



# AIA<sup>®</sup> Document A101<sup>™</sup> – 2007

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

**AGREEMENT** made as of the 7th day of July in the year 2010  
(*In words, indicate day, month and year*)

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

Texarkana Arkansas School District No. 7  
3435 Jefferson Ave.  
Texarkana, AR 71854

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

Altech, Inc.  
8530 W. New Boston Rd.  
Texarkana, TX 75501

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

Alterations to Campus Facilities  
Texarkana, Arkansas School District No. 7  
Texarkana, AR 71854

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

The BDA Design Group, Inc.  
210 N. State Line Ave., Suite 201  
Texarkana, AR 71854

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.

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

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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
10	INSURANCE AND BONDS

### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

### ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

*(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)*

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

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

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than ( ) days from the date of commencement, or as follows:

*(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)*

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**Portion of Work**

**General Construction (Binders A -B):**

**Substantial Completion Date**

Demolition of existing building at Arkansas High School shall begin immediately upon Notice to Proceed. Demolition shall be completed and removed materials hauled off-site **no later than August 15, 2010.**

Work areas for Arkansas High School and North Heights Junior High School will be available to Contractor during normal working hours.

Staff and students will be present nearby during school hours and Contractor shall take appropriate measures for safety and protection of persons and property.

All work shall be Substantially Complete and ready for Owner occupancy and use **no later than June 1, 2011.**

**Communications Infrastructure Upgrades (Binders C - N):**

**Until August 15, 2010**, existing school buildings will be available and accessible for construction operations during normal working hours. **After August 15, 2010**, existing school buildings will be available and accessible for construction operations after 3:30 pm each school day, coinciding with School schedule.

Staff and students will be present nearby during school hours and Contractor shall take appropriate measures for safety and protection of persons and property.

All work shall be Substantially Complete and ready for Owner occupancy and use **no later than February 1, 2011.**

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

**ARTICLE 4 CONTRACT SUM**

**§ 4.1** The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Four Million Seven Hundred Ninety One Thousand Dollars (\$ 4,791,000.00 ), subject to additions and deductions as provided in the Contract Documents.

**§ 4.2** The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: N/A  
*(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)*

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

Item	Units and Limitations	Price Per Unit (\$ 0.00)
<b>Unit Price No. 1:</b> Additional excavation below Subgrade elevations, if directed by Architect.	Unit of Measure: Cubic Yard, in place.	\$9.00
<b>Unit Price No. 2:</b> Additional placement and compaction of Select Fill soil material, if directed by Architect.	Unit of Measure: Cubic Yard, in place.	\$15.00
<b>Unit Price No.3:</b> Additional placement and compaction of clay bridging soil material, if directed by Architect. Material shall be drier than optimum, with a plasticity index (P.I.) of between 18 and 35.	Unit of Measure: Cubic Yard, in place.	\$15.00
<b>Unit Price No. 4:</b> Installation of Geogrid, if directed by Architect. Geogrid shall be Tensar BX-1200 or approved equal. Cover with minimum 6-inch thick layer of minimum 1-inch durable crushed gravel (AHTD Class 7 or approved equal). Compact gravel with plate compactor.	Unit of Measure: Square Yard.	\$32.00
<b>Unit Price No. 5:</b> Installation of subsurface French Drain, if directed by Architect. French Drain shall consist of a 4-inch diameter perforated PVC drain pipe installed in a 36 inch wide x 48 inch deep excavated trench filled with washed durable 1-inch minimum crushed gravel wrapped with light duty drainage geotextile. Locate as directed.	Unit of Measure: Lineal Foot.	\$50.00
<b>Unit Price No. 6:</b> Additional drying of exposed site subgrade (after excavation and prior to backfill and compaction), by working lime into wet subgrade soils at a rate of 40 pounds per square yard in order to achieve optimum moisture content. Scarify existing subgrade to a minimum depth of 12" and mix the lime thoroughly into subgrade so that no lumps are present. Installation shall comply with Arkansas Highways and Transportation Department (AHTD) Standards for this work.	Unit of Measure: Square Yard.	\$10.00
<b>Unit Price No. 7:</b> Adjustment for differences between designed lengths of 18-inch diameter drilled piers and actual installed lengths of approved drilled piers, as determined by Architect.	Unit of Measure: Lineal Foot.	Add: \$15.00 Deduct: \$0.00
<b>Unit Price No. 8:</b> Installation of	Unit of Measure: Lineal	\$50.00

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temporary steel pier casings for 18-inch Foot.  
diameter drilled piers if determined by  
Architect to be necessary to stabilize  
drilled pier shafts.

