Punch List"). Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's Punch List, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's Punch List, which is not sufficiently complete in accordance with the Contract Documents, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion with the Punch List attached. The Certificate of Substantial Completion shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the Punch 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 Contract Documents or the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.8.6 Upon Substantial Completion, the Contractor and Subcontractors hereby assign all vendor and manufacturers' warranties to the Owner. All such warranties shall be submitted to the Architect prior to submission of the final Application for Payment.

§ 9.8.7 The Contractor's submittal of the following documents shall be a condition precedent to a determination of Substantial Completion:

- a. All Record Documents required in conformance with the Contract Documents;
- b. All Operations and Maintenance Manuals (two hard copies and one electronically-submitted copy); and
- c. All Manufacturers' warranties (two hard copies and one electronically-submitted copy).

§ 9.8.8 Liquidated Damages. The parties agree that time is of the essence of this Agreement. If the Contractor fails to achieve Substantial Completion of the Work by the Substantial Completion date(s) established in the Contract

Documents and/or as established in the approved construction schedules, as may be adjusted by extensions of time contained in fully-executed Change Orders, if any (the "Scheduled Date(s) of Substantial Completion"), the Contractor shall be liable to the Owner for and shall pay the Owner the amount of \$1,000.00 per calendar day for each and every such day between the Scheduled Date(s) of Substantial Completion and the actual date(s) of Substantial Completion, and the Owner may set off and deduct such amounts from payments due, or which may later become due, to the Contractor. The parties stipulate and agree that this provision is fair and reasonable, and the per day rate established in this Section is fair and reasonable, considering the nature of the harm that may be incurred by the Owner as a result of such delay, and the difficulty or impossibility of ascertaining, calculating, and/or proving the actual damages resulting from such delay. The parties stipulate and agree that this Section 9.8.8 is a valid and enforceable liquidated delay damages clause, and is not a penalty.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a Punch List to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 All Work depicted on the Contractor's Punch List and thereafter identified in the Architect's inspection shall be completed by Contractor at the time specified in the Agreement or, if no date is specified, within thirty (30) days of issuance of the Certificate of Substantial Completion. Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, and the Architect has advised Owner of that finding and Owner has not advised Architect of any objection to such finding, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation to Owner and not Contractor that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled. Owner's failure to object to and Owner's acceptance of Architect's findings hereunder shall not limit Architect's obligation to properly perform his duties under the Contract Documents and shall not constitute Owner's acceptance of Work not complying with the requirements of the Contract Documents or Owner's waiver of any claims or remedies it may have with respect to any such defective or delayed Work.

§ 9.10.2 Neither Final payment nor any remaining retained percentage shall become due until the Contractor submits (electronically) to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract

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Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) final releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner along with the final submittal of certified payroll as provided by Section 5 of the Prevailing Wage Act, 820 ILCS 130/5.. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs, reasonable attorneys' fees and litigation expenses.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted, less retention. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims. The final payment by Owner shall not relieve the Contractor of the responsibility for the correction of any and all defects in the work performed. Contractor shall correct all defects as notified for the applicable warranty period after final payment.

§ 9.10.4

(Paragraphs deleted)

Reserved.

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. Neither the Owner nor the Architect shall be responsible for any safety precautions or programs in connection with the Work.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

§10.2.1.1 employees on the Work and other persons who may be affected thereby;

§10.2.1.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and

§10.2.1.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss, including any orders and regulations pertaining to COVID-19. Contractor shall be responsible for securing all tools, materials and equipment left on site.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, such activities shall only be done with written consent of Owner and the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose wrongful acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect. The person designated as responsible for prevention of accidents shall hold regularly scheduled meetings with representatives of Subcontractors, and in the event of separate contracts, hold meetings with other contractors, to promote compliance with governing safety regulations.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If any person party suffers injury or damage to person or property because of an act or omission of a party, or of others for whose acts such party is legally responsible, the responsible party shall give notice of the injury or damage, whether or not insured, to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume. By Change Order, the Contract Time shall be equitably extended.

§ 10.3.3 Reserved.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the procurement, delivery, unloading, loading, stockpiling, storing, preparing, installing, use and/or handling of such materials or substances (collectively, "handling").

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

(Paragraph deleted)

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Except as otherwise provided herein, additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

In the event such an emergency is the result of the COVID-19 pandemic, including an act of government declaring a national or state emergency that requires all Work to be stopped due to the pandemic:

1. Additional extension of time claimed by the Contractor on account of the emergency shall be determined by Article 8 and Article 15.
2. Additional compensation claimed by the Contractor on account of the emergency shall be determined by Article 7.3.4 and Article 15.
3. Contractor shall be required to provide reasonable evidence to Owner demonstrating that such claims are the result of an emergency arising out the COVID-19 pandemic and Contractor's need to preserve the safety of persons or property. Owner reserves the right to deny any such claim in the event Contractor has not provided sufficient reasonable evidence as determined by Owner in its sole discretion or if Owner deems the cause of such claim due to Contractor's failure to comply with CDC, IDPH, or federal, state, or local government requirements and safety guidelines.

ARTICLE 11 INSURANCE AND BONDS

(Paragraphs deleted)

§11.1 CONTRACTOR'S INSURANCE REQUIREMENTS.

Contractor shall procure and maintain for the duration of the contract, insurance against claims for death, injuries, sickness to persons, or damages to property which may arise from or in connection with the performance of work hereunder by the Contractor, his agents, representatives, employees or subcontractors, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, of the types and in the amounts listed below. To the extent of any conflict between this Article 11 and other Contract Documents, the terms of this Article 11 shall govern.

§11.1.1 Commercial General and Completed Operations Insurance. Coverage shall include premises operations, independent contractors, contractual liability, products and completed operations including broad form property damage, covering bodily injury and property damage or limits as shown below. Products and completed operations liability shall be maintained for two years after completion of the work performed under this Contract.

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project/location. Owner, its elected and appointed officials, employees, agents and volunteers, and Architect shall be included as an insured under the CGL and completed operations policies, using ISO additional insured endorsement CG 20 10, CG 20 37, or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Owner and Architect. There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground property damage. The policy shall also contain form GL2503 (or a substitute form) showing the aggregate limits apply per project or GL2504 (or a substitute form) showing that the aggregate limit applies per location.

§11.1.2 Umbrella Liability Insurance. The policy shall cover excess of Employers Liability (Workers

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Compensation), Commercial General Liability, and Business Automobile Liability with underlying limits as shown in items 11.1.1, 11.1.3, and 11.1.4 and shall also name Rock Valley College as an **ADDITIONAL INSURED** for the following limits.

- \$1,000,000 each occurrence
- \$1,000,000 general aggregate

§11.1.3 Business Auto Liability Insurance. Contractor shall maintain business auto liability with a limit of not less than \$1,000,000 combined single limit each occurrence or \$1,000,000 bodily per person, per occurrence and property damage per occurrence. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos. Business auto insurance shall be written on Insurance Services Office (ISO) form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage.

§11.1.4 Workers Compensation Insurance. Contractor shall maintain workers compensation coverage in the amounts with the following limits:

- \$500,000 disease, policy limit
- \$500,000 disease, each
- The policy will be endorsed showing a **waiver of right of recovery** form #WC000313 or equivalent in favor of **Rock Valley College**.
- \$500,000 per accident

§11.1.5 Contractor's Obligation to Insure for Bodily Injury Claims. In addition to the above, the Owner will require all Contractor's to purchase insurance to cover claims and expenses asserted against Architect, its employees and consultants for bodily injury, sickness, disease, or death cause by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable.

§11.1.6 General Insurance Provisions

.1 Evidence of Insurance Prior to beginning work, and again prior to the expiration of any policy, the Contractor and all Subcontractors shall furnish Owner with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. All certificates shall provide for 60 days written notice to Owner prior to the cancellation or material change of any insurance referred to therein. Written notice to Owner may be submitted via email or other electronic submission. If Contractor seeks to provide Notice to Owner via email, Contractor shall address the email to the Owner's Representative, President, Chief Operating Officer, and Legal Counsel.

An additional certificate and endorsements evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted by Contractor and all Subcontractors with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the time permitted for expiration. If any aggregate limit is reduced on account of claims paid, Contractor and Subcontractor shall immediately notify the Owner and Architect in writing of the amount of such reduction.

Failure of Owner to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance. Owner shall have the right, but not the obligation, of prohibiting Contractor or any subcontractor from entering the project site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner. Failure to maintain the required insurance may result in termination of this Contract at Owner's option. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner whenever requested. Contractor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

.2 Acceptability of Insurers. For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A VII using the most recent edition of the A.M. Best Key Rating Guide. If the Bests rating is less than A VII or a Best's rating is not obtained, the Owner has the right to reject insurance written by an insurer it deems unacceptable.

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.3 Cross-Liability Coverage. If Contractor's liability policies do not contain the standard ISO separation of insureds provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

.4 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to the Owner. At the option of the Owner, the Contractor may be asked to eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees, volunteers and agents or required to procure a bond guaranteeing payment of losses and other related costs including but not limited to investigations, claim administration and defense expenses.

§ 11.1.7 Contractor shall also protect the Owner by specifically incorporating this Article 11 into every Subcontract entered into and also requiring that every Subcontractor incorporate this Article and its coverage requirements into every sub-subcontract it enters into. Notwithstanding this requirement, this Article 11 is deemed incorporated into every Subcontract and sub-subcontract via such document's flow-through provisions.

§ 11.1.8 Liability of Contractor or Subcontractor is not limited by these insurance requirements or by actual insurance coverage. Nothing contained in the insurance requirements of the Contract Documents is to be construed as limiting the liability of the Contractor, the liability of any Subcontractor of any tier, or the liability of the Architect, or any of their respective insurance carriers. Owner does not, in any way, represent that the coverages or limits of insurance specified are sufficient or adequate to protect the Owner, Contractor, Architect, or any Subcontractor's interest or liabilities, but are merely minimums. The obligation of the Contractor and every Subcontractor of any tier to purchase insurance shall not, in any way, limit their obligations to the Owner in the event that the Owner should suffer an injury or loss in excess of the amount recoverable through insurance, or any loss or portion of the loss which is not covered by either the Architect's, Contractor's or any Subcontractor's insurance.

§ 11.1.9 Upon receipt of notice of any cancellation in Contractor's required insurance, the Owner shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Builder's Risk Insurance

§ 11.2.1 The Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk or equivalent policy form for all losses excluding those covered by any professional liability insurance policies to be maintained by the Architect or Construction Manager in the amount of the Contract Sum, as modified by Change Orders, comprising the total value for the entire Project at the site on a replacement cost basis. Any required deductible shall be paid by the Contractor unless the Contract Documents otherwise provide or the Owner acknowledges its obligation to pay such deductibles in writing and prior to commencement of the Work. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.2.1 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project

§ 11.2.2 Reserved.

§ 11.2.3 **Notice of Cancellation or Expiration of Contractor's Required Builder's Risk Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Owner: (1) the Owner, upon receipt of notice from the Contractor, shall have the right but not the obligation to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall not be adjusted; and (3) the Contractor waives all rights against the Owner, Subcontractors, and Sub-subcontractors to the extent any loss to the Contractor would have been covered by the insurance had it not expired or been cancelled. If the Owner purchases replacement coverage, the cost

of the insurance shall be backcharged to the Contractor by an appropriate Change Order. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide required insurance.

§ 11.2.4 Reserved.

§ 11.3 BOILER AND MACHINERY INSURANCE

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor Subcontractors and Sub-subcontractors in the Work, and the Owner and the Contractor shall be named insureds.

(Paragraph deleted)

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

§ 11.4.1 The Contractor shall deposit with the Owner before commencing any Work an *AIA A312-2010 Performance Bond and Payment Bond* in a form and with a dual obligee rider as approved by Owner, for 100% of the Contract Sum, guaranteeing the faithful performance of the work in accordance with the Contract, the payment of all indebtedness incurred for labor and materials, payment of the prevailing wage in accordance with paragraph 13.1.2.1, and guarantee correction of work. The Surety must be approved by the Owner, and be licensed to conduct business in the State of Illinois and be named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury. The payment and performance bonds shall strictly comply with the Public Construction Bond Act, 30 ILCS 550/0.01, *et seq.*, and with all provisions of this Article 11. The Contractor and all subcontractors shall name the Owner and Construction Manager as an obligee on all bonds pursuant to the A312 and approved dual obligee rider.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.4.3 Deleted.

§ 11.4.4 All performance and payment bonds required by this Article 11 shall be deemed modified to the extent to be consistent with this Article 11. A certified copy of the power of attorney from the surety company stating that the person executing the bond is duly authorized by the surety to execute the bond shall be attached to the bond.

(Paragraphs deleted)

§ 11.4.5 Whenever the Contractor shall be and is declared by the Owner to be in default under the Construction Contract, the surety shall be responsible to compensate the Owner for the following costs incurred by the Owner as they result from the default: 1) any and all extra work and/or corrective work, 2) additional Architect costs, 3) accounting costs, 4) legal costs and reasonable attorneys' fees, 5) testing, consulting, and other engineering costs, 6) any other costs necessarily incurred and resulting from the default. Notwithstanding, the surety's obligations shall not exceed the penal sum of the bond.

