

 **AIA<sup>®</sup> Document A101<sup>™</sup> – 2017****Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum**

**AGREEMENT** made as of the fifteenth day of May in the year Two Thousand Nineteen  
(In words, indicate day, month and year.)

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

South San Antonio Independent School District  
5622 Ray Ellison  
San Antonio, Texas 78242  
Phone (210) 977-7000

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

SpawGlass Contractors, Inc  
9331 Corporate Drive  
Selma, Texas 78154  
Phone (210) 651-9000

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

Athens Elementary School HVAC Replacement  
2707 W. Gerald Avenue  
San Antonio, Texas 78211

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

O'Connell Robertson  
4040 Broadway, Suite 300  
San Antonio, Texas 78209  
Phone (210) 224-6032

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<sup>™</sup>-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201<sup>™</sup>-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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## EXHIBIT A INSURANCE AND BONDS

### ARTICLE 1 THE CONTRACT DOCUMENTS

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

### ARTICLE 2 THE WORK OF THIS CONTRACT

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

### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

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

#### § 3.3 Substantial Completion

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

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

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

[ X ] By the following date: July 12<sup>th</sup>, 2019

§ 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 six hundred ninety one thousand, nine hundred and sixty dollars and seventy one cents (\$ 691,960.71 ), 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
Alternate 1 – All work associated with the outdoor concrete equipment pad modifications	\$9,000.00
Alternate 2 – All work associated with fence/gate modifications	\$2,500.00
Addendum 2 Scope	\$89,627.76

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. *(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
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§ 4.3 Allowances, if any, included in the Contract Sum:  
*(Identify each allowance.)*

Item	Price
Contingency Allowance	\$20,000.00

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

Item	Units and Limitations	Price per Unit (\$0.00)
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*(Paragraphs deleted)*

## 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 25th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 30th day of the next 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:

- .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.)*

10 percent

Init.

§ 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.)

none

§ 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.)

none

§ 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.)

none

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

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

## § 5.2 Final Payment

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

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

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

## § 5.3 Interest

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

%

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.  
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

## § 6.2 Binding Dispute Resolution

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

*(Check the appropriate box.)*

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

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

## ARTICLE 7 TERMINATION OR SUSPENSION

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

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)*

none

§ 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)*

South San Antonio Independent School District  
Chad Doucet  
5622 Ray Ellison  
San Antonio, Texas 78242

§ 8.3 The Contractor's representative:

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

SpawGlass Contractors, Inc.  
Justin Calvin  
9331 Corporate Drive  
Selma, Texas 78154  
Phone (210) 651-9000

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

Init.

**§ 8.5 Insurance and Bonds**

**§ 8.5.1** The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

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

*(Paragraphs deleted)*

**§ 8.**

**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
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4

*(Paragraphs deleted)*

- .5 Drawings

Number	Title	Date
	Refer to the attached Drawing Index – Exhibit A	

- .6 Specifications

Section	Title	Date	Pages
	Refer to the attached Table of Contents – Exhibit B		

- .7 Addenda, if any:

Number	Date	Pages
Addendum 1	March 13, 2019	9
Addendum 2	April 8, 2019	10

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

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted).* **9** Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

- Exhibit C – SpawGlass Building Services proposal dated April 15, 2019 (original)
- Exhibit C1 – SpawGlass Building Services proposal dated April 25, 2019 (Addendum 2)

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

\_\_\_\_\_  
**OWNER** *(Signature)*

Chad P. Doucet,  
Director of Purchasing  
\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
**CONTRACTOR** *(Signature)*

Jason Smith,  
President, San Antonio Division  
\_\_\_\_\_  
*(Printed name and title)*

Init.