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

(Table deleted)

**Allowances per Specification Section 01210:**

Contingency Allowance:	\$305,000.00
Testing and Inspection Allowance:	\$ 12,000.00
Face Brick allowance:	\$ 500.00 per one thousand brick
Exterior Signage Allowance:	\$ 20,000.00
Exterior Column Wrap Allowance:	\$ 15,000.00
Exterior Custom Canopy Allowance:	\$ 65,000.00
Stage Repair Allowance:	\$ 5,000.00
Handicapped Lift Repair Allowance:	\$ 5,000.00
Miscellaneous Millwork Allowance:	\$ 20,000.00

**ARTICLE 5 PAYMENTS**

**§ 5.1 PROGRESS PAYMENTS**

**§ 5.1.1** Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

**§ 5.1.2** The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

**§ 5.1.3** Provided that an Application for Payment is received by the Architect not later than the Twenty Fifth (25<sup>th</sup>) day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the Tenth (10<sup>th</sup>) day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Fifteen ( 15 ) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

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

**§ 5.1.5** Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

**§ 5.1.6** Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

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- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Five Percent (5%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site in a bonded warehouse at a location agreed upon in writing), less retainage of Zero Percent ( 0% );
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

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

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and  
*(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)*
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

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

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

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

## § 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

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

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 INITIAL DECISION MAKER

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

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

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**§ 6.2 BINDING DISPUTE RESOLUTION**

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

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

Arbitration pursuant to Section 15.4 of AIA Document A201–2007

Litigation in a court of competent jurisdiction

Other *(Specify)*

**ARTICLE 7 TERMINATION OR SUSPENSION**

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

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

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

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

**§ 8.2** Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

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

Mr. Russell Sapaugh, Superintendent  
Texarkana, Arkansas School District No. 7  
3435 Jefferson Ave.  
Texarkana, AR 71854

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

Mr. Billy Roy, President  
Altech, Inc.  
8530 W. New Boston Rd.  
Texarkana, TX 75501

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

§ 8.6 Other provisions: N/A

## ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

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

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

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

§ 9.1.3 The Supplementary and other Conditions of the Contract:

*(Table deleted)*

Included in listing of Specifications below.

§ 9.1.4 The Specifications:

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

## TABLE OF CONTENTS

Division	Section Title
<b>SERIES 0 BIDDING REQUIREMENTS AND CONTRACT FORMS</b>	
	Notice to Bidders
	The American Recovery and Reinvestment Act of 2009
	Federal (Davis Bacon) Wage Rates
00200	Instructions to Bidders
00300	Supplementary Instructions to Bidders
00400	Information Available to Bidders
00500	Bid Proposal
00600	Owner / Contractor Agreement
00700	General Conditions
00800	Supplementary Conditions
<b>DIVISION 1 - GENERAL REQUIREMENTS</b>	
01100	Summary
01150	Handicapped Accessibility
01210	Allowances
01230	Alternates

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01250 Contract Modification Procedures  
01270 Unit Prices  
01290 Payment Procedures  
01310 Project Management And Coordination  
01320 Construction Progress Documentation  
01330 Submittal Procedures  
01400 Quality Requirements  
01420 References  
01500 Temporary Facilities And Controls  
01600 Product Requirements  
01700 Execution Requirements  
01731 Cutting And Patching  
01732 Selective Demolition  
01770 Closeout Procedures  
01781 Project Record Documents  
01782 Operation And Maintenance Data

#### **DIVISION 2 - SITE CONSTRUCTION**

02221 Building Demolition  
02230 Site Clearing  
02240 Dewatering  
02260 Excavation Support And Protection  
02300 Earthwork  
02361 Termite Control  
02466 Drilled Piers  
02630 Storm Drainage  
02751 Cement Concrete Pavement  
02764 Pavement Joint Sealants  
02821 Chain-Link Fences And Gates  
02920 Lawns And Grasses

#### **DIVISION 3 - CONCRETE**

03300 Cast-In-Place Concrete  
03351 Polished Concrete Finishing

#### **DIVISION 4 - MASONRY**

04720 Cast Stone  
04810 Unit Masonry Assemblies

#### **DIVISION 5 - METALS**

05120 Structural Steel  
05210 Steel Joists  
05310 Steel Deck  
05400 Cold-Formed Metal Framing  
05500 Metal Fabrications  
05532 Trench And Access Covers

#### **DIVISION 6 - WOOD AND PLASTICS**

06100 Rough Carpentry  
06402 Interior Architectural Woodwork

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(1900884523)

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

07115	Bituminous Dampproofing
07210	Building Insulation
07214	Foamed-In-Place Masonry Wall Insulation
07460	Siding
07552	Sbs-Modified Bituminous Membrane Roofing
07591	Membrane Reroofing Preparation
07620	Sheet Metal Flashing And Trim
07716	Roof Expansion Joint Assemblies
07720	Roof Accessories
07920	Joint Sealants