§ 11.4.6 All terms and conditions of all Contract Documents, including these A201 General Conditions, as amended, shall be deemed incorporated by reference into each bond furnished in connection with this Article 11. In case of any conflict between any provision of any performance or payment bond and the Contract Documents, the provisions of the Contract Documents shall prevail to the extent of such conflict.

§ 11.4.7 Any provision of any bond purporting to create a condition precedent for Owner not otherwise contained in the Contract Documents, or which otherwise purports to abrogate or nullify the Owner's rights or remedies otherwise available in contract, law, or equity, is void. If any provision of any bond purports to shorten the period of limitations and/or the period of repose as provided in Section 13-214 of the Code of Civil Procedure, 735 ILCS 5/13-214, or if any provision of any bond purports to shorten any other applicable statute of limitation or repose, such provision of such bond shall be null and void, but all other provisions of such bond shall remain enforceable.

§ 11.4.8 In the event any surety shall make any assignment for the benefit of creditors or commit any act of bankruptcy, or is declared bankrupt, or if it shall file a voluntary petition in bankruptcy, or shall in the opinion of the Owner be

insolvent, the Contractor shall within five (5) business days after request by the Owner furnish and maintain other bonds satisfactory to the Owner. No further payment shall be due nor shall be made to Contractor until the new surety or sureties shall have met the Owner's qualifications.

§ 11.4.9 . No surety shall assert solvency of its principal or its principal's denial of default as a defense to any claim under any bond furnished in accordance with this Article 11.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Owner's or Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Owner or Architect, be uncovered for the Owner's or Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Owner or Architect has not specifically requested to examine prior to its being covered, the Owner or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Owner or Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement and compensation for the Architect's services and expenses made necessary thereby shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor an express written acceptance of such specific condition. The Owner shall give such notice promptly after discovery of the condition. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it and backcharge the Contractor in accordance with Section 2.5. Notwithstanding the foregoing, Contractor shall correct Work deficiently or defectively performed, and replace defective or nonconforming materials, even though such deficiency, defect or nonconformity may be discovered more than one year after Final Completion, if the correction is of a latent defect and arises from poor workmanship or improper materials or is required to be made to workmanship or materials covered by Contractor or Subcontractors contrary to the Architect's request or to requirements specifically expressed in the Contract Documents and was therefore not visible for inspection by Architect or Owner at the time the Work was performed.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall be extended on specific items of Work identified as defective, and such extension shall commence upon the performance of corrective Work by the Contractor pursuant to this Section 12.2. Such extension shall expire one year from the date of completion of such corrective Work.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to any obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the Owner may seek to enforce that obligation or any other obligation arising under the Contract Documents.

§ 12.2.6 All other warranties and guarantees required by the Contract Documents shall be provided to the Architect prior to Substantial Completion or Final Completion, as applicable, and are separate obligations from the obligations contained in this Section 12.2.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so by express written notice to the Contractor instead of requiring its removal and correction, in which case the Contract Sum will be reduced by deductive Change Order as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the State of Illinois without regard for conflict of law principles.

§ 13.1.2 COMPLIANCE WITH LAWS

Contractor shall abide by and comply with all applicable Federal, State and local laws and rules and regulations including without limitation those relating to 1) fair employment practices, affirmative action and prohibiting discrimination in employment; 2) workers' compensation; 3) workplace safety; 4) wages and claims of laborers, mechanics and other workers, agents, or servants in any manner employed in connection with contracts involving public funds or the development or construction of public works, buildings or facilities; and 5) steel products procurement. Contractor's Compliance and Certification Attachment, including the Substance Abuse Prevention Program Certification, is attached to and incorporated herein by reference.

As a condition of the award of the Contract to contractor, Contractor shall certify, affirm and agree as follows, which certifications, affirmations and agreements shall be incorporated in and hereunder as a part of the Contract:

.1 The Contractor shall comply with the requirements of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) and the Owner's Ordinances, if applicable, requiring payment of prevailing wages. The Contractor shall pay or cause to be paid not less than the prevailing rate of hourly wage in the county the work is performed as determined by the Illinois Department of Labor for the month in which the work is performed including but not limited to all laborers, workers and mechanics. All contractors and subcontractors rendering services under this contract must comply with all requirements under the Act, including but not limited to, all wage, notice and record keeping duties.

The Contractor is required to verify current prevailing wage prior to the first day of each month and to pay the then-current prevailing wage rate as determined by the Illinois Department of Labor. Any increases in costs to the Contractor due to the changes in the prevailing wage during the term of this Contract shall be at the expense of Contractor and not at the expense of Owner. Current prevailing wage rates are published at the following website: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/pages/2018-rates.aspx>. The Contractor agrees to indemnify and hold harmless the Owner for any violations of the Prevailing Wage Act.

The Contractor shall also: (1) insert into each subcontract and the project specifications for each subcontract, a written stipulation that the subcontractor shall not pay less than the prevailing rate of hourly wage to all laborers, workers, and mechanics performing work under the contract; and (2) require each subcontractor to

insert into each lower-tiered contract and the project specifications for each lower-tiered subcontract, a stipulation that the subcontractor shall not pay less than prevailing rate of hourly wage to all laborers, workers, and mechanics performing work under the contract.

The Contractor shall include on all bonds and shall cause all subcontractors' bonds required under the Contract Documents to guarantee compliance with the Prevailing Wage Act.

Additionally, the Contractor and each subcontractor shall make and keep, for a period of not less than five (5) years from the date of the last payment on a contract or subcontract, records of all laborers, mechanics, and other workers employed by them on the Project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each pay period, the number of hours worked each day, and the starting and ending times of work each day. The Contractor shall submit monthly, no later than the 10th day of each calendar month, certified payroll to the Illinois Department of Labor's Certified Transcript of Payroll Portal, which can be accessed at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which states that: (i) he or she has examined the certified payroll and such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. The Contractor may rely on the certification of a lower tier subcontractor, provided the Contractor does not knowingly rely upon a subcontractor's false certification. The records submitted in accordance with this payroll submittal provision shall be considered public records pursuant to Section 5 of the Prevailing Wage Act, 820 ILCS 130/5 (2004, as amended by P.A. 94-515). The Owner may, at its option, immediately terminate the Contract in the event that Contractor violates any provision of this paragraph or the Prevailing Wage Act.

Contractor shall also post the prevailing wage rates for each craft or type of worker or mechanic needed to complete the project at either: (1) a location on the project site easily accessible to the workers engaged on the project; or (2) in lieu of posting on the project site, if the Contractor has a business location where laborers, workers, and mechanics may regularly visit, the Contractor may either post the prevailing rate of wages in each county the Contractor works in a conspicuous location or provide the laborers, workers or mechanics engaged on the project a written notice indicating the prevailing rate of wages for the project.

Upon seven business days' notice, the Contractor and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records identified in 820 ILCS 130/5(a)(1) to the Owner, and its officers and agents.

§ 13.1.3 The Contractor shall be required to remain for the entirety of the Contract in compliance with the foregoing legal requirements. A violation is grounds for the immediate termination of the Contractor for cause. However, any forbearance in delay by the Owner in terminating Contractor or canceling the Contract shall not constitute a waiver of any right the Owner may have, including without limitation termination of Contractor, cancellation of the Contract and recovery of damages.

§ 13.1.4 This contract is subject to and shall be construed in accordance with all provisions of law applicable to the Work and the Project. All applicable rules of law shall prevail over any conflicting provision contained in any of the Contract Documents.

§ 13.1.5 Contractor and each Subcontractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/2-101 *et seq.*, and Contractor and each Subcontractor hereby certifies that he / she / it has and will maintain at all times during the term of this agreement a written sexual harassment policy in accordance with 775 ILCS 5/2-105(A)(4).

§ 13.1.6 Contractor and each Subcontractor hereby certifies pursuant to Section 33E-11 of the Illinois Criminal Code that he / she / it is not barred from bidding on, or contracting in connection with, the Project as a result of a conviction for either bid-rigging or bid rotating under Section 33E-3 or 33E-4 of the Criminal Code.

§ 13.1.7 The Contractor and each Subcontractor hereby certifies that he / she / it will provide a drug free workplace in compliance Section 3 of the Drug Free Workplace Act, 30 ILCS 580/3.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Contractor shall not assign the Contract in whole or in part without written consent of the Owner.

§ 13.2.2 The Contract Documents and these A201 General Conditions provide the rights and obligations by and between Owner, Architect, and Contractor. There are no other beneficiaries to the Contract.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear, without markup by Architect or Contractor, costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense and without markup by the Architect or Contractor.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, Contractor shall remedy said failures at the Contractor's expense. All costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall also be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

(Paragraphs deleted)

§ 13.5 Reserved.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents.

§ 14.1.2 Reserved.

§ 14.1.3 If one of the reasons described in Section 14.1.1 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work properly executed in conformance with the Contract Documents at the date of termination.

§ 14.1.4 If the Work is stopped for a period of 90 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may
(Paragraphs deleted)

upon seven (7) days' notice to the Contractor terminate its contract with the Contractor or cause the Contractor to terminate any Subcontract with any Subcontractor or Sub-subcontractor if, after affording the Contractor a reasonable opportunity to cure during such seven (7) days:

§14.2.1.1 the Contractor, Subcontractor, or Sub subcontractor fails, except in cases for which extension of time is provided, to prosecute promptly and diligently the Work or to supply enough properly skilled workmen or proper materials for the Work;

§14.2.1.2 the Contractor, Subcontractor, or Sub subcontractor institutes proceedings or consents to proceedings requesting relief under the Federal Bankruptcy Act or any similar federal or state law, or if a petition under any federal or state bankruptcy or insolvency law is filed against the Contractor Subcontractor, or Sub subcontractor and such petition is not dismissed within sixty (60) days from the date of filing, or if the Contractor Subcontractor, or Sub subcontractor admits in writing its inability to pay its debts generally as they become due, or makes a general assignment for the benefit of creditors, or if a receiver, liquidator, trustee or assignee is appointed on account of such bankruptcy or insolvency;

§14.2.1.3 the Contractor Subcontractor, or Sub subcontractor abandons the Work;

§14.2.1.4 the Contractor Subcontractor, or Sub subcontractor submits an Application for Payment, sworn statement, waiver of lien, certified payroll, affidavit or other document of any nature whatsoever which is intentionally falsified or which the Contractor Subcontractor, or Sub subcontractor knows to contain a false statement;

§14.2.1.5 a mechanic's or materialman's lien or notice of lien or claim of lien is filed against any part of the Work, the public funds allocated for the Work, or on the site of the Project, if after written demand by the Owner such lien is not promptly released or satisfied;

§14.2.1.6 the Contractor Subcontractor, or Sub subcontractor disregards any laws, statutes, ordinances, rules, regulations or orders of a governmental body or public or quasi-public authority having jurisdiction of the Work or the site of the Project;

§14.2.1.7 the Contractor fails to make prompt payment to Subcontractors for materials or labor or otherwise breaches obligations under any subcontract with a Subcontractor or Subcontractor fails to make prompt payment to Sub-subcontractors for materials or labor or otherwise breaches obligations under any sub-subcontract with a Sub-subcontractor; or

§14.2.1.8 the Contractor or Subcontractor otherwise violates any material provision of the Contract Documents.

Upon termination as provided herein, Owner may take possession of the Project and of all materials, accept assignment of Subcontracts and may complete the Work by whatever reasonable method the Owner may deem expedient. If requested by the Owner, the Contractor shall remove any part or all of his equipment, machinery and supplies from the Project within seven (7) days from the date of such request, and in the event of the Contractor's failure to so, the Owner shall have the right to remove or store, or remove and store, such equipment, machinery and supplies at the Contractor's expense. In case of such termination, the Contractor shall not be entitled to receive any further payment for Work performed by the Contractor through the date of termination until final completion of the Work

The termination rights under this Subparagraph 14.2.1 shall be in addition to and not in limitation of any rights or remedies, contractual, statutory or otherwise.

§ 14.2.2

(Paragraphs deleted)

In the event of termination pursuant to Section 14.2, the Contract Sum shall be reduced by Change Order to reflect any increased costs to the Owner of completing the Work, and if the unpaid balance of the Contract Sum exceeds all costs to the Owner of completing the Work, the Contractor shall pay the difference to the Owner upon written demand by the Owner. Such costs shall include but not be limited to the cost of any additional architectural, managerial and administrative services required thereby, any costs incurred in retaining another Contractor or other Subcontractors, any additional interest or fees which the Owner must pay by reason of a delay in completing of the Work, reasonable attorneys' fees and expenses, and any other damages, costs and expenses the Owner may incur by reason of completing the Work or any delay thereof. The amount, if any, to be paid to the Contractor shall be certified by the Architect, upon application, in the manner provided in Paragraph 9.4, and this obligation for payment shall survive the termination of the Contract.

