AIA® Document A101® – 2017

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

AGREEMENT made as of the Twenty-First day of January in the year Two-Thousand and Twenty-Six
(In words, indicate day, month and year.)

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

Board of Education of the Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, OH 44141

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

Platform Cement
7503 Tyler Blvd.
Mentor, Ohio 44060

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

New Hilton Drive located at 6812 Mill Road, Brecksville, OH 44141

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

Architectural Vision Group, Ltd.
23850 Sperry Drive
Westlake, Ohio 44145

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.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Bidding Requirements, 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. In the event of inconsistencies within or between parts of the Contract Documents, the Contractor shall provide the better quality or greater quantity of Work or comply with the more stringent requirements.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents or reasonably inferable, 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.

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

January Twenty-Second, Two-Thousand and Twenty-Six

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:

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(Check one of the following boxes and complete the necessary information.)

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

[X] By the following date: July Thirteenth, Two-Thousand and Twenty-Six

§ 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

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

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Two Million Sixty-Five Thousand Three-Hundred Dollars ($ 2,065,300.00), 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
N/A	

§ 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
N/A		

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
A/E Allowance	$120,000.00

§ 4.4 Unit Prices:
(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		

§ 4.4.1 Unit prices included in the Contract Sum, if any:
The unit prices noted in this Section 4.4.1 are considered complete and include all materials, equipment, labor, delivery, installation, overhead, profit, and any other costs or expenses, in connection with, or incidental to, the performance of that portion of the Work to which the unit prices apply.

§ 4.4.2 The following unit prices are provided for informational purposes and are not included in the Contract Sum:
(Identify the item and state the price per unit.)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

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If the Contractor shall fail, neglect, and/or refuse to complete any portion of the Work within the provisions of the approved construction schedule, and it is further determined that these delays directly delay Substantial Completion, Contractor shall be subject to liquidated damages (not a penalty) at the rate set forth below per calendar day for the total number of days the portion of that Work or milestone requirement is delayed beyond the completion date:

LIQUIDATED DAMAGES

Contract Amount	Dollars Per Day
$1.00 to $100,000.00	$250.00
$100,000.01 to $500,000.00	$500.00
$500,000.01 to $2,000,0000.00	$1,000.00
$2,000,000.01 to $5,000,000.00	$2,000.00
$5,000,000.01 to $10,000,000.00	$2,500.00
More than $10,000,000.00	$3,000.00

Such liquidated damages are hereby agreed to be a reasonable pre-estimate of damages the Owner will incur as a result of delayed completion of the Work and shall be in addition to any other remedies available to Owner. The Owner may deduct liquidated damages from any unpaid amounts then or thereafter due Contractor. Any liquidated damages not so deducted shall be payable by the Contractor to the Owner upon demand. Liquidated damages are not intended to compensate the Owner for any damages the Owner incurs on account of any direct damages and claims attributable to the Contract that are brought by others, including Separate Contractors.

(Paragraphs deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Owner and Architect by the Contractor, such other supporting information and documentation as the Owner and Architect may require, 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.

§ 5.1.3 Provided that an Application for Payment and all supporting information and documentation is received by the Architect not later than the last day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the last day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

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

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

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

§ 5.1.6.1 The amount of each progress payment shall first include:

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.1 That portion of the Contract Sum properly allocable to completed Work;
.2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:
.1 The aggregate of any amounts previously paid by the Owner;
.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage
§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Retainage shall be governed by the requirements of Ohio Revised Code Sections 153.13, 153.14 and 153.63. The Contractor expressly waives any interest earned on retainage or that retainage be placed into escrow with a bank.

§ 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.)

N/A

§ 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.)

As permitted by the Owner in the Owner's sole discretion as set forth in the General Conditions and Ohio Revised Code Sections 153.13, 153.14 and 153.63. Any reduction of retainage, or portion thereof, however, shall not be a waiver of (i) any of the Owner's rights to retainage in connection with other payments to the Contractor or (ii) any other right or remedy that the Owner has under the Contract Documents, at law or in equity.

§ 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.)

Such retainage as may be held by the Owner following Substantial Completion as set forth in the General Conditions, including retainage that may be withheld for incomplete Work, uncorrected Work and unsettled claims and disputes.

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

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

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§ 5.2 Final Payment

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

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

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

§ 5.3 Interest

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

N/A % N/A

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(Paragraphs deleted)

§ 6.2 Binding Dispute Resolution

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

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

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

ARTICLE 7 TERMINATION OR SUSPENSION

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

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

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N/A

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

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ **8.1** Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

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

Mr. Brian Koss, Facilities and Safety Coordinator
Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, OH 44141
(440) 740 – 4000
kossb@bbhcsd.org

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

Mr. Jason Klar, P.E., President
Platform Cement
7503 Tyler Blvd.
Mentor, OH 44060
(440) 602 – 9750
jason@platformcontracting.com

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

§ 8.5 Insurance and Bonds

§ **8.5.1** The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A201-2017 and elsewhere in the Contract Documents.