**DIVISION 8 - DOORS AND WINDOWS**

08111	Standard Steel Doors And Frames
08211	Flush Wood Doors
08411	Aluminum-Framed Entrances And Storefronts
08710	Door Hardware
08800	Glazing

**DIVISION 9 - FINISHES**

09260	Gypsum Board Assemblies
09310	Ceramic Tile
09511	Acoustical Panel Ceilings
09651	Resilient Floor Tile
09653	Resilient Wall Base And Accessories
09680	Carpet
09912	Painting

**DIVISION 10 - SPECIALTIES**

10155	Toilet Compartments
10431	Signs
10520	Fire-Protection Specialties
10530	Prefabricated Metal Covers
10801	Toilet And Bath Accessories

**DIVISION 14 - CONVEYING SYSTEMS**

14240	Hydraulic Elevators
-------	---------------------

**DIVISION 15 - MECHANICAL**

15010	General Provisions
15050	Basic Mechanical Materials And Methods
15060	Hangers And Supports
15075	Mechanical Identification
15081	Duct Insulation
15083	Pipe Insulation
15110	Valves
15140	Domestic Water Piping
15150	Sanitary Waste And Vent Piping
15183	Refrigerant Piping

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(1900884523)

- 15194 Fuel Gas Piping
- 15300 Fire Protection System
- 15410 Plumbing Fixtures
- 15430 Plumbing Specialties
- 15485 Electric, Domestic Water Heaters
- 15738 Split-System Air-Conditioning Units
- 15782 Rooftop Units
- 15815 Metal Ducts
- 15820 Duct Accessories
- 15838 Power Ventilators
- 15855 Diffusers, Registers, And Grilles
- 15900 Small Building Control Panel
- 15990 Testing, Adjusting, And Balancing

**DIVISION 16 - ELECTRICAL**

- 16010 General Provisions
- 16050 Basic Electrical Materials And Methods
- 16060 Grounding & Bonding
- 16130 Raceways And Boxes
- 16140 Wiring Devices
- 16145 Lighting Control Devices
- 16442 Panelboard
- 16476 Disconnect Switches
- 16511 Interior Lighting
- 16521 Exterior Lighting
- 16721 Fire Alarm

**§ 9.1.5 The Drawings:**

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

**INDEX OF DRAWINGS**

**Overall Cover Sheet**

**Binder A – Interior and Exterior Alterations to Arkansas Senior High School**

- G-001 Project General Notes, Project Design Criteria, & Index of Drawings
- C-001 Site Survey
- C-100 Site Plan - Demolition
- C-101 Site Plan - Dimensions
- C-102 Site Plan - Pavements
- C-103 Site Plan - Pavement Markings
- C-104 Site Plan - Grading & Drainage
- C-201 Site Details
- C-202 Site Details
- S-001 General Notes
- S-101 Roof Framing and Elevator Framing Plans
- S-201 Foundation Sections and Details
- S-202 Foundation Sections and Details
- S-301 Framing Sections and Details
- S-302 Framing Sections and Details
- A-001 Symbols, Abbreviations, & General Notes

Init.

A-002 Specification Reference Notes  
 A-003 Specification Reference Notes  
 A-004 Specification Reference Notes  
 A-101 Level 1 Floor Plan - Demolition  
 A-102 Level 2 & 3 Floor Plan - Demolition  
 A-103 Level 4 Floor Plan - Demolition  
 A-104 Level 1 Floor Plan - Dimensions  
 A-105 Level 2 & 3 Floor Plan - Dimensions  
 A-106 Level 1 Floor Plan - References  
 A-107 Level 2 & 3 Floor Plan - References  
 A-108 Level 1 Floor Plan – Reflected Ceiling Plan  
 A-109 Level 2 & 3 Floor Plan – Reflected Ceiling Plan  
 A-112 Roof Plan - Demolition  
 A-113 Reroof Plan - Notes  
 A-114 Reroof Plan - References  
 A-201 Exterior Elevations  
 A-401 Mounting Schedule  
 A-402 Room Finish Schedule  
 A-403 Door Schedule  
 A-404 Window Schedule  
 A-501 Exterior Wall Sections  
 A-502 Exterior Wall Sections  
 A-503 Exterior Wall Sections  
 A-504 Exterior Wall Sections  
 A-505 Exterior Wall Sections  
 A-701 Roof Details  
 A-801 Millwork Details  
 MED-101 First Floor Demolition Plan – Mechanical & Electrical  
 MED-101 Second Floor Demolition Plan – Mechanical & Electrical  
 MEP-101 Mechanical/Electrical Site Plan  
 M-100 General Notes, Schedules, & Legends  
 M-101 First Floor Plan - Mechanical  
 M-201 Second Floor Plan - Mechanical  
 M-202 Roof Plan - Mechanical  
 M-301 Mechanical Details  
 M-302 Plumbing Details  
 E-100 General Notes, Schedule, Legend, & Lighting Schedule  
 E-101 First Floor Plan – Lighting & Power  
 E-102 First Floor Plan – Systems  
 E-201 Second Floor Plan - Lighting  
 E-202 Second Floor Plan – Power  
 E-203 Second Floor Plan – Systems  
 E-301 Electrical Riser Diagram/Panelboard Schedules  
 E-302 Electrical Panelboard Schedules  
 E-401 Electrical Details