(Paragraphs deleted)

§14.2.3 The Owner's right to terminate the Contract pursuant to Section 14.2 shall be in addition to and not in limitation of its right to stop the Work without terminating the Contract pursuant to Section 2.4.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause and in its sole discretion, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 To the extent not due to the fault of Contractor, if the suspension, delay or interruption by Owner constitutes in the aggregate more than 60 days, an adjustment shall be made for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.3.3 Any adjustment made to the Contract Sum pursuant to Section 14.3.2 shall be subject to the provisions of Section 7.3.4.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.
- .4 Immediately assign to the Owner any sub-contractual assignments requested by the Owner pursuant to Section 5.4.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; reasonable and identifiable costs directly incurred by reason of the termination, including reasonable and identifiable costs directly attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement executed in conformance with the Contract Documents. However, in no event shall Contractor be entitled to overhead and profit on Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by the Contractor seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract.

(Paragraphs deleted)

§ 15.1.2 Notice of Claims

§ 15.1.2.1 Claims by the Contractor, shall be initiated by notice to the Owner and to the Initial Decision Maker, if any, with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by the Contractor under this Section 15.1.2.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the Contractor first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.2.2 Claims by the Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the Owner. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.3 Continuing Contract Performance

§ 15.1.3.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.3.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, if any, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

(Paragraphs deleted)

§ 15.1.4 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.2 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4 or Work performed pursuant to a Construction Change Directive executed and approved by the Architect.

§ 15.1.5 Claims for Additional Time

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.2 shall be given. The Contractor's Claim shall include an estimate of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary. For Claims for Additional Time, to the extent that an equitable extension of Contract Time is warranted, such extension shall be the Contractor's sole and exclusive remedy.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.5.3 For all Claims for Additional Time, the Contractor shall support such Claims in the same manner as supporting additional time for Change Orders.

§ 15.1.6 Waiver of Claims for Consequential Damages

Each Party waives Claims against the other Party for consequential damages arising out of or relating to this Contract. This waiver includes damages incurred for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This waiver is applicable, without limitation, to all consequential damages due to Owner's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.0 As used in this Section 15.2 and its subparts, "Claims" refers only to Claims by the Contractor, and does not include Claims by the Owner.

§ 15.2.1 Claims by the Contractor ("Claims"), excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, and 10.4, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to arbitration or litigation, as the case may be, of any Claim initiated by Contractor and arising prior to the date final payment is due. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the Contractor may commence litigation, without a decision having been rendered, and such litigation shall be subject to the Owner's right to elect arbitration as provided in Section 15.4.1. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall not be binding.

§ 15.2.6 Reserved.

(Paragraph deleted)

§ 15.2.7 Reserved.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Reserved.

(Paragraphs deleted)

§ 15.4 Arbitration

§ 15.4.1 In the sole and exclusive discretion of the Owner, all claims, disputes and other matters in question between any of the Architect, Owner, Contractor, Surety, Subcontractor or any material supplier arising out of, or relating to, agreements to which two or more of said parties are bound, or the Contract Documents or the breach thereof, shall, in the case of such election by the Owner, be decided by arbitration. If the Owner elects such arbitration, it shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect at the time that the demand is made, as modified herein. In any such arbitration, the arbitrator shall make separate findings as to liability and the amount of damages with respect to each party to the arbitration to the extent any liability or responsibility for damages exists. The Architect, surety, subcontractors and material suppliers who have an interest in the dispute shall be joined as parties to the arbitration. The arbitrator shall have authority to decide all issues between the parties. The foregoing agreement to arbitrate and any other agreement to arbitrate with an additional person or persons, duly consented to by the parties, shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.1.1 If the Owner elects arbitration, in its sole discretion, notice of the demand for arbitration shall be filed in writing with the other part(ies) to the arbitration and with the American Arbitration Association. Such demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would otherwise be barred by an applicable statute of limitations or repose. Whether such limitations have been met shall be decided by the arbitrator if contested by a party.

§ 15.4.1.2 All parties shall carry on the Work and perform their duties during any arbitration proceedings, and the Owner shall continue to make payments to the extent required by the Contract Documents. However, at the request of any party, contested payments may be placed in an escrow account pending resolution of the dispute.

§ 15.4.1.3 If the Owner elects arbitration, in its sole discretion, in addition to the other rules of the American Arbitration Association applicable to any arbitration hereunder, the following shall apply:

Init.

§15.4.1.3.1 Promptly after the impaneling of the arbitrator, the arbitrator shall establish a procedure for each party to set forth in writing and to serve upon each other party a detailed statement of its contentions of fact and law, along with appropriate responses thereto;

§15.4.1.3.2 All parties to the arbitration shall be entitled to reasonable discovery procedures as provided by the Illinois Code of Civil Procedure and Illinois Supreme Court Rules, as supplemented by rules to be established by the arbitrator;

§15.4.1.3.3 The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein. Similarly, the scope of discovery, and the extent of proceedings hereunder relating to discovery, shall be consistent with the parties' intent that the arbitration be conducted as expeditiously as possible.

§ 15.4.2 In the event of any litigation or arbitration between the parties hereunder, the Contractor shall pay the Owner's reasonable attorneys' fees and court costs to the extent the court or tribunal determines the Owner is the prevailing party.

(Paragraphs deleted)

§ 15.4.3 Waiver of Punitive Damages. The Contractor and Owner waive all claims against each other for all punitive damages arising out of or relating to this Contract, but nothing in this paragraph shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.4.4 Venue. Any suit or action arising under this Contract shall be commenced in Winnebago County, Illinois.

§ 15.4.5 Joinder. The Parties consent to joinder or consolidation of any lawsuits, claims, or arbitrations of persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in the respective civil lawsuits, claims, or arbitrations.

Additions and Deletions Report for

AIA® Document A201® – 2017

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Rock Valley College General Conditions for New Downtown Campus
Bid #24-30-D06

...

~~(Name, legal status (Name and address))~~

The Board of Trustees of Rock Valley College
3301 North Mulford Road
Rockford, Illinois 61114

...

~~(Name, legal status and address)(Name and address)~~

Demonica Kemper Architects
125 N. Halsted St.
Ste. 301
Chicago, Illinois 60661

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1.5, 2.1.1, 2.3.32.4, 2.5, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1, 7.3.1, 8.2.2,
8.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.4, 11.5, 12.2.2, 12.3, 13.2.2, 14.3, 14.4, 15.2.7
Owner's Insurance
Owner's Loss of Use Insurance
11.3.3

...
7.3.4.4, 9.6.7, 9.10.3, ~~11.1.2~~ 11.4
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Punch List
1.1.10

...
Specifications
Specifications, The
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The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents ~~listed in the Agreement,~~ included in the Project Manual, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) ~~a Change Order,~~ (3) ~~a Construction Change Directive, or~~ (4) ~~a written order for a minor change in the Work issued by the Architect.~~ Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of

receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements or (2) a Change Order.

...

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, provided, however, Owner shall be third party beneficiary of any Subcontract agreement as set forth in Article 5 herein, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

...

The term "Work" means all of the Contractor's duties under the Contract Documents, including the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

...

The Initial Decision ~~Maker~~ Maker, if any, is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith. Section 15.2.

§ 1.1.9 Final Completion

Final Completion means the date the Contract has been fully performed, all the Work has been completed.

§ 1.1.10 Punch List

"Punch List" shall mean and shall be limited to uncompleted items of the Work (a) that do not interfere with the use and occupancy of any area of the Project Site for its intended purpose and (b) that, as a group, are capable of being completed by the Contractor within thirty (30) days of issuance of any Punch List.

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§ 1.2.4 If any two or more provisions of the Contract Documents conflict, and such conflict relates to the quantity or quality of the Work, the Contractor agrees to provide the greater quantity and/or better quality of such Work.

...

In the interest of ~~brevity~~ brevity, the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

...

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the this Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' Owner's reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the ~~Owner, Architect, and the Architect's consultants.~~ owner(s) and any licensee(s) who have an interest in and to the Instruments of Service.

...

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of ~~delivery.~~ delivery, or via email. If Contractor seeks to provide Notice to Owner via email, Contractor shall address the email to the Owner's Representative, President, Chief Operating Officer, and Legal Counsel.

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The parties ~~shall~~ may agree upon ~~written~~ protocols governing the transmission and use of, ~~and reliance on,~~ of Instruments of Service or any other information or documentation in digital form. If the parties agree to protocols governing the transmission and use of Instruments of Service and other documents in digital form, the parties will use AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish these protocols for the development, use, transmission, and exchange of digital data.

~~§ 1.8 Building Information Models Use and Reliance~~

~~Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.~~

...

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who ~~shall~~ shall, to the extent allowed by law and by the Owner's policies and procedures, have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 ~~The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein. Where the Owner furnished any information or documents to the Contractor in connection with the Project, the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.~~

§ 2.2 Evidence of the Owner's Financial Arrangements ~~Reserved.~~

~~§ 2.2.1 Prior to commencement of the Work and upon written request by 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. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by 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 only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. The Contractor shall provide information or other assistance as the Architect or Owner may request in connection with these obligations.

§ 2.3.2 ~~The As appropriate for the Project, the Owner shall retain an architect and/or engineer~~ lawfully licensed to practice architecture, architecture and/or engineering, or an entity lawfully practicing architecture, architecture and/or engineering in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 ~~If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.~~ **Reserved.**

§ 2.3.4 ~~The Upon written request by the Contractor, the Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. Notwithstanding the foregoing, the furnishing of surveys by the Owner is not a guarantee of the accuracy of the information contained therein, and shall not relieve the Contractor from its duties under the Contract Documents in general. The submission of a bid for the work implies that the Contractor had examined the site, taking into consideration all visible conditions that can be reasonably anticipated to affect the work.~~

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If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by ~~Section 12.2 or repeatedly Section 12.2~~, or fails or refuses to provide a sufficient amount of properly supervised and coordinated labor, materials, or equipment so as to be able to complete the Work within the Contract Time, or fails to remove and discharge (within ten days) any lien filed upon Owner's funds by anyone claiming by, through, or under Contractor, or disregards the instructions of Architect or Owner when based on the requirements of

the Contract Documents, or fails to carry out Work in accordance with the Contract Documents, or in the event an emergency arises that requires the Work to be stopped, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3. The Owner's rights and remedies under this section are in addition to, and not a limitation of, any other rights and remedies of the Owner under the Contract Documents or otherwise.

...

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents or approved construction schedules and fails within a ten-day-five (5)- business 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 the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for default, neglect or failure. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and reasonable attorneys' fees, and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments neglect or failure. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15-Owner within thirty (30) days after a request by the Owner.

§ 2.6 Owner's Right to Audit. The Contractor shall keep full and accurate records, in accordance with sound accounting principles, of all labor and material costs incurred, items billed, and all other expenditures, costs, liabilities and obligations incurred in connection with the performance of the Work, and all papers, files, accounts, reports, cost proposals with backup data and all other material relating to work under this Contract, which records shall be open to audit by the Owner or its authorized representatives during performance of the Work and for the length of time established by law or five years, whichever is longer, from the date of final payment to Contractor or termination of this Contract. In addition, the Contractor shall make it a condition of all Subcontracts relating to the Work that all Subcontractors will keep accurate records of costs incurred and items billed in connection with their work and that such records shall be open to audit by the Owner or its authorized representatives during performance of the Work and for the length of time established by law or five years, whichever is longer, from the date of final payment to Contractor or termination of this Contract. Notwithstanding the foregoing, cost components within or comprising a stipulated sum, i.e., a lump sum, shall not be subject to audit.

...

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative. The Contractor is an independent contractor, and shall not be deemed an agent of the Owner for any reason.

§ 3.1.2 The Contractor shall perform the Work in strict accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in strict accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor. Notwithstanding the foregoing, the Contractor shall be permitted to rely upon the drawings and project specifications from Architect that are included in the Project Manual, a change order, or a formal response or instruction to a Request for Information.

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~~§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the~~ The Contractor represents that it has visited the Project site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of correlated personal observations with requirements of the Contract Documents, and has satisfied itself as to the nature and location of the Work, the general and local conditions, including those bearing upon access (including partial or total restrictions on access), transportation, delivery, disposal, staging, handling and storage of materials, availability of labor, water, electric power, roads and uncertainties of weather, ground water table or similar physical conditions of the ground, the character, quality and quantity of existing conditions to be encountered the character of equipment and facilities needed prior to and during the prosecution of the Work and all other matters which can in any way effect the Work or the cost thereof under this Agreement. Any failure by the Contractor to acquaint itself with all the available information concerning these conditions will not relieve the Contractor from any obligation under the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall ~~observe~~ evaluate any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering latent errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor or its Subcontractors or suppliers as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the ~~Owner, subject to Section 15.1.7,~~ Owner as would have been avoided if the Contractor had performed such obligations. ~~obligations, including any increases in construction costs.~~ If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, ~~for differences between field measurements or conditions and the Contract Documents,~~ or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.2.5 In all cases where Work interconnects with existing facilities, Contractor shall field measure and verify at the site all readily accessible dimensions relating to such existing facilities. Any conflicts in the Work and the existing facilities which could have been mitigated by the Contractor's obligation to verify the dimensions of the existing facilities shall be promptly rectified by the Contractor at its own expense, and such obligation does not limit the Owner's other rights and remedies under the Contract Documents.