§ **8.5.2** The Contractor shall provide bonds meeting the requirements of Ohio Revised Code Section 153.54 and elsewhere in the Contract Documents

§ **8.6** [Intentionally Deleted]

§ **8.7** Other provisions:

§ 8.7.1 Award of Subcontracts and Other Contracts for Portion of the Work

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§ 8.7.1.1 Unless otherwise required by the Contract Documents or the Bidding Documents, within ten (10) days after the date of commencement of the Work, the Contractor shall submit the names of the Subcontractors, persons or entities it proposes to use, including those who are to furnish materials or equipment, the subcontract amount, and a list of such materials or equipment including the manufacturer thereof. The Architect will promptly reply to the Contractor in writing stating whether or not the Owner or the Architect has reasonable objection to any such Subcontractor, person or entity. Copies of bids or other proposals from such Subcontractors, persons or entities shall, upon request of the Owner or Architect, be submitted to the Owner and the Architect.

§ 8.7.1.2 The Contractor shall not contract with a proposed Subcontractor, person or entity to whom the Owner or Architect has made reasonable and timely objection as not responsible. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 8.7.1.3 If the Owner or Architect has reasonable objection to a Subcontractor, person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has not reasonable objection.

§ 8.7.1.4 The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such substitution. The Contractor shall notify the Owner and the Architect of the proposed substitution of a Subcontractor, person, or entity a minimum of 10 days prior to the proposed change. The Owner may require the Contractor to change a Subcontractor, person or entity previously approved.

§ 8.7.2 Progress Meeting

§ 8.7.2.1 The Architect may, as Architect deems necessary, schedule progress meetings for all Contractors. The purpose of the progress meeting is to review progress in the Work, discuss anticipated progress during the following weeks, and review critical operations and existing and potential problems. The Contractor shall attend and shall be represented at every progress meeting by a person authorized with signature authority to make decisions regarding possible modification of the Contract Documents, and the Contractor shall have any of the Contractor's Subcontractors and material suppliers attend the progress meeting as deemed advisable by the Contractor or as requested by the Architect.

§ 8.7.3 If all or part of any funds of the Contractor that are held by the Owner, whether it be retainage, escrowed funds, unpaid balance of the Contract Sum or otherwise, should be attached, garnished or levied upon under any order of court, or if the delivery thereof shall be stayed or enjoined by any order of court, or if any other write, order, judgement, or decree shall be made or entered by any court affecting the held funds, or any part thereof whether with or without jurisdiction, and in case Owner obeys and complies with any such writ, order judgement, or decree, Owner shall not be liable to the Contractor, its successors, or assigns, and Contractor shall indemnify and hold Owner harmless for its compliance with such writ, order, judgment or decree, not withstanding that such writ, order, judgement or decree be subsequently reversed, modified, annulled, set aside, or vacated.

§ 8.7.4 Contractor shall perform or cause to be performed an Ohio Bureau of Criminal Investigation and Identification and Federal Bureau of Investigation criminal background check of any person, whether an employee or Contractor or of any Subcontractor, that will perform Work or services by such employees, the criminal background check shall be performed and completed at Contractor's sole cost and expense. No person shall be employed on site by Contractor or by any Subcontractor who has been found guilty of any of the criminal offenses enumerated in Ohio Revised Code Section 3319.39 or equivalent provisions under Federal Law or the laws of any other states. Contractor shall remove (and shall cause its subcontractor to remove) any person from the Project site found (during the criminal background check or otherwise) to have violated any of the offenses listed in Section 3319.39 of the Ohio Revised Code or equivalent provisions thereof under Federal law or the laws of any of the other states. The foregoing shall not (i) be cause for any claim against the Owner for any reason, including without limitation, interference or delay, and (ii) excuse Contractor or any Subcontractor from meeting the construction schedule.

§ 8.7.5 Limitations on a Subcontractor's overhead and profit for increases or decreases in the cost of its portion of the Work shall be 15% of the sum of the Subcontractor's costs that are associated with that changed Work.

§ 8.7.6 The Contractor's fee for adjustment of the Contract Sum on account of a change in the Work shall not exceed ten percent (10%) of the sum of the costs described in Section 8.7.5 herein and Sections 7.3.4.1 through 7.3.4.6 of AIA Document A201-2017 that are associated with that changed Work provided however that the Contractor shall not

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assign any portion of the Work to another person or entity whereby the Contractor would benefit directly or indirectly from the double application of charges for overhead and profit.