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# EXHIBIT A

Athens E.S. HVAC Equipment Replacement  
South San Antonio Independent School District  
San Antonio, TX  
Project No. 1902.00

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EXHIBIT C



Building Services

SpawGlass Building Services

9331 Corporate Drive - Selma, Texas 78154 - Phone 210-651-9000
Answering Service - 877-206-0944

Proposal

April 15, 2019

Chad P. Doucet
South San ISD
5622 Ray Ellison
San Antonio, TX 78242

Re: HVAC equipment replacement

SpawGlass Job No.: 3019538.04

Address of Repair: 2707 Gerald Ave.
San Antonio, TX 78211

ESC 20: #8027/8027B/8027C

Dear Mr. Doucet,

SpawGlass Contractors, Inc. is pleased to offer our proposal to perform the scope as described in the following inclusions:

I. INCLUSIONS

We have estimated:

- 1) Remove damaged HVAC units and units to be replaced
2) Install all new HVAC units per drawings
3) Furnish and install all necessary electrical service for new units per drawings
4) Remove palm tree from gym yard
5) Install wooden platform over refrigerant lines at cafeteria/kitchen unit
6) Clean up all work areas and properly dispose of all debris
7) Alternate 1: All work associated with the outdoor concrete equipment pad modifications \$9,000.00 (included in base bid)
8) Alternate 2: All work associated with fence/gate modifications \$2,500.00 (included in base bid)

Table with 2 columns: Description, Amount. Rows: Cost of Repair (\$ 602,332.95), Tax Exempt (\$ -), Total Cost of Repair (\$ 602,332.95)

II. EXCLUSIONS

- 1) Any additional areas needing repair
2) State tax
3) Bonding
4) Any building permits

III. OWNER-SUPPLIED

- 1) Restrooms
2) Utilities

IV. ADDITIONAL COMMENTS:

- 1) This proposal does not include 3rd party commissioning, automated logic controls, replacement of missing condensate lines on existing equipment and additional units not in the contract documents.

Any work performed outside of this scope of work is to be considered a change order and paid in addition to the stated contract amount. This offer is subject to arrangements being made, which are satisfactory to Contractor, for payment of the contract sum and security thereof.

Note: This proposal is valid for thirty (30) days only.

Justin Calvin
Justin Calvin
SpawGlass Contractors, Inc.
Date 4/30/2019

Chad P. Doucet
South San ISD
Date




## SpawGlass Building Services

9331 Corporate Drive - Selma, Texas 78154 - Phone 210-651-9000  
Answering Service - 877-206-0944

### Proposal

April 25, 2019

Chad P. Doucet  
South San ISD  
5622 Ray Ellison  
San Antonio, TX 78242

Re: **All mechanical and electrical work associated with Addendum #2**

SpawGlass Job No.: **3019538.04-1**

Address of Repair: **2707 Gerald Ave.  
San Antonio, TX 78211**

ESC 20: **#8027/8027B/8027C**

Dear Mr. Doucet,

SpawGlass Contractors, Inc. is pleased to offer our proposal to perform the scope as described in the following inclusions:

I. **INCLUSIONS**

We have estimated:

- 1) Install new refrigerant piping from roof to new MSFC-1 from MSCU-1
- 2) Repair sagging condensate drain piping and reinstall portable type pipe supports for RTU-7
- 3) Demo all existing refrigerant piping from MSFC-1
- 4) All scope related to M2.21
- 5) Demo and replace RTU-4
- 6) Replace thermostat
- 7) Replace natural gas piping as indicated
- 8) Replace all condensate piping as indicated
- 9) Furnish and install new MSCU-4 and MSFC-4
- 10) Replace all refrigerant piping
- 11) Replace thermostat
- 12) Replace thermostat for AHU-1, 2, PACU-2
- 13) Demo and replace RTU-7

Cost of Repair	\$ 89,627.76
Tax Exempt	\$ -
<b>Total Cost of Repair</b>	<b>\$ 89,627.76</b>

II. **EXCLUSIONS**

- 1) Any additional areas needing repair
- 2) State tax
- 3) Bonding
- 4) Any building permits

III. **OWNER-SUPPLIED**

- 1) Restrooms
- 2) Utilities

Any work performed outside of this scope of work is to be considered a change order and paid in addition to the stated contract amount. This offer is subject to arrangements being made, which are satisfactory to Contractor, for payment of the contract sum and security thereof.

Note: This proposal is valid for thirty (30) days only.

  
Justin Calvin  
SpawGlass Contractors, Inc.

4/30/2019  
Date

Chad P. Doucet  
South San ISD

Date