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§ 3.3.1 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 under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or ~~procedures.~~ procedures to the Owner and Architect. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed

construction. ~~Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform. The Contractor shall not proceed performing the Work using its alternative means, methods, techniques, sequences, or procedures.~~ procedures without written approval from the Architect.

...

§ 3.3.4 The Contractor shall coordinate inspections by governmental authorities having jurisdiction over the Work.

§ 3.3.5 No inspection performed or failed to be performed by the Owner or Architect shall be a waiver of any of the Contractor's obligations hereunder.

§ 3.3.6 The Contractor has the responsibility to ensure that all material suppliers and Subcontractors, their agents, and employees adhere to the Contract Documents, and that they order materials on time, taking into account the current market and delivery conditions and that they provide materials on time. The Contractor shall coordinate its Work with that of all others on the Project including deliveries, storage, installations, and construction utilities. The Contractor shall be responsible for the space requirements, locations, and routing of its equipment. In areas and locations where the proper and most effective space requirements, locations, and routing cannot be made as indicated, the Contractor shall meet with all others involved, before installation, to plan the most effective and efficient method of overall installation.

...

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions equal to or superior to the specified materials only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive. Except as provided in 3.4.2, the materials specified have been determined to have characteristics appropriate for this Project. No work will be accepted which utilizes an alternate not approved during the bidding process by addendum or bid notice.

...

§ 3.4.4 The Contractor shall not at any time permit on the Project site any alcohol or controlled substances whether inside or outside of buildings or structures. Possession or use of any of the foregoing at or adjacent to the site shall obligate the Contractor to remove such offending personnel from the site and replace them at no additional cost to the Owner.

§ 3.4.5 The Contractor and any Subcontractors shall conform to labor laws of the State and various acts amendatory and supplementary thereto and to other laws, ordinances and legal requirements applicable thereto. Contractor shall enforce among all personnel directly or indirectly employed by it, and among all Subcontractors and their employees, all rules which the Owner may establish for conduct of such personnel on the site.

§ 3.4.6 The Contractor shall pay prevailing wages in accordance with and shall fully comply with all requirements of the Prevailing Wage Act, 820 ILCS 130/0.01, et seq.

§ 3.4.7 Before ordering any material or doing any Work, the Contractor shall verify all measurements at the Project Site and he shall be responsible for the correctness of same. No extra charge or compensation will be allowed to the Contractor on account of any difference between actual dimensions and the measurements shown by the Project Drawings.

§ 3.4.8 The Contractor shall carefully inspect all materials delivered on and to the Project Site and reject defective materials without waiting for the Architect or other representative of Owner to observe the materials.

§ 3.4.9 Contractor shall maintain harmonious labor relations on the job site. If a labor problem arises or any person employed by the Contractor on the Work shall appear to the Owner to be incompetent or conduct himself in a disorderly or improper manner, such person or persons shall be removed from the Work immediately on the request of

the Owner. Said removal shall not create any additional cost to Owner and shall not extend the time for completion of the Work.

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will shall strictly conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit shall be free from defects. This warranty shall not be restricted by the limitations of any manufacturer's warranty. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

All warranties shall include labor and materials and shall be signed by the manufacturer or Subcontractor as the case may be and countersigned by the Contractor. All warranties shall be addressed to the Owner and delivered to the Architect upon Final Completion of the Work and before the submission of request for final payment in accordance with Section 9.8.6. Except as otherwise provided elsewhere in the Contract Documents, or in any Certificate of Substantial Completion approved by Owner and Contractor and/or Subcontractor, as applicable, all warranties shall become effective on the date of Final Completion of the entire Work, and shall run for a twelve (12) month period, unless a longer period is provided for in the Contract Documents or by law. Where warranties overlap, the more stringent requirement shall govern.

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§ 3.5.3 If materials or equipment are replaced during the original warranty period, a new warranty period thereon shall then begin from the date that such corrective action is completed and approved.

§ 3.5.4 For concrete work, warranty protection for a repaired item shall be for twenty-four months after final acceptance of concrete work or the length of the original warranty period, whichever is longer. This will cover structural failures, as well as surface erosion due to spalling caused by frost popping soft aggregates within the concrete and surface erosion due to faulty workmanship. All concrete work not meeting high industry standards will be removed and replaced at no charge to the Owner.

§ 3.5.5 Defective materials, equipment or workmanship occurring within the warranty period may be repaired where such produces results conforming to the Contract Documents relating to appearance, performance and reliability. Where the nature of the defective materials, equipment or workmanship is such that acceptable results cannot be obtained by repair, such defective items shall be removed and replaced with new materials, equipment or workmanship complying with the Contract Documents.

§ 3.5.6 Correction of defective or non-conforming Work shall include, in addition to that described in Article 12, any damage to the Project or other property that may result from such defective or nonconforming Work or from such corrective action, including without limitation any damage to any contents, to the work of other contractors, or to adjacent property.

§ 3.5.7 The Contractor shall furnish warranty maintenance and twenty-four (24) hours callback service for the equipment provided by Contractor, Subcontractor or supplier for a period of at least six (6) months after Final Completion and acceptance of the Work, or for such longer period as shall otherwise be provided in any of the Contract Documents. This service shall include regular examinations of the installation by competent and trained employees of the Contractor, or manufacturer, and shall include all necessary adjustments, greasing, oiling, cleaning, supplies and parts to keep the equipment in proper operation except such parts made necessary by misuse, accidents or negligence not caused by the Contractor or any of its Subcontractors.

§ 3.5.8 The warranty provided in this Paragraph 3.5 shall be in addition to and not in limitation of, any other warranty or remedy required under the Contract Documents or under applicable law.

The Owner is tax-exempt. Notwithstanding, the Contractor shall pay any applicable sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are ~~received or negotiations concluded,~~ received, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and and Compliance with Laws
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§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the ~~Work.~~ Work, including any orders and regulations pertaining to COVID-19.

...

§ 3.7.3 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,~~ authorities or contrary to the plans and specifications of the Project, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to ~~correction.~~ correction including, but not limited to, the cost to correct the Work and any fines, penalties, judgements or damages imposed on, or suffered, sustained or incurred by Owner due to Contractor's failure to comply with the provisions of 3.7.2. The Contractor shall also be liable to the Owner for any delay in the performance of the Work or increase in the cost of the Work resulting from the Contractor's failure to fully comply with the provisions of Section 3.7.2.

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§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall immediately notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.7.6 Contractor shall comply with all public and private utility requirements relating to the Work or the performance thereof. If the Contractor performs Work contrary to applicable utility requirements, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

...

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection. Notwithstanding any provision of the Contract Documents to the contrary, any use of a materials or equipment allowance account is subject to the written pre-approval of the Owner.

...

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the ~~Work.~~ Work on site. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. The superintendent shall be subject to approval by the Owner and shall not be replaced without the prior written consent of the Owner. The Owner shall have the right to require that the Contractor replace the superintendent, at no additional cost to the Owner, at any time during the duration of the Work if his/her performance is not satisfactory to the Owner.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the ~~Architect~~ Owner may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the ~~Architect~~ Owner to provide notice

within the 14-day period shall constitute notice of ~~no reasonable objection~~ that Owner has no initial objection to the proposed superintendent, but shall not affect Owner's right to make a subsequent rejection.

§ 3.9.3 The Contractor shall not employ on this project a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

...

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's preliminary construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.1.1 The Contractor's construction schedules shall be in a critical path method (CPM) format, and shall depict, at a minimum, activity identification and durations, critical path, and float.

§ 3.10.1.2 The float in the construction schedules will be deemed exclusively available to the Contractor.

§ 3.10.1.3 No less than once per month, the Contractor shall submit an updated construction schedule. The updated construction schedule shall depict actual start and completion dates for Work commenced and, if appropriate, Work completed. Additionally, the updated construction schedules shall depict updated estimates of anticipated commencement and completion dates for all upcoming Work.

§ 3.10.1.4 Submission of the initial construction schedule and monthly schedule updates shall be absolute prerequisites of certification of the Contractor's application for payment.

§ 3.10.2 The Contractor, promptly after ~~being awarded the Contract~~ design completion and Subcontract awards, and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect. If the Contractor fails to adhere to the approved construction schedule(s), Contractor shall immediately, at its own expense take necessary measures to remedy such failure, including addition of personnel and/or equipment, overtime, and/or additional shifts. The Owner shall be entitled to rely on Contractor's schedules for coordination of its own activities, as well as the activities of other contractors working at the Project site or on the Project.

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The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. ~~These submittals (collectively the "As-Built Documents").~~ These As-Built Documents shall be in electronic form or paper copy, available to the Architect and Owner, for inspection by the Architect or Owner upon reasonable notice, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed. Adequate maintenance of the As-Built Documents shall be a condition precedent to certification of the Contractor's applications for payment.

...

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. The Contractor shall submit Product Data for all equipment and materials incorporated into the finished Work. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

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§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the ~~Owner and the Architect~~ will specify all performance and design criteria that such services must satisfy. ~~The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents.~~ The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the ~~Owner and Architect~~ have Architect has specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

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The Contractor shall confine operations at the site to the site access plan, if any, and to the areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.13.1 General Use. The Contractor shall enforce the Owner's instructions regarding the conduct and use of the site by his employees.

§ 3.13.2 Parking & Traffic.

§3.13.2.1 Parking of construction vehicles on the site by the Contractor shall not inhibit construction nor prevent access for emergency or other official vehicles. Parking of private vehicles on the site by the Contractor is prohibited unless said vehicle is necessary in the execution of the Contract.

§3.13.2.2 Construction traffic and staging shall be permitted only within construction limits as indicated on plan. The Contractor is responsible for repair of any areas disturbed outside of this area, including grading and sodding.

§ 3.13.3 Fencing. The Contractor will be responsible for erecting and maintaining all construction fencing required by applicable law, regulation, rule, ordinance or code at all times of construction. Failure to erect or maintain this fencing will result in the correction of the problem by the Owner at the expense of the Contractor. The Contractor's expense will be back charged to the Contract, and may include, but are not limited to, the cost of any materials and staff time. Required fencing must be installed and fully erected before construction operations beginning and tied-up at the end of each working day. All construction fencing must conform to the Specifications and as required by applicable law.

§ 3.13.4 Water Removal. If, during construction, standing water caused by heavy rains or poor drainage becomes a hazard in the proper execution of the Contract, it shall be the responsibility of the Contractor to provide for removal of said water to existing drainage swales, storm sewers or other natural or man-made drainage ways.

...

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste

materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project. Throughout the progress of the Work the Contractor shall continually remove from the Project Site and from any adjacent property, all waste, scraps, tools, equipment, storage facilities, machinery, trailers, and vehicles no longer required for prosecution of the Work, such that the Project site remains clean, orderly, and safe.

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The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, or the Contractor has reason to believe that the required design, process, or product is an infringement, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

...

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall waive any right of contribution and 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, its officers, officials, employees, volunteers and agents, and the Architect and its employees and consultants from and against all claims, damages, losses and expenses, including, but not limited to attorneys' fees, arising out of or resulting from a third-party claim in connection with the 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, and to the extent any such claim, damage, loss or expense is caused by any intentional wrongful act or any negligent act or omission of the Contractor, any 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, any of them or anyone for whose acts any of them is liable. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18, otherwise reduce any other right or obligation of indemnity which would exist as any party or person described in the Contract. Contractor shall similarly protect, indemnify and hold and save harmless the Owner, its officers, officials, employees, volunteers and agents against and from any and all claims, costs, causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of the Contract.

Nothing contained herein shall be construed as prohibiting the Owner, its officers, employees or agents from defending, through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings or actions brought against them. The Owner's participation in its defense shall not remove the successful Bidder's duty to indemnify, defend and hold the Owner harmless as set forth herein.

The indemnification required hereunder shall not be limited by reason of the enumeration of insurance coverage herein provided.

The successful Bidder's indemnification of the Owner shall survive the termination or expiration of the Contract.

...

§ 3.18.3 "Claims, damages, loses and expenses" as these words are used herein shall be construed to include, but not be limited to (1) injury or damage consequent upon the failure of or use or misuse by Contractor, its Subcontractors, agents, servants or employees, of any hoist, rigging, blocking, scaffolding, or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by Owner; (2) all attorneys' fees and costs incurred in defense of the claim or in bringing an action to enforce the provision of this Indemnity or any other indemnity contained in the Contract Documents; and (3) all costs, expenses, lost time, opportunity costs and other similar indirect or incident damages awarded to a third party bringing the underlying action against an Indemnitee..

§ 3.18.4 In the event that the Contractor or its Subcontractors are requested to, but refuse to, honor the indemnity obligations hereunder or to provide a defense, then in addition to all other obligations hereunder, the Contractor or its Subcontractors shall reimburse the Owner and Architect the cost of any legal action concerning Contractor or Subcontractor's duty to defend and indemnify under this Agreement, including attorneys' fees, time expended, costs and expenses.

§ 3.18.5 As between Contractor and Owner (and not for the benefit of any employee or other third party), the Contractor hereby knowingly and intentionally waives the right to assert, under the case of *Kotecki v. Cyclops Welding Corp.*, 146 Ill.2nd 155 (1991) that Contractor's liability may be limited to the amount of its statutory liability under the Workers' Compensation Act, and agrees that Contractor's liability to indemnify and defend the Owner and Architect is not limited by the so called "Kotecki Cap". The Contractor shall include this provision in each of its Subcontract agreements and shall require its Subcontractors to be so bound.