**Binder B – New Bus Lane for North Heights Junior High School**

C-001 Site Survey  
 C-100 Site Plan - Demolition  
 C-101 Site Plan - Dimensions  
 C-102 Site Plan - Pavements & Markings  
 C-103 Site Plan - Walkway Cover  
 C-104 Site Plan - Grading & Drainage  
 C-201 Site Details  
 A-001 Symbols, Abbreviations, & General Notes  
 A-002 Specification Reference Notes  
 A-003 Specification Reference Notes

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A-004 Specification Reference Notes

**Binder C – Communications Infrastructure Upgrade to Arkansas High School Student Center**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan

**Binder D – Communications Infrastructure Upgrade to College Hill Elementary School**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan

**Binder E – Communications Infrastructure Upgrade to College Hill Middle School**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
ED-103 Electrical Demolition Plan  
ED-201 Electrical Demolition Plan - Second Floor  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan  
E-103 Electrical Plan  
E-201 Electrical Plan – Second Floor

**Binder F – Communications Infrastructure Upgrade to Fairview Elementary School**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan

**Binder G – Communications Infrastructure Upgrade to Kilpatrick Elementary School**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
ED-103 Electrical Demolition Plan  
ED-104 Electrical Demolition Plan  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan  
E-103 Electrical Plan  
E-104 Electrical Plan

**Binder H – Communications Infrastructure Upgrade to North Heights Junior High School**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan  
ED-103 Electrical Demolition Plan  
E-100 General Notes, Schedules, & Legends  
E-101 Electrical Plan  
E-102 Electrical Plan  
E-103 Electrical Plan

*(Table deleted)*

**Binder J – Communications Infrastructure Upgrade to Texarkana Area Vocational Center**

ED-101 Electrical Demolition Plan  
ED-102 Electrical Demolition Plan

Init.

- E-100 General Notes, Schedules, & Legends
- E-101 Electrical Plan
- E-102 Electrical Plan

**Binder K – Communications Infrastructure Upgrade to Trice Elementary School**

- ED-101 Electrical Demolition Plan
- ED-102 Electrical Demolition Plan
- E-100 General Notes, Schedules, & Legends
- E-101 Electrical Plan
- E-102 Electrical Plan

**Binder L – Communications Infrastructure Upgrade to Union Elementary School**

- ED-101 Electrical Demolition Plan
- ED-102 Electrical Demolition Plan
- ED-103 Electrical Demolition Plan
- E-100 General Notes, Schedules, & Legends
- E-101 Electrical Plan
- E-102 Electrical Plan
- E-103 Electrical Plan

**Binder M – Communications Infrastructure Upgrade to Washington 4A Academy**

- ED-101 Electrical Demolition Plan
- ED-102 Electrical Demolition Plan
- ED-103 Electrical Demolition Plan
- E-100 General Notes, Schedules, & Legends
- E-101 Electrical Plan
- E-102 Electrical Plan
- E-103 Electrical Plan

**Binder N – Communications Infrastructure Upgrade to W. T. Daniels Special Education Center**

- ED-101 Electrical Demolition Plan
- E-100 General Notes, Schedules, & Legends
- E-101 Electrical Plan

**§ 9.1.6** The Addenda, if any:

*(Table deleted)*

Number	Date	Pages
Addendum No. 1	June 16, 2010	1
Addendum No. 2	June 19, 2010	2, Plus 10 Page Attachment
Addendum No. 3	June 22, 2010	2
Addendum No. 4	June 23, 2010	3, Plus 14 Page Attachment
Addendum No. 5	June 24, 2010	3, Plus 3 Page Attachment
Addendum No. 6	June 25, 2010	6, Plus 5 Page Attachment
Addendum No. 7	June 28, 2010	1, Plus 1 Page Attachment
Addendum No. 8	June 28, 2010	1
Addendum No. 9	June 29, 2010	1

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

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

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

NONE

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

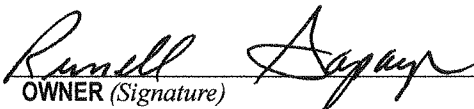
**ARTICLE 10 INSURANCE AND BONDS**

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

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

*(Table deleted)*

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

  
OWNER (Signature)

Mr. Russell Sapaugh, Superintendent  
*(Printed name and title)*

  
CONTRACTOR (Signature)

Mr. Billy Roy, President  
*(Printed name and title)*

In it.