§ 8.7.7 With respect to Section 7.3.4 of the General Conditions, rental rates for Contractor-owned equipment shall not exceed one hundred percent (100%) of the cost listed by the current edition of the Associated EquipmentWatch's *AED Green Book* heavy equipment rental rates, or if no such cost is listed, the standard rental rate paid at the place of the Project.

§ 8.7.8 On a minimum of a weekly basis, or otherwise as agreed to by the Owner, the Contractor shall submit written progress reports to the Owner and Architect, showing percentages of completion, activities in progress and expected completion, activities to be started or finished, and other information required by the Architect or Owner.

§ 8.7.9 Under no circumstances will the Contractor propose to use any materials or equipment which is not specified, and the failure by the Owner or Architect to object to materials or equipment which are not specified shall not constitute the approval of them.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 This modified AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 [Intentionally Deleted]

.3 Modified AIA Document A201™–2017, General Conditions of the Contract for Construction as contained in the Project Manual dated

.4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

N/A

.5 Drawings

Number	Title	Date
See Exhibit "A"		

.6 Specifications

Section	Title	Date	Pages
See Exhibit "B"			

.7 Addenda, if any:

Number	Date	Pages
1	December 12, 2025	4

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

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

[**N/A**] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[**N/A**] The Sustainability Plan:

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Title	Date	Pages

[N/A] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.9 Other documents, if any, listed below:

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

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
	President, Jason Klar
(Printed name and title)	*(Printed name and title)*

CERTIFICATE
(Section 5705.41, R.C.)

I certify that the money required to meet the obligations of the Board of Education during the current fiscal year under the Agreement has been lawfully appropriated for those purposes and is in the treasury or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Section 5705.41 of the Revised Code.

By : _____
Treasurer, Brecksville-Broadview Heights City Schools Board of Education

Dated: _____, 2026

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Exhibit "A"

New Hilton Drive
Brecksville-Broadview Heights City Schools

11/2025

SECTION 000115
LIST OF DRAWING SHEETS

LIST OF DRAWING SHEETS

1.01 DRAWINGS

A Drawings: Drawings consist of the Contract Drawings and other drawings listed on the Table of Contents page of the separately bound drawing set titled, dated November 25, 2025, as modified by subsequent Addenda and Contract modifications.

B List of Drawings: Drawings consist of the following Contract Drawings and other drawings of type indicated:

C Prepared by Architectural Vision Group, Ltd.:

1. G-001 COVER SHEET

D Prepared by Lewis Land Professionals:

1. 1 of 6 EXISTING SURVEY
2. 2 of 6 EXISTING SURVEY
3. 3 of 6 EXISTING SURVEY
4. 4 of 6 EXISTING SURVEY
5. 5 of 6 EXISTING SURVEY
6. 6 of 6 EXISTING SURVEY
7. C-100 UTILITY DEMOLITION PLAN
8. C-200 EXISTING TRAFFIC SIGNAL HEAD EVALUATION
9. C-400 UTILITY PLAN
10. C-401 UTILITY SCHEDULE
11. C-402 UTILITY NOTES
12. C-500 WATER SERVICE PLAN & PROFILE
13. C-501 WATER SERVICE PLAN & PROFILE
14. C-502 SANITARY SEWER PROFILES
15. C-503 STORM SEWER PROFILES
16. C-504 STORM SEWER PROFILES
17. C-700 EAST TEMPORARY SEDIMENT BASIN
18. C-701 WEST TEMPORARY SEDIMENT TRAP
19. C-703 PRE-DEVELOPED CONDITIONS DRAINAGE MAP
20. C-704 POST-DEVELOPED CONDITIONS DRAINAGE MAP
21. C-800 STORMWATER POLLUTION PREVENTION PLAN NOTES
22. C-801 STORMWATER POLLUTION PREVENTION PLAN LOGS
23. C-802 STORMWATER POLLUTION PREVENTION PLAN
24. C-900 EROSION CONTROL DETAILS
25. C-901 EROSION CONTROL DETAILS
26. C-902 SEWER DETAILS
27. C-903 SEWER DETAILS
28. C-904 SEWER DETAILS

E Prepared by Behnke Landscape Architecture:

1. L-100 DEMOLITION PLAN
2. L-101 DEMOLITION PLAN
3. L-200 LAYOUT PLAN

4. L-201 LAYOUT PLAN
5. L-300 GRADING PLAN
6. L-301 GRADING PLAN
7. L-400 PLANTING PLAN
8. L-401 PLANTING PLAN
9. L-500 PLAN AND PROFILE
10. L-501 PLAN AND PROFILE
11. L-502 PLAN AND PROFILE
12. L-503 PLAN AND PROFILE
13. L-504 PLAN AND PROFILE
14. L-600 DETAILS
15. L-601 DETAILS
16. L-602 DETAILS

F Prepared by J. M. Verostko Engineering:

1. ES-100 SITE PHOTOMETRIC PLAN
2. ES-101 SITE PHOTOMETRIC PLAN
3. ES-200 SITE POWER PLAN

END OF SECTION

Exhibit "B"

New Hilton Drive
Brecksville-Broadview Heights City Schools

12/2025

SECTION 000110
TABLE OF CONTENTS

BIDDING REQUIREMENTS, CONTRACT FORMS, AND CONDITIONS OF THE CONTRACT

Legal Notice
AVG CAD Waiver Form
Lewis Land Professionals CAD Waiver Form
Behnke Landscape Architecture CAD Waiver Form
J. M. Verostko Engineering CAD Waiver Form
Background Check Requirements
Instructions to Bidders
Bidder Qualifications
Bid Form
Bid Guarantee and Contract Bond
Contractor's Personal Property Tax Affidavit

CONTRACT CONDITIONS

General Conditions of the Contract for Construction, AIA Document A201-2017

CONTRACT FORMS

Standard Form of Agreement Between Owner and Contractor (AIA 101)
Change Order (AIA G701)
Application and Certificate for Payment (AIA G702)
Continuation Sheet (AIA G703)
Certificate of Substantial Completion (AIA G704)
Certificate of Insurance (G715) (Accord Form 25)
Contractor's Affidavit of Payment of Debts and Claims (AIA G706)
Contractor's Affidavit of Release of Liens (AIA G706A)
Consent of Surety to Final Payment (AIA G707)
Consent of Surety to Reduction in or Partial Release of Retainage (AIA G707A)
Proposal request (AIA G709)
Architect's Supplemental Instructions (AIA G710)
Construction Change Directive (AIA G714)

REPORTS

Geotechnical Engineering Report – Hilton ES Driveway Expansion

DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

A 000115 - List of Drawing Sheets
B 005000 - Contracting Forms and Supplements

SPECIFICATIONS

DIVISION 01 -- GENERAL REQUIREMENTS

A 011000 - Summary
B 012000 - Price and Payment Procedures
C 012100 - Allowances
D 012500 - Substitution Procedures
E 013000 - Administrative Requirements
F 013216 - Construction Progress Schedule
G 014000 - Quality Requirements
H 014100 - Regulatory Requirements
I 014200 - References
J 015000 - Temporary Facilities and Controls
K 015639 - Temporary Tree and Plant Protection
L 016000 - Product Requirements
M 017000 - Execution and Closeout Requirements
N 017419 - Construction Waste Management and Disposal
O 017800 - Closeout Submittals

DIVISION 02 -- EXISTING CONDITIONS

A 024100 – Demolition

DIVISION 26 -- ELECTRICAL

A 260500 - Common Work Results for Electrical
B 260519 - Low-Voltage Electrical Power Conductors and Cables
C 260533 - Raceway and Boxes for Electrical Systems
D 260553 – Identification for Electrical Systems
E 262817 - Enclosed Circuit Breakers

DIVISION 31 -- EARTHWORK

A 310000 - Earthwork
B 311000 - Site Preparation
C 312001 - Side Grading
D 312319 - Dewatering
E 315000 - Excavation Support and Protection

DIVISION 32 -- EXTERIOR IMPROVEMENTS

A 321216 - Asphalt Paving
B 321313 - Concrete Paving
C 321316 – Decorative Concrete Paving
D 321373 – Concrete Paving Joint Sealants
E 329113 - Soil Preparation
F 329200 - Turf and Grasses

G 329300 – Plants

DIVISION 33 -- UTILITIES

A 331100 - Water Utility Distribution Piping
B 333000 - Sanitary Utility Distribution Piping
C 334000 - Storm Drainage Utilities
D 334600 - Subdrainage

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PROJECT:	**New Hilton Drive – Brecksville-Broadview Heights City Schools**	**AVG NO.:**	**2401-3**
TO:	**Bidding Contractors**	**ADDENDUM:**	**No. 01**
		DATE:	**December 12, 2025**

The Drawings and Project Manual prepared by Architectural Vision Group, Ltd. for the above noted project, dated **November 25th, 2025** are hereby added to, amended, and clarified as follows. This Addendum shall become part of the Contract Documents and shall be included in the cost proposal for the project. The Contractor shall indicate their receipt of this Addendum on the BID FORM. All bidders are cautioned to read and examine all items of the drawings and project manual to determine how their work may be affected and to adjust accordingly.