§ 3.18.6 The Contractor shall include in each and every Subcontract with any and all Subcontractors and/or material suppliers performing Work and require each and every Subcontractor and/or material supplier performing Work to agree to be bound by all of the provisions 3.18.1 through 3.18.10 under the Contract Documents.

§ 3.18.7 The Contractor's indemnity obligations hereunder shall specifically include all claims and judgments which may be made against the indemnitees under federal or state law or the law of the other governmental bodies having jurisdiction, and further, against claims and judgments arising from violation of public ordinances and requirements of governing authorities due to Contractor's or Contractor's employees method of execution of the Work.

§ 3.18.8 The indemnification provisions of this Section 3.18 are not intended to conflict in any way with the Construction Contract Indemnification for Negligence Act, 740 ILCS 35/0.01 *et seq.* and shall be interpreted in accordance therewith.

§ 3.18.9 The Contractor shall indemnify and hold harmless the Owner in the event of labor or trade union conflicts or disputes between the Contractor and Subcontractors and their respective employees. The Contractor shall endeavor to adjust and resolve such conflicts and disputes which affect the timely completion of the Work. Such conflicts or disputes shall not be a basis or excuse for the violation of the Contract Documents by the Contractor or its Subcontractors, and shall not provide the Contractor with relief from complying with dates for Substantial Completion or Final Completion. The Contractor shall notify the Architect and the Owner in writing as soon as possible as to any labor or trade disputes which may affect the Work and its timely completion. In such event, the Contractor shall provide a written proposal to the Architect and the Owner which includes any comparable substitution(s) necessary to complete the Work.

§ 3.18.10 None of the foregoing provisions shall deprive the Owner or the Architect of any action, right or remedy otherwise available to them or either of them at law.

§ 3.19 If the Work is to be performed by trade unions, the Contractor shall make all necessary arrangements to reconcile, without delay, damage, or cost to the Architect or the Owner, any conflict between the Contract Documents and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the Work of any particular trade. In case the progress of the Work is affected by any undue delay in furnishing or installing any items or materials or equipment required under the Contract Documents because of the conflict involving any such agreement or regulation, the Architect may require that other material or equipment of equal kind and quality be provided at no additional cost to the Owner.

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§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate ~~for~~ For Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to ~~become generally familiar with~~ observe and to keep the Owner informed about the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

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The Owner and Contractor shall endeavor to include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's ~~evaluations of the observation and evaluation of the progress and quality of Work and~~ Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect ~~has and the Owner each have~~ authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority ~~of the Architect~~ nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Owner or Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance ~~with information given and the design concept expressed in of the information given with~~ the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The authority of the Architect's Project representative is limited by the Owner's policies and procedures, and by the terms and conditions of the agreement between the Owner and the Architect. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

...

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract ~~Documents.~~ Documents and if approved in writing by the Owner.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information. All requests for information shall be submitted to the Architect in a format acceptable to the Architect.

...

§ 5.1.1 ~~A-If this Project is utilizing a construction manager at-risk, then when the lowest, responsive and responsible multiple prime trade bidder(s) are identified and awarded contracts by the Owner, each such award shall constitute the automatic assignment of that trade contract by the Owner to the construction manager, who is also known as the "Contractor". Each such successful bidder shall then be known as a "Subcontractor." If this Project is utilizing a single general contractor or multiple prime trade contractors, and the Project is not utilizing a construction manager-at-risk, then there shall be no such assignment. In any case, a Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.~~

...

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after ~~award of the Contract, design completion and Subcontractor awards,~~ shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract on this project with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

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§5.2.5 In the event of a conflict between the Owner and Architect regarding the selection of Subcontractors, the Owner's decision shall govern.

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect.

Each Subcontractor acknowledges: (1) that the Owner is a direct intended third party beneficiary of each Subcontract between the Contractor and Subcontractor; (2) that notwithstanding any contract provision to the contrary, Subcontractor shall be bound to perform the Work in accordance with these AIA A201 general conditions, as amended; and (3) that the Subcontractor is not a third party beneficiary of any construction management contract between Contractor and Owner.

...

§ 5.4.1 ~~Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that~~
~~.1 — assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and~~

~~.2~~ assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract. All subcontract agreements shall conform to the requirements of the Contract Documents and the Contractor hereby assigns to Owner (and Owner's permitted assigns) all its interest in any subcontract agreements and purchase orders now existing or hereinafter entered into by the Contractor for performance of any part of the Work, which assignment will be effective in the event of the Contractor's failure to perform the Work in accordance with the Contract Documents and upon acceptance by Owner in writing and only as to those subcontract agreements and purchase orders that Owner designates in said writing. It is agreed and understood that the Owner may accept said assignment at any time during the course of construction prior to Final Completion. Upon such acceptance by Owner, (1) the Contractor shall promptly furnish to the Owner true and correct copies of the designated subcontract agreements and purchase orders, and (2) the Owner shall only be required to compensate the designated Subcontractor(s) or supplier(s) for compensation accruing to such party(ies) for Work done or materials delivered from and after the date on which the Owner accepts the subcontract agreement(s) or purchase order(s). All sums due and owing by the Contractor to the designated Subcontractor(s) or supplier(s) for work performed or material supplied prior to Owner's acceptance of the subcontract agreement(s) or purchase order(s) shall constitute a debt between such parties and the Contractor. It is further agreed that no subcontract agreement or purchase order shall contain any restriction that would prohibit assignment under the terms and conditions stated hereinabove. It is further agreed and understood that such assignment is part of the consideration to Owner for entering into the Contract with the Contractor and may not be withdrawn prior to Final Completion.

~~§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.~~ **Reserved.**

~~§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.~~ entity, and upon such further the assignment, the Owner shall have no further liability to such subcontractor.

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~~§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project or other construction or operations on the site with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.~~ Contractors. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

...

~~§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.~~

...

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of ~~apparent~~ discrepancies or defects in the construction or operations by the Owner or Separate Contractor ~~that that~~ Contractor recognizes would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or

partially completed construction is fit and proper to receive the Contractor's Work. ~~The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.~~

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. ~~The Subject to Article 15, the Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.~~

...

§ 6.2.5 ~~The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.~~ Reserved.

§ 6.2.6 Should the Contractor cause damage to the work or property of any Separate Contractor and/or in the event of any other claim, dispute, or matter in question between the Contractor and any Separate Contractor, the Contractor shall promptly attempt to settle with such other contractor by agreement, or otherwise to resolve the dispute.

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If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and ~~the Architect will~~ allocate the cost among those responsible.

...

§ 7.1.1 The Owner may, without invalidating the Contract and without notice to the surety, direct changes in the Work. Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

...

§ 7.1.4 No Change Order shall be approved or paid unless preceded by a written approval for the Change Order is provided by the Owner. This requirement cannot be waived by conduct, custom, or practice with respect to this Project. There shall be no implied or constructive change orders.

...

- ~~1 The change in the Work;~~
- ~~2 The amount of the adjustment, if any, in the Contract Sum; and~~
- ~~3 The extent of the adjustment, if any, in the Contract Time.~~

§7.2.1.1 The change in the Work;

§7.2.1.2 The amount of the adjustment, if any, in the Contract Sum; and

§7.2.1.3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 No payment for changes in the Work shall be made until such change has been memorialized in an executed Change Order and the Change has been executed.

§ 7.2.3 Adjustments to the Contract Sum for changes in the Work (other than for changes in the Work involving items for which unit prices were provided) shall be made in accordance with this Section 7.2.3.

All change order requests must be submitted with the following backup information or they will not be reviewed by the Architect or Owner: material and labor quantities, material unit costs, labor rates, and any other substantiating data to explain the change order amount.

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§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order. ~~Order for the purposes of defining the change and/or how payment shall be calculated, but not for the purpose of approving payment.~~

...

- ~~.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;~~ **§7.3.3.1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- ~~.2 Unit prices stated in the Contract Documents or subsequently agreed upon;~~ **§7.3.3.2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- ~~.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or~~ **§7.3.3.3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- ~~.4 As provided in Section 7.3.4.~~ **§7.3.3.4** As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. ~~Section 7.2.3, except for emergencies as provided in Section 10.4. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:~~

- §7.3.4.1** ~~Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;~~
- ~~.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;~~ **§7.3.4.2** Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
 - ~~.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;~~ **§7.3.4.3** Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
 - ~~.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;~~ **§7.3.4.4** Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
 - ~~.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and~~ **§7.3.4.5** Costs of supervision and field office personnel directly attributable to the change.
 - ~~.5 Costs of supervision and field office personnel directly attributable to the change.~~ **§7.3.4.6** Contractor overhead, profit and, if applicable, General Conditions/Requirements.

...

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. ~~Such~~ Upon execution by the Owner, such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net ~~increase, increase or net decrease,~~ if any, with respect to that change.

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§ 7.5 Continuation of Work Pending Resolution

Pending final determination of cost to the Owner or extension of time to the Contractor, unless otherwise directed by Owner, Contractor shall continue to perform the Work in accordance with the Contract Documents.

...

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time. The Contractor shall achieve Final Completion by the date specified in the Agreement or, if no such date is specified, within thirty (30) days following Substantial Completion.

...

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the ~~Work;~~ Work which are not caused by the wrongful or negligent acts, errors or omissions of Contractor, its agents, employees or Subcontractors; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section ~~15.1.6.2, 15.1.5.2,~~ or other causes beyond the Contractor's control; or (4) by delay authorized by the Owner pending mediation and binding dispute resolution; ~~or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then resolution, then, provided that the Contractor is in compliance with all other relevant provisions of the Contract Documents,~~ the Contract Time shall be extended for such reasonable time as the Architect may determine-determine and as approved by Contractor and Owner; provided, however, that such extension of Contract Time shall be net of any delays caused by or due to the fault or negligence of the Contractor or which are otherwise the responsibility of the Contractor and shall also be net of any contingency or "float" time allowance included in the Contractor's construction schedule. The Contractor shall, in the event of any occurrence likely to cause a delay, cooperate in good faith with the Architect and Owner to minimize and mitigate the impact of any such occurrence and do all things reasonable under the circumstances to achieve this goal. Any such extension of Contract Time pursuant to this section shall be reduced to a Change Order.

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§ 8.3.3 ~~This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.~~ Extension of Contract Time pursuant to this Article 8 shall be the Contractor's sole and exclusive remedy for delay, except for delay caused by Owner, Architect or Owner's Separate Contractors (not assigned to Contractor) in which case Contractor shall be entitled to reimbursement of reasonable costs associated with said delay.

§ 8.3.4 Extension of Contract Time resulting from Changes in the Work shall be negotiated into respective Change Orders. Whenever the Contractor seeks an adjustment in the Contract Time as part of a Claim or Change Order, the Contractor shall justify the request with proper written reference to the approved construction schedules. All executed Change Orders shall be deemed to include adjustments in the Contract Time, if any, resulting from the underlying Change in the Work.

§ 8.3.5 The Contractor shall reimburse the Owner for all Architect's fees for additional services necessitated by (1) Contractor's failure to achieve Substantial Completion within the time established in the Contract Documents; (2) for more than one inspection for Substantial Completion; and (3) for more than one inspection for Final Completion.

...

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

§ 9.1.2 ~~If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, for any one item of material or equipment are changed by more than 25% in a proposed Change Order or Construction Change Directive, the applicable unit prices shall be equitably adjusted.~~ adjusted in such Change order or Construction Change Directive.

...

~~Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the~~ The Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. Each section of the schedule organized by Subcontract shall further allocate each Subcontractor's Work into discrete tasks with values corresponding to each task. The total of all values for all tasks for all Subcontractors shall equal the Contract Sum. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment. Approval by the Owner of the schedule of values (and revisions thereto) shall be a condition precedent to certification of Contractor's applications for payment.

...

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, values for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and trailing releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents. Retainage may be withheld in accordance with §9.6.9 hereof and the Public Construction Bond Act, 30 ILCS 500/1 et seq.

§ 9.3.1.1 ~~As provided in Section 7.3.9, such~~ Such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay has not approved payment to a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay and the Contractor has approved said payment.

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§ 9.3.4 All Applications for Payment shall be accompanied by electronic trailing lien waivers from the Contractor and applicable Subcontractors. The lien waivers, when taken together, shall equal the sum due and paid under the immediately preceding Application for Payment, and shall be effective through the submittal date of the immediately preceding Application. All applications for payment shall be accompanied by electronic affidavits from the Contractor and Subcontractors containing such information and in such form as to comply with the Illinois Mechanics Lien Act (770 ILCS 60/0.01 et seq.) and showing in detail the sources of all labor and materials used and contracted to be used on the Project, including names and addresses of subcontractors and material suppliers; amounts paid and remaining to be paid to each; lien waivers in a form acceptable to Owner; together with all other documents as shall be necessary, in the sole judgment of the Architect and Owner, to waive all claims of liens to date and comply with all applicable state and local laws.

§ 9.3.5 All Applications for Payment shall be accompanied by the Contractor's and Subcontractors' certified payrolls as required by the Illinois Prevailing Wage Act, 820 ILCS 130/5 in electronic format.

§ 9.3.6 Digital copies of properly executed lien waivers, affidavits, and the certified payrolls shall be conditions precedent to certification of the respective Application for Payment. Failure to supply waivers of lien or acceptable evidence of payment, affidavits and certified payroll of all current accounts incurred by this Contract work will be considered grounds for withholding final payment.

...

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, and not Contractor, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

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§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be ~~made~~, or if any other condition precedent to payment has not occurred. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- ~~.1 defective Work not remedied;~~ **§9.5.1.1** defective Work not remedied;
- ~~.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;~~ **§9.5.1.2** third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- ~~.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;~~ **§9.5.1.3** failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- ~~.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;~~ **§9.5.1.4** reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- ~~.5 damage to the Owner or a Separate Contractor;~~ **§9.5.1.5** damage to the Owner or a Separate Contractor;
- ~~.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;~~ **§9.5.1.6** reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- ~~.7 repeated failure to carry out the Work in accordance with the Contract Documents.~~ **§9.5.1.7** failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 ~~When either party~~ If Contractor disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, ~~that party may~~ Contractor shall submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld. No interest will be paid on payments withheld.

§9.5.5 If at any time there is evidence of any liens or claims for which, if established, the Owner may become liable for and which would be chargeable to the Contractor or any Subcontractor, the Owner shall have the right to retain, out of any payment due or thereafter to become due to Contractor or a Subcontractor, an amount sufficient to completely

indemnify the Owner against such lien or claim. Should any such evidence be established after all payments are made, the Contractor or Subcontractor shall repay the Owner all sums which the Owner may be compelled to pay in discharging such lien or claim

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment ~~in the manner and within the time~~ within 30 days in accordance with the Local Government Prompt Payment Act, 50 ILCS 505/1 et seq. and as may be provided in the Contract Documents, and shall so notify the Architect.

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§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law. In the sole discretion of the Owner, if the Contractor fails to furnish evidence as required by this Section, the Owner has the right, but not the obligation, to pay Subcontractors and suppliers directly.

...

§ 9.6.7 ~~Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments~~ Payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. ~~Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.~~

...

§9.6.9 The Owner shall withhold ten percent (10%) from the periodic Progress Payments to the Contractor as retention, with retainage to drop to 5% with respect to payments allocated to a contract that is more than 50% complete. No retention shall be held for Contractor's bond and insurance fee. Payment of retention shall be requested with the Contractor's application for payment at Final Completion. No interest shall accrue on monies held in retention. Contractor shall ensure that each contract between Contractor and each subcontractor contains this same provision for the withholding and release of retention.

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner either does not reject the Architect's recommendations for the Certificate of Payment or does not pay the Contractor within seven ten days after the date established in the Contract Documents, the amount certified by the Architect and accepted by the Owner or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

...

§ 9.8.1 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 that the Owner can occupy or utilize the Work for its intended use. The Work will not be considered suitable for Substantial Completion review until all Project systems included in the Work are operational as designed and scheduled, all designated or required governmental inspections and certifications (relating to the physical improvements but not relating to certifications required due solely to Owner's intended use) have been made and posted, designated instruction of the Owner's personnel in the operation of systems has been completed and documented, all final finishes within the Contract are in place. In general, the only remaining Work shall be minor Punch List items, so that the Owner can occupy the Project on that date and the completion of the Work by the Contractor will not materially interfere or hamper the Owner's normal business

operations and/or use and enjoyment of the Project. As a further condition of Substantial Completion acceptance, the Contractor shall certify that all remaining Work will be completed by the Final Completion date specified in the Agreement ("Final Completion Date") or, if no such date is specified, within thirty (30) calendar days following the date of Substantial Completion. Upon the Final Completion Date, or if no Final Completion Date is specified, within thirty (30) days after Substantial Completion, the Contractor shall secure and deliver to the Owner written warranties and guarantees from all Subcontractors, Sub-Subcontractors and suppliers bearing the date of Final Completion or some other date as may be agreed to by the Owner and stating the period of warranty as required by the Contract Documents. The Contractor is responsible for the warranty of all Work performed by Subcontractors at any tier. If in the event Contractor does not complete remaining work by the Final Completion Date, or if no such date is specified, within thirty (30) days of Substantial Completion, Owner shall give the Contractor written notice of the remaining Work to be completed. If the Contractor fails to complete the remaining work to be completed within five (5) days of receipt of the written notice, the Owner reserves the right to complete the remaining Work in accordance with § 2.4 without further notice to the Contractor. All costs incurred by Owner therein shall be offset against Contractor's final payment.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final ~~payment~~ payment (the "Punch List"). Failure to include an item on ~~such list~~ the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's ~~list~~ Punch List, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's ~~list~~ Punch List, which is not sufficiently complete in accordance with the Contract Documents ~~so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use~~, Documents, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion ~~that with the Punch List attached~~. The Certificate of Substantial Completion shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the ~~list~~ Punch 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 Contract Documents or the Certificate of Substantial Completion.

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§ 9.8.6 Upon Substantial Completion, the Contractor and Subcontractors hereby assign all vendor and manufacturers' warranties to the Owner. All such warranties shall be submitted to the Architect prior to submission of the final Application for Payment.

§ 9.8.7 The Contractor's submittal of the following documents shall be a condition precedent to a determination of Substantial Completion:

- a. All Record Documents required in conformance with the Contract Documents;
- b. All Operations and Maintenance Manuals (two hard copies and one electronically-submitted copy); and
- c. All Manufacturers' warranties (two hard copies and one electronically-submitted copy).

§ 9.8.8 **Liquidated Damages.** The parties agree that time is of the essence of this Agreement. If the Contractor fails to achieve Substantial Completion of the Work by the Substantial Completion date(s) established in the Contract Documents and/or as established in the approved construction schedules, as may be adjusted by extensions of time contained in fully-executed Change Orders, if any (the "Scheduled Date(s) of Substantial Completion"), the Contractor shall be liable to the Owner for and shall pay the Owner the amount of \$1,000.00 per calendar day for each and every such day between the Scheduled Date(s) of Substantial Completion and the actual date(s) of Substantial Completion, and the Owner may set off and deduct such amounts from payments due, or which may later become due, to the Contractor. The parties stipulate and agree that this provision is fair and reasonable, and the per day rate

established in this Section is fair and reasonable, considering the nature of the harm that may be incurred by the Owner as a result of such delay, and the difficulty or impossibility of ascertaining, calculating, and/or proving the actual damages resulting from such delay. The parties stipulate and agree that this Section 9.8.8 is a valid and enforceable liquidated delay damages clause, and is not a penalty.

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a ~~list~~ Punch List to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

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§ 9.9.3 ~~Unless otherwise agreed upon, partial~~ Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

...

§ 9.10.1 All Work depicted on the Contractor's Punch List and thereafter identified in the Architect's inspection shall be completed by Contractor at the time specified in the Agreement or, if no date is specified, within thirty (30) days of issuance of the Certificate of Substantial Completion. Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, and the Architect has advised Owner of that finding and Owner has not advised Architect of any objection to such finding, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation to Owner and not Contractor that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled. Owner's failure to object to and Owner's acceptance of Architect's findings hereunder shall not limit Architect's obligation to properly perform his duties under the Contract Documents and shall not constitute Owner's acceptance of Work not complying with the requirements of the Contract Documents or Owner's waiver of any claims or remedies it may have with respect to any such defective or delayed Work.

§ 9.10.2 ~~Neither final~~ Final payment nor any remaining retained percentage shall become due until the Contractor submits (electronically) to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, ~~effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner,~~ (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) ~~if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and final releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner.~~ by the Owner along with the final submittal of certified payroll as provided by Section 5 of the Prevailing Wage Act, 820 ILCS 130/5. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in

discharging the lien, claim, security interest, or encumbrance, including all ~~costs and reasonable attorneys' fees~~ costs, reasonable attorneys' fees and litigation expenses.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and ~~accepted.~~ accepted, less retention. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims. The final payment by Owner shall not relieve the Contractor of the responsibility for the correction of any and all defects in the work performed. Contractor shall correct all defects as notified for the applicable warranty period after final payment.

§ 9.10.4 ~~The making of final payment shall constitute a waiver of Claims by the Owner except those arising from~~
~~.1 — liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;~~
~~.2 — failure of the Work to comply with the requirements of the Contract Documents;~~
~~.3 — terms of special warranties required by the Contract Documents; or~~
~~.4 — audits performed by the Owner, if permitted by the Contract Documents, after final payment.~~

Reserved.

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

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The Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. Neither the Owner nor the Architect shall be responsible for any safety precautions or programs in connection with the Work.

...

- ~~.1 — employees on the Work and other persons who may be affected thereby;~~ §10.2.1.1 employees on the Work and other persons who may be affected thereby;
- ~~.2 — the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and~~ §10.2.1.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- ~~.3 — other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.~~ §10.2.1.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or ~~loss.~~ loss, including any orders and regulations pertaining to COVID-19. Contractor shall be responsible for securing all tools, materials and equipment left on site.

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§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, such activities shall only be done with written consent of Owner and the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by

any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose wrongful acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect. The person designated as responsible for prevention of accidents shall hold regularly scheduled meetings with representatives of Subcontractors, and in the event of separate contracts, hold meetings with other contractors, to promote compliance with governing safety regulations.

...

If ~~either any person party~~ suffers injury or damage to person or property because of an act or omission of ~~the other a~~ party, or of others for whose acts such party is legally responsible, the responsible party shall give notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

...

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall ~~resume upon written agreement of the Owner and Contractor. resume.~~ By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up equitably extended.

§ 10.3.3 ~~To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, 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 in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, 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), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.~~ Reserved.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in ~~the use and handling of such materials or substances.~~ procurement, delivery, unloading, loading, stockpiling, storing, preparing, installing, use and/or handling of such materials or substances (collectively, "handling").

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§ 10.3.6 ~~If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.~~

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. ~~Additional-Except as otherwise provided herein, additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.~~

In the event such an emergency is the result of the COVID-19 pandemic, including an act of government declaring a national or state emergency that requires all Work to be stopped due to the pandemic:

1. Additional extension of time claimed by the Contractor on account of the emergency shall be determined by Article 8 and Article 15.
2. Additional compensation claimed by the Contractor on account of the emergency shall be determined by Article 7.3.4 and Article 15.
3. Contractor shall be required to provide reasonable evidence to Owner demonstrating that such claims are the result of an emergency arising out the COVID-19 pandemic and Contractor's need to preserve the safety of persons or property. Owner reserves the right to deny any such claim in the event Contractor has not provided sufficient reasonable evidence as determined by Owner in its sole discretion or if Owner deems the cause of such claim due to Contractor's failure to comply with CDC, IDPH, or federal, state, or local government requirements and safety guidelines.

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§ 11.1 Contractor's Insurance and Bonds

~~§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.~~

~~§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.~~

~~§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.~~

~~§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.~~

§ 11.2 Owner's Insurance

§11.1 CONTRACTOR'S INSURANCE REQUIREMENTS.

Contractor shall procure and maintain for the duration of the contract, insurance against claims for death, injuries, sickness to persons, or damages to property which may arise from or in connection with the performance of work hereunder by the Contractor, his agents, representatives, employees or subcontractors, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, of the types and in the amounts listed below. To the extent of any conflict between this Article 11 and other Contract Documents, the terms of this Article 11 shall govern.

§11.1.1 Commercial General and Completed Operations Insurance. Coverage shall include premises operations, independent contractors, contractual liability, products and completed operations including broad form property damage, covering bodily injury and property damage or limits as shown below. Products and completed operations liability shall be maintained for two years after completion of the work performed under this Contract.

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project/location. Owner, its elected and appointed officials, employees, agents and volunteers, and Architect shall be included as an insured under the CGL and completed operations policies, using ISO additional insured endorsement CG 20 10, CG 20 37, or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Owner and Architect. There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground property damage. The policy shall also contain form GL2503 (or a substitute form) showing the aggregate limits apply per project or GL2504 (or a substitute form) showing that the aggregate limit applies per location.

§11.1.2 Umbrella Liability Insurance. The policy shall cover excess of Employers Liability (Workers Compensation), Commercial General Liability, and Business Automobile Liability with underlying limits as shown in items 11.1.1, 11.1.3, and 11.1.4 and shall also name Rock Valley College as an **ADDITIONAL INSURED** for the following limits.

\$1,000,000 each occurrence
\$1,000,000 general aggregate

§11.1.3 Business Auto Liability Insurance. Contractor shall maintain business auto liability with a limit of not less than \$1,000,000 combined single limit each occurrence or \$1,000,000 bodily per person, per occurrence and property damage per occurrence. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos. Business auto insurance shall be written on Insurance Services Office (ISO) form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage.

§11.1.4 Workers Compensation Insurance. Contractor shall maintain workers compensation coverage in the amounts with the following limits:

- \$500,000 disease, policy limit
- \$500,000 disease, each
- The policy will be endorsed showing a waiver of right of recovery form #WC000313 or equivalent in favor of Rock Valley College.
- \$500,000 per accident

§11.1.5 Contractor's Obligation to Insure for Bodily Injury Claims. In addition to the above, the Owner will require all Contractor's to purchase insurance to cover claims and expenses asserted against Architect, its employees and consultants for bodily injury, sickness, disease, or death cause by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable.