General Clarifications:

RFI 01:
Q: Sheet C-400 – Utility Plan: Where is sanitary structure #11 located? This structure is listed on the Sanitary Sewer Manhole Schedule, but I don't see it labeled anywhere on the utility plan or the profiles. Designer to label this structure on the utility plan, list what type of structure it is, and show a profile of the proposed line.
A: This item has been labeled. It is at the location of existing manhole V, which is demolished. As noted, the existing sanitary service for the board office is extended to connect into the proposed manhole SAN-7.

RFI 02:
Q: Sheet C-400 – Utility Plan: Update the placeholder #### under note #2 with the proper plan sheet.
A: The note has been revised.

RFI 03:
For C-502 – Sanitary Sewer Profiles: For proposed sanitary manhole #9, the incoming 8-inch connection at elevation 983.44 should be an outside/external drop connection. Designer to reflect this on the profile and state this on Sanitary Sewer Manhole Schedule on Sheet C-401.
A: Notes have been added to the schedule on C-401 and to the profile on C-502.

RFI 04:
Q: Designer to remove extraneous linework shown in the profile view underneath proposed sanitary manhole #5.
A: Extraneous linework has been identified and removed as requested.

RFI 05:
Q: A substantial cost and time savings to utilize fiber mesh in lieu of rebar in the curb and curb and gutter on the project. In our opinion the quality, strength and consistency of the curb would be greatly improved as this would allow a slip form paver to be utilized reducing slump and water to cement ratio improving We would recommend 3lbs per cubic yard macro fiber per cubic yard in lieu of rebar. Is this an acceptable alternate?

Would a Canadian style blockout slip form mold be an acceptable alternate to the specified integral curb and walk detail? (see attached details) This style curb mold has a ledge for the walk to site on ensuring no settlement. We would also recommend macro fiber in lieu of rebar and this would also be a substantial cost savings and improve the quality, strength and consistency of curb.
A: Fibermesh may be utilized in all curbs and sidewalks. Slipform style curb may be utilized for all 6x18 curbs and mountable curbs, per modified Sheet L-601. We will not accept the above Canadian style blockout slip form mold and walkway as shown as an option for the integral curb and walk.

REVISIONS TO BID DRAWINGS:

If '✓' is marked in the 'Drawing Included' column, see attached revised drawings.

Drawing No.	Drawings Included	Description
		Civil
C-100		- Termination of the gas service below ground for the demolition of the gas house
C-400		- This item has been labeled. It is at the location of existing manhole V, which is demolished. As noted, the existing sanitary service for the board office is extended to connect into the proposed manhole SAN-7. - The note has been revised.
C-401		- Notes have been added to the schedule on C-401 and to the profile on C-502.
C-502		- Notes have been added to the schedule on C-401 and to the profile on C-502. - Extraneous linework has been identified and removed as requested
C-503		- One catch basin was adjusted based on coordination with Landscape drawings
		Landscape Architectural
L-100		- Increased extents of existing guardrail demolition.
L-101		- Gas house demolition note updated.

L-200		- Lengthened proposed guardrail, added note to tie into the existing guardrail.
L-300		- Rim elevation adjusted, note #11 updated with revised earthwork quantities
L-301		- Spot grade adjusted, note #11 updated with revised earthwork quantities.
L-600		- Details 2-7 updated with revised pavement sections per the geotechnical report and fiber reinforced concrete note added to curb details
L-601		- Detail 5 updated.

REVISIONS, REPLACEMENTS & NEW SECTIONS TO BID PROJECT MANUAL:

Section	Paragraph	Description
000110		Insert Text: "321316 – Decorative Concrete Pavement" "321373 – Concrete Pavement Joint Sealants"
321216		Modified per attached specification.
321316		Issue new specification.
321373		Issue new specification.

General Changes:

Attachments:
000110 – Table of Contents
321216 – Asphalt Paving
321316 – Decorative Concrete Pavement
321373 – Concrete Pavement Joint Sealants

C-100 Utility Demolition Plan
C-400 Utility Plan
C-401 Utility Schedule
C-502 Sanitary Sewer Profiles
C-503 Storm Sewer Profiles

L-100 Demolition Plan

L-101 Demolition Plan
L-200 Layout Plan
L-300 Grading Plan
L-301 Grading Plan
L-600 Details
L-601 Details

END OF ADDENDUM