§11.1.6 General Insurance Provisions

.1 Evidence of Insurance Prior to beginning work, and again prior to the expiration of any policy, the Contractor and all Subcontractors shall furnish Owner with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. All certificates shall provide for 60 days written notice to Owner prior to the cancellation or material change of any insurance referred to therein. Written notice to Owner may be submitted via email or other electronic submission. If Contractor seeks to provide Notice to Owner via email, Contractor shall address the email to the Owner's Representative, President, Chief Operating Officer, and Legal Counsel.

An additional certificate and endorsements evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted by Contractor and all Subcontractors with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the time permitted for

expiration. If any aggregate limit is reduced on account of claims paid, Contractor and Subcontractor shall immediately notify the Owner and Architect in writing of the amount of such reduction.

Failure of Owner to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance. Owner shall have the right, but not the obligation, of prohibiting Contractor or any subcontractor from entering the project site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner. Failure to maintain the required insurance may result in termination of this Contract at Owner's option. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner whenever requested. Contractor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

. 2 Acceptability of Insurers. For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A VII using the most recent edition of the A.M. Best Key Rating Guide. If the Best's rating is less than A VII or a Best's rating is not obtained, the Owner has the right to reject insurance written by an insurer it deems unacceptable.

.3 Cross-Liability Coverage. If Contractor's liability policies do not contain the standard ISO separation of insureds provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

.4 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to the Owner. At the option of the Owner, the Contractor may be asked to eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees, volunteers and agents or required to procure a bond guaranteeing payment of losses and other related costs including but not limited to investigations, claim administration and defense expenses.

§ 11.1.7 Contractor shall also protect the Owner by specifically incorporating this Article 11 into every Subcontract entered into and also requiring that every Subcontractor incorporate this Article and its coverage requirements into every sub-subcontract it enters into. Notwithstanding this requirement, this Article 11 is deemed incorporated into every Subcontract and sub-subcontract via such document's flow-through provisions.

§ 11.1.8 Liability of Contractor or Subcontractor is not limited by these insurance requirements or by actual insurance coverage. Nothing contained in the insurance requirements of the Contract Documents is to be construed as limiting the liability of the Contractor, the liability of any Subcontractor of any tier, or the liability of the Architect, or any of their respective insurance carriers. Owner does not, in any way, represent that the coverages or limits of insurance specified are sufficient or adequate to protect the Owner, Contractor, Architect, or any Subcontractor's interest or liabilities, but are merely minimums. The obligation of the Contractor and every Subcontractor of any tier to purchase insurance shall not, in any way, limit their obligations to the Owner in the event that the Owner should suffer an injury or loss in excess of the amount recoverable through insurance, or any loss or portion of the loss which is not covered by either the Architect's, Contractor's or any Subcontractor's insurance.

§ 11.1.9 Upon receipt of notice of any cancellation in Contractor's required insurance, the Owner shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Builder's Risk Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk or equivalent policy form for all losses excluding those covered by any professional liability insurance policies to be maintained by the Architect or Construction Manager in the amount of the Contract Sum, as modified by Change Orders, comprising the total value for the entire

Project at the site on a replacement cost basis. Any required deductible shall be paid by the Contractor unless the Contract Documents otherwise provide or the Owner acknowledges its obligation to pay such deductibles in writing and prior to commencement of the Work. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.2.1 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project

§ 11.2.2 Failure to Purchase Required Property Insurance. ~~If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.~~Reserved.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Contractor's Required Builder's Risk Insurance. ~~Within three (3) business days of the date the Owner-Contractor becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner-Contractor shall provide notice to the Contractor-Owner of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor-Owner: (1) the Contractor-Owner, upon receipt of notice from the Owner-Contractor, shall have the right but not the obligation to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall not be equitably adjusted; and (3) the Owner-Contractor waives all rights against the Contractor-Owner, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner-Contractor would have been covered by the insurance had it not expired or been cancelled. If the Contractor-Owner purchases replacement coverage, the cost of the insurance shall be charged backcharged to the Owner-Contractor by an appropriate Change Order. The furnishing of notice by the Owner-Contractor shall not relieve the Owner-Contractor of any contractual obligation to provide required insurance.~~

§ 11.2.4 Reserved.

§ 11.3 Waivers of Subrogation BOILER AND MACHINERY INSURANCE

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor Subcontractors and Sub-subcontractors in the Work, and the Owner and the Contractor shall be named insureds.

§ 11.3.1 ~~The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.~~

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

§ 11.4.1 The Contractor shall deposit with the Owner before commencing any Work an *AIA A312-2010 Performance Bond and Payment Bond* in a form and with a dual obligee rider as approved by Owner, for 100% of the Contract Sum, guaranteeing the faithful performance of the work in accordance with the Contract, the payment of all indebtedness incurred for labor and materials, payment of the prevailing wage in accordance with paragraph 13.1.2.1, and guarantee correction of work. The Surety must be approved by the Owner, and be licensed to conduct business in the State of Illinois and be named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury. The payment and performance bonds shall strictly comply with the Public Construction Bond Act, 30 ILCS 550/0.01, *et seq.*, and with all provisions of this Article 11. The Contractor and all subcontractors shall name the Owner and Construction Manager as an obligee on all bonds pursuant to the A312 and approved dual obligee rider.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.4.3 Deleted.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.
11.4.4 All performance and payment bonds required by this Article 11 shall be deemed modified to the extent to be consistent with this Article 11. A certified copy of the power of attorney from the surety company stating that the person executing the bond is duly authorized by the surety to execute the bond shall be attached to the bond.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

§ 11.4.5 Whenever the Contractor shall be and is declared by the Owner to be in default under the Construction Contract, the surety shall be responsible to compensate the Owner for the following costs incurred by the Owner as they result from the default: 1) any and all extra work and/or corrective work, 2) additional Architect costs, 3) accounting costs, 4) legal costs and reasonable attorneys' fees, 5) testing, consulting, and other engineering costs, 6)

any other costs necessarily incurred and resulting from the default. Notwithstanding, the surety's obligations shall not exceed the penal sum of the bond.

§ 11.4.6 All terms and conditions of all Contract Documents, including these A201 General Conditions, as amended, shall be deemed incorporated by reference into each bond furnished in connection with this Article 11. In case of any conflict between any provision of any performance or payment bond and the Contract Documents, the provisions of the Contract Documents shall prevail to the extent of such conflict.

§ 11.4.7 Any provision of any bond purporting to create a condition precedent for Owner not otherwise contained in the Contract Documents, or which otherwise purports to abrogate or nullify the Owner's rights or remedies otherwise available in contract, law, or equity, is void. If any provision of any bond purports to shorten the period of limitations and/or the period of repose as provided in Section 13-214 of the Code of Civil Procedure, 735 ILCS 5/13-214, or if any provision of any bond purports to shorten any other applicable statute of limitation or repose, such provision of such bond shall be null and void, but all other provisions of such bond shall remain enforceable.

§ 11.4.8 In the event any surety shall make any assignment for the benefit of creditors or commit any act of bankruptcy, or is declared bankrupt, or if it shall file a voluntary petition in bankruptcy, or shall in the opinion of the Owner be insolvent, the Contractor shall within five (5) business days after request by the Owner furnish and maintain other bonds satisfactory to the Owner. No further payment shall be due nor shall be made to Contractor until the new surety or sureties shall have met the Owner's qualifications.

§ 11.4.9 . No surety shall assert solvency of its principal or its principal's denial of default as a defense to any claim under any bond furnished in accordance with this Article 11.

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§ 12.1.1 If a portion of the Work is covered contrary to the Owner's or Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Owner or Architect, be uncovered for the Owner's or Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Owner or Architect has not specifically requested to examine prior to its being covered, the Owner or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

...

The Contractor shall promptly correct Work rejected by the Owner or Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and ~~replacement,~~ replacement and compensation for the Architect's services and expenses made necessary ~~thereby,~~ thereby shall be at the Contractor's expense.

...

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a an express written acceptance of such specific condition. The Owner shall give such notice promptly after discovery of the condition. ~~During the one year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty.~~ If the Contractor fails to correct nonconforming Work within a

reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it and backcharge the Contractor in accordance with Section 2.5. Notwithstanding the foregoing, Contractor shall correct Work deficiently or defectively performed, and replace defective or nonconforming materials, even though such deficiency, defect or nonconformity may be discovered more than one year after Final Completion, if the correction is of a latent defect and arises from poor workmanship or improper materials or is required to be made to workmanship or materials covered by Contractor or Subcontractors contrary to the Architect's request or to requirements specifically expressed in the Contract Documents and was therefore not visible for inspection by Architect or Owner at the time the Work was performed.

...

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed be extended on specific items of Work identified as defective, and such extension shall commence upon the performance of corrective Work by the Contractor pursuant to this Section 12.2. Such extension shall expire one year from the date of completion of such corrective Work.

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§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other any obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work. Owner may seek to enforce that obligation or any other obligation arising under the Contract Documents.

§ 12.2.6 All other warranties and guarantees required by the Contract Documents shall be provided to the Architect prior to Substantial Completion or Final Completion, as applicable, and are separate obligations from the obligations contained in this Section 12.2.

...

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so by express written notice to the Contractor instead of requiring its removal and correction, in which case the Contract Sum will be reduced by deductive Change Order as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

...

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.State of Illinois without regard for conflict of law principles.

§ 13.1.2 COMPLIANCE WITH LAWS

Contractor shall abide by and comply with all applicable Federal, State and local laws and rules and regulations including without limitation those relating to 1) fair employment practices, affirmative action and prohibiting discrimination in employment; 2) workers' compensation; 3) workplace safety; 4) wages and claims of laborers, mechanics and other workers, agents, or servants in any manner employed in connection with contracts involving public funds or the development or construction of public works, buildings or facilities; and 5) steel products procurement. Contractor's Compliance and Certification Attachment, including the Substance Abuse Prevention Program Certification, is attached to and incorporated herein by reference.

As a condition of the award of the Contract to contractor, Contractor shall certify, affirm and agree as follows, which certifications, affirmations and agreements shall be incorporated in and hereunder as a part of the Contract:

.1 The Contractor shall comply with the requirements of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.) and the Owner's Ordinances, if applicable, requiring payment of prevailing wages. The Contractor shall pay or cause to be paid not less than the prevailing rate of hourly wage in the county the work is performed as determined by the Illinois Department of Labor for the month in which the

work is performed including but not limited to all laborers, workers and mechanics. All contractors and subcontractors rendering services under this contract must comply with all requirements under the Act, including but not limited to, all wage, notice and record keeping duties.

The Contractor is required to verify current prevailing wage prior to the first day of each month and to pay the then-current prevailing wage rate as determined by the Illinois Department of Labor. Any increases in costs to the Contractor due to the changes in the prevailing wage during the term of this Contract shall be at the expense of Contractor and not at the expense of Owner. Current prevailing wage rates are published at the following website: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/pages/2018-rates.aspx>. The Contractor agrees to indemnify and hold harmless the Owner for any violations of the Prevailing Wage Act.

The Contractor shall also: (1) insert into each subcontract and the project specifications for each subcontract, a written stipulation that the subcontractor shall not pay less than the prevailing rate of hourly wage to all laborers, workers, and mechanics performing work under the contract; and (2) require each subcontractor to insert into each lower-tiered contract and the project specifications for each lower-tiered subcontract, a stipulation that the subcontractor shall not pay less than prevailing rate of hourly wage to all laborers, workers, and mechanics performing work under the contract.

The Contractor shall include on all bonds and shall cause all subcontractors' bonds required under the Contract Documents to guarantee compliance with the Prevailing Wage Act.

Additionally, the Contractor and each subcontractor shall make and keep, for a period of not less than five (5) years from the date of the last payment on a contract or subcontract, records of all laborers, mechanics, and other workers employed by them on the Project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each pay period, the number of hours worked each day, and the starting and ending times of work each day. The Contractor shall submit monthly, no later than the 10th day of each calendar month, certified payroll to the Illinois Department of Labor's Certified Transcript of Payroll Portal, which can be accessed at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which states that: (i) he or she has examined the certified payroll and such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. The Contractor may rely on the certification of a lower tier subcontractor, provided the Contractor does not knowingly rely upon a subcontractor's false certification. The records submitted in accordance with this payroll submittal provision shall be considered public records pursuant to Section 5 of the Prevailing Wage Act, 820 ILCS 130/5 (2004, as amended by P.A. 94-515). The Owner may, at its option, immediately terminate the Contract in the event that Contractor violates any provision of this paragraph or the Prevailing Wage Act.

Contractor shall also post the prevailing wage rates for each craft or type of worker or mechanic needed to complete the project at either: (1) a location on the project site easily accessible to the workers engaged on the project; or (2) in lieu of posting on the project site, if the Contractor has a business location where laborers, workers, and mechanics may regularly visit, the Contractor may either post the prevailing rate of wages in each county the Contractor works in a conspicuous location or provide the laborers, workers or mechanics engaged on the project a written notice indicating the prevailing rate of wages for the project.

Upon seven business days' notice, the Contractor and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records identified in 820 ILCS 130/5(a)(1) to the Owner, and its officers and agents.

§ 13.1.3 The Contractor shall be required to remain for the entirety of the Contract in compliance with the foregoing legal requirements. A violation is grounds for the immediate termination of the Contractor for cause. However, any forbearance in delay by the Owner in terminating Contractor or canceling the Contract shall not constitute a waiver of any right the Owner may have, including without limitation termination of Contractor, cancellation of the Contract and recovery of damages.

§ 13.1.4 This contract is subject to and shall be construed in accordance with all provisions of law applicable to the Work and the Project. All applicable rules of law shall prevail over any conflicting provision contained in any of the Contract Documents.

§ 13.1.5 Contractor and each Subcontractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/2-101 et seq., and Contractor and each Subcontractor hereby certifies that he / she / it has and will maintain at all times during the term of this agreement a written sexual harassment policy in accordance with 775 ILCS 5/2-105(A)(4).

§ 13.1.6 Contractor and each Subcontractor hereby certifies pursuant to Section 33E-11 of the Illinois Criminal Code that he / she / it is not barred from bidding on, or contracting in connection with, the Project as a result of a conviction for either bid-rigging or bid rotating under Section 33E-3 or 33E-4 of the Criminal Code.

§ 13.1.7 The Contractor and each Subcontractor hereby certifies that he / she / it will provide a drug free workplace in compliance Section 3 of the Drug Free Workplace Act, 30 ILCS 580/3.

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§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract. Contractor shall not assign the Contract in whole or in part without written consent of the Owner.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment. Contract Documents and these A201 General Conditions provide the rights and obligations by and between Owner, Architect, and Contractor. There are no other beneficiaries to the Contract.

...

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear, without markup by Architect or Contractor, costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense without markup by the Architect or Contractor.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all Contractor shall remedy said failures at the Contractor's expense. All costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall also be at the Contractor's expense.

...

~~§ 13.5 Interest~~

~~Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.~~

§ 13.5 Reserved.

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~~§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30-60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, the Work under direct or indirect contract with the Contractor, for any of the following reasons:~~

...

- ~~.3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or~~
- ~~.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2. Documents.~~

~~§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less. Reserved.~~

~~§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such properly executed in conformance with the Contract Documents at the date of termination.~~

~~§ 14.1.4 If the Work is stopped for a period of 60-90 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.~~

...

~~§ 14.2.1 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 or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;~~
- ~~.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or~~
- ~~.4 otherwise is guilty of substantial breach of a provision of the Contract Documents upon seven (7) days' notice to the Contractor terminate its contract with the Contractor or cause the Contractor to terminate any Subcontract with any Subcontractor or Sub-subcontractor if, after affording the Contractor a reasonable opportunity to cure during such seven (7) days:~~

~~§14.2.1.1 the Contractor, Subcontractor, or Sub subcontractor fails, except in cases for which extension of time is provided, to prosecute promptly and diligently the Work or to supply enough properly skilled workmen or proper materials for the Work;~~

§14.2.1.2 the Contractor, Subcontractor, or Sub subcontractor institutes proceedings or consents to proceedings requesting relief under the Federal Bankruptcy Act or any similar federal or state law, or if a petition under any federal or state bankruptcy or insolvency law is filed against the Contractor Subcontractor, or Sub subcontractor and such petition is not dismissed within sixty (60) days from the date of filing, or if the Contractor Subcontractor, or Sub subcontractor admits in writing its inability to pay its debts generally as they become due, or makes a general assignment for the benefit of creditors, or if a receiver, liquidator, trustee or assignee is appointed on account of such bankruptcy or insolvency;

§14.2.1.3 the Contractor Subcontractor, or Sub subcontractor abandons the Work;

§14.2.1.4 the Contractor Subcontractor, or Sub subcontractor submits an Application for Payment, sworn statement, waiver of lien, certified payroll, affidavit or other document of any nature whatsoever which is intentionally falsified or which the Contractor Subcontractor, or Sub subcontractor knows to contain a false statement;

§14.2.1.5 a mechanic's or materialman's lien or notice of lien or claim of lien is filed against any part of the Work, the public funds allocated for the Work, or on the site of the Project, if after written demand by the Owner such lien is not promptly released or satisfied;

§14.2.1.6 the Contractor Subcontractor, or Sub subcontractor disregards any laws, statutes, ordinances, rules, regulations or orders of a governmental body or public or quasi-public authority having jurisdiction of the Work or the site of the Project;

§14.2.1.7 the Contractor fails to make prompt payment to Subcontractors for materials or labor or otherwise breaches obligations under any subcontract with a Subcontractor or Subcontractor fails to make prompt payment to Sub-subcontractors for materials or labor or otherwise breaches obligations under any sub-subcontract with a Sub-subcontractor; or

§14.2.1.8 the Contractor or Subcontractor otherwise violates any material provision of the Contract Documents.

Upon termination as provided herein, Owner may take possession of the Project and of all materials, accept assignment of Subcontracts and may complete the Work by whatever reasonable method the Owner may deem expedient. If requested by the Owner, the Contractor shall remove any part or all of his equipment, machinery and supplies from the Project within seven (7) days from the date of such request, and in the event of the Contractor's failure to so, the Owner shall have the right to remove or store, or remove and store, such equipment, machinery and supplies at the Contractor's expense. In case of such termination, the Contractor shall not be entitled to receive any further payment for Work performed by the Contractor through the date of termination until final completion of the Work

The termination rights under this Subparagraph 14.2.1 shall be in addition to and not in limitation of any rights or remedies, contractual, statutory or otherwise.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner 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' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work. In the event of termination pursuant to Section 14.2, the Contract Sum shall be reduced by Change Order to reflect any increased costs to the Owner of completing the Work, and if the unpaid balance of the Contract Sum exceeds all costs to the Owner of completing the Work, the Contractor shall pay the difference to the Owner upon written demand by the Owner. Such costs shall include but not be limited to the cost of any additional architectural,

managerial and administrative services required thereby, any costs incurred in retaining another Contractor or other Subcontractors, any additional interest or fees which the Owner must pay by reason of a delay in completing of the Work, reasonable attorneys' fees and expenses, and any other damages, costs and expenses the Owner may incur by reason of completing the Work or any delay thereof. The amount, if any, to be paid to the Contractor shall be certified by the Architect, upon application, in the manner provided in Paragraph 9.4, and this obligation for payment shall survive the termination of the Contract.

~~§ 14.2.3~~ When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

~~§ 14.2.4~~ If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§14.2.3 The Owner's right to terminate the Contract pursuant to Section 14.2 shall be in addition to and not in limitation of its right to stop the Work without terminating the Contract pursuant to Section 2.4.

~~§ 14.3.1~~ The Owner may, without ~~cause, cause and in its sole discretion~~, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

~~§ 14.3.2~~ The Contract Sum and Contract Time shall be adjusted To the extent not due to the fault of Contractor, if the suspension, delay or interruption by Owner constitutes in the aggregate more than 60 days, an adjustment shall be made for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

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- .2 that an equitable adjustment is made or denied under another provision of the Contract.

~~§ 14.3.3~~ Any adjustment made to the Contract Sum pursuant to Section 14.3.2 shall be subject to the provisions of Section 7.3.4.

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- .4 Immediately assign to the Owner any sub-contractual assignments requested by the Owner pursuant to Section 5.4.

~~§ 14.4.3~~ In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; reasonable and identifiable costs directly incurred by reason of the termination, including reasonable and identifiable costs directly attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement. Agreement executed in conformance with the Contract Documents. However, in no event shall Contractor be entitled to overhead and profit on Work not executed.

...

A Claim is a demand or assertion by ~~one of the parties~~ the Contractor seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. ~~The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.~~

~~§ 15.1.2 Time Limits on Claims~~

~~The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law,~~

but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.2 Notice of Claims

§ 15.1.2.1 Claims by the Contractor, shall be initiated by notice to the Owner and to the Initial Decision Maker, if any, with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by the Contractor under this Section 15.1.2.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the Contractor first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.2.2 Claims by the Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the Owner. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.3 Continuing Contract Performance

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required. The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, if any, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 — damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 — damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.1.4 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.2 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4 or Work performed pursuant to a Construction Change Directive executed and approved by the Architect.

§ 15.1.5 Claims for Additional Time

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.2 shall be given. The Contractor's Claim shall include an estimate of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary. For Claims for Additional Time, to the extent that an equitable extension of Contract Time is warranted, such extension shall be the Contractor's sole and exclusive remedy.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.5.3 For all Claims for Additional Time, the Contractor shall support such Claims in the same manner as supporting additional time for Change Orders.

§ 15.1.6 Waiver of Claims for Consequential Damages

Each Party waives Claims against the other Party for consequential damages arising out of or relating to this Contract. This waiver includes damages incurred for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This waiver is applicable, without limitation, to all consequential damages due to Owner's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2.0 As used in this Section 15.2 and its subparts, "Claims" refers only to Claims by the Contractor, and does not include Claims by the Owner.

§ 15.2.1 ~~Claims~~, Claims by the Contractor ("Claims"), excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, and 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to ~~mediation of any Claim~~, arbitration or litigation, as the case may be, of any Claim initiated by Contractor and arising prior to the date final payment is due.

If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, ~~the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Contractor may commence litigation, without a decision having been rendered, and such litigation shall be subject to the Owner's right to elect arbitration as provided in Section 15.4.1. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.~~

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§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall ~~be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution not be binding.~~

§ 15.2.6 ~~Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.~~ **Reserved.**

§ 15.2.6.1 ~~Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.~~

§ 15.2.7 ~~In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.~~ **Reserved.**

...

§ 15.3 Mediation **Reserved.**

§ 15.3.1 ~~Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.~~

§ 15.3.2 ~~The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

§ 15.3.3 ~~Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.~~

§ 15.3.4 ~~The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.~~

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded. In the sole and exclusive discretion of the Owner, all claims, disputes and other matters in question between any of the Architect, Owner, Contractor, Surety, Subcontractor or any material supplier arising out of, or relating to, agreements to which two or more of said parties are bound, or the Contract Documents or the breach thereof, shall, in the case of such election by the Owner, be decided by arbitration. If the Owner elects such arbitration, it shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect at the time that the demand is made, as modified herein. In any such arbitration, the arbitrator shall make separate findings as to liability and the amount of damages with respect to each party to the arbitration to the extent any liability or responsibility for damages exists. The Architect, surety, subcontractors and material suppliers who have an interest in the dispute shall be joined as parties to the arbitration. The arbitrator shall have authority to decide all issues between the parties. The foregoing agreement to arbitrate and any other agreement to arbitrate with an additional person or persons, duly consented to by the parties, shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but If the Owner elects arbitration, in its sole discretion, notice of the demand for arbitration shall be filed in writing with the other part(ies) to the arbitration and with the American Arbitration Association. Such demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim. such claim, dispute or other matter in question would otherwise be barred by an applicable statute of limitations or repose. Whether such limitations have been met shall be decided by the arbitrator if contested by a party.

§ 15.4.1.2 All parties shall carry on the Work and perform their duties during any arbitration proceedings, and the Owner shall continue to make payments to the extent required by the Contract Documents. However, at the request of any party, contested payments may be placed in an escrow account pending resolution of the dispute.

§ 15.4.1.3 If the Owner elects arbitration, in its sole discretion, in addition to the other rules of the American Arbitration Association applicable to any arbitration hereunder, the following shall apply:

§15.4.1.3.1 Promptly after the impaneling of the arbitrator, the arbitrator shall establish a procedure for each party to set forth in writing and to serve upon each other party a detailed statement of its contentions of fact and law, along with appropriate responses thereto;

§15.4.1.3.2 All parties to the arbitration shall be entitled to reasonable discovery procedures as provided by the Illinois Code of Civil Procedure and Illinois Supreme Court Rules, as supplemented by rules to be established by the arbitrator;

§15.4.1.3.3 The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein. Similarly, the scope of discovery, and the extent of proceedings hereunder relating to discovery, shall be consistent with the parties' intent that the arbitration be conducted as expeditiously as possible.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. In the event of any litigation or arbitration between the parties hereunder, the Contractor shall pay the Owner's reasonable attorneys' fees and court costs to the extent the court or tribunal determines the Owner is the prevailing party.

~~§ 15.4.3~~ The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

~~§ 15.4.4 Consolidation or Joinder~~

~~§ 15.4.4.1~~ Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

~~§ 15.4.4.2~~ Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.3 Waiver of Punitive Damages. The Contractor and Owner waive all claims against each other for all punitive damages arising out of or relating to this Contract, but nothing in this paragraph shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.4.4 Venue. Any suit or action arising under this Contract shall be commenced in Winnebago County, Illinois.

§ 15.4.5 Joinder. The Parties consent to joinder or consolidation of any lawsuits, claims, or arbitrations of persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in the respective civil lawsuits, claims, or arbitrations.

~~§ 15.4.4.3~~ The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Matthew J. Gardner, 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 15:10:56 ET on 11/01/2024 under Order No. 4104243507 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A201™ – 2017, General Conditions of the Contract for Construction, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)