

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 July in the year two thousand, twenty-five
(In words, indicate day, month and year.)

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

Madison County Board of Supervisors
146 West Center Street
Canton, Mississippi 39046

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

Sullivan Enterprises, Inc.
P.O. Box 859
Magee, Mississippi 39111

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

Madison County Mississippi Circuit Court Building and Renovation
Canton, Mississippi

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

JH&H Architects, Planners, Interiors PA
1047 North Flowood Drive
Flowood, Mississippi 39232-9533

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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EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, 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

§ 2.1 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.

§ 2.2 Contractor shall, at its own expense as part of the Contract Sum, secure all licenses, furnish all labor, material, plant, office space, tools, equipment, machinery, scaffolding, cartage, electric current for power purposes and provide all other things and personnel necessary for the full and diligent prosecution of the Work, all in compliance with applicable statutes, building codes, ordinances and regulations and in a first class workmanlike manner in strict accordance with the requirements of the Project as well as to the reasonable satisfaction of the Owner. Contractor shall be responsible for supervision, coordination of its sub-trades, and for the performance of all actions reasonably required to complete the Work even if not specifically shown in the plans and specifications but can be reasonably inferred.

§ 2.3 The Contractor is required to furnish a payment and performance bond. Such bonds shall be executed by it with a fidelity or surety company authorized to transact business in Mississippi in form and amount satisfactory to the Owner. The Performance Bond shall guarantee the faithful performance of all contract obligations of this Contract. The Payment Bond shall comply with the requirements of Mississippi regarding unconditional payment bonds and assure the prompt payment of all claims of lienors and laborers. The cost of the bond shall be included within the Contract Sum.

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.)

☒ [X] A date set forth in a Notice to Proceed.
(Paragraphs deleted)

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§ 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.)

[X] Not later than five hundred fifty (550) calendar days from the date of commencement of the Work.

(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 sixteen million, eight hundred thirty thousand, and 00/100 dollars (\$ 16,830,000.00), 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
Alternate No. 01 (Add): Work associated with New Asphalt Pavement and New Seal Coat / Parking Lot Striping as indicated.	\$430,000.00

(Table deleted)

(Paragraphs deleted)

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

(Identify each allowance.)

Item	Price
Section 04 2000 – Unit Masonry Allowance: for the purchase and delivery of brick.	\$750.00/thousand
Contingency Allowance: for use upon the Owner's instructions.	\$500,000.00
Inspection and Testing Allowance: for payment of inspection and testing services as specified in Section 01 4000 – Quality Requirements.	\$51,000.00
Audio/Visual Allowance: for the purchase and installation of A/V equipment.	\$620,000.00
Access Control Allowance: for purchase and installation of Access Control Equipment.	\$235,000.00
Landscaping and Irrigation Allowance: for purchase and installation of planting.	\$140,000.00
Section 26 0507 – Electrical Service Allowance: to be paid to the serving Utility Company for portions of the installed permanent electrical service not normally furnished under their standard service policy.	\$25,000.00

§ 4.4 Unit prices, if any:

(Paragraph deleted)

Item	Price
Concrete Curb and Gutter (per linear foot): In areas outside the contract scope of work, demolish and dispose of existing concrete curb and gutter and replace with new concrete curb and gutter per detail 8/C202 and the civil specifications	\$75.00
Select Fill (per cubic yard): For additional imported satisfactory fill materials; undercut and removal of unclassified excavation and spoil off site, and material backfill with imported satisfactory fill materials (measured as compacted in place volume)	\$45.00

§ 4.5 Liquidated damages, if any:

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

The Contractor and his Surety will be liable for and will pay the Owner the sum of Seven Hundred Fifty (\$750.00) Dollars as liquidated damages for each calendar day until the Work is substantially complete. Reference Section 00 7200, AIA Document A201-2017, General Conditions of the Contract for Construction, Section 9.11 and Section 00 2113, Paragraph 1.14, Contract.

§ 4.6 Other:

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

N/A

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 first (1st) day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the fifteenth 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 sixty (60) 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;

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- .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.
- .6 If Owner is entitled to deduct liquidated damages, or any other damages or amounts provided in the Contract Documents, including clean-up fees, then Owner shall be entitled to deduct such liquidated damages, amounts and fees at any time.

§ 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.)

Reference Section 00 7200, General Conditions, Section 9.3.1.3

§ 5.1.7.1.1 The following items are not subject to retainage: None

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 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.)

Reference Section 00 7200, General Conditions, Section 9.3.1.3

(Paragraphs deleted)

§ 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:

Reference Section 00 7200, AIA Document A201-2017, General Conditions of the Contract for Construction, Section 9.10

(Paragraphs deleted)

§ 5.3. Payment Procedures

§ 5.3.1. Subject to the provisions of Article 9 of the General Conditions, the following payment procedures shall also apply to both progress and final payments.

- .1 At the time of the submission of an Application for Payment the Contractor shall furnish to the Contractor: (1) a certification of work performed on a form approved by the Owner; (2) waivers of lien for all work done by Contractor, all lienors giving notice and any such other persons, firms or corporations performing work in accordance with the Contract Documents to the date of the application for payment; and (3) evidence of payment to all laborers working directly or indirectly for the Contractor through the date of the application for payment. The Owner shall have the right at any

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time and in its sole discretion to make payments directly to laborers and/or material men and/or sub-contractors of the Contractor, or to make any such payments jointly to such payees and the Contractor.

- .2 Payments made to the Contractor are received by it in trust to be applied first to the amount owing to any person who has performed labor or furnished materials to the Contractor for the performance and work under this agreement and before the Contractor shall use any monies received for any other purposes.
- .3 Partial or final payment will not be payable or due at the option of the Owner in the event that any of the following conditions exist: (1) Defective or damaged work is not remedied by Contractor; (2) Claims have been filed by laborers, material men and/or subcontractors under this agreement; (3) Contractor fails to make the proper application for payment or fails to comply with Mississippi's mechanics lien law; (4) Contractor becomes bankrupt or insolvent; (5) This agreement or any other agreement between Owner and Contractor is in breach; and (6) Any insurance required of Contractor ceases to be effective and in force.
- .4 Acceptance of final payment by Contractor operates as a release to the Owner of all claims and liability to the Contractor for all construction work performed by Contractor.

§ 5.3.2 The compensation payable to the Contractor hereunder shall not be increased because of the imposition of any taxes, or of increases in the price of any labor, material, or services.

§ 5.3.3 No payment made hereunder shall operate as an admission on the part of the Owner that this Agreement, or any part thereof has been complied with, or preclude any action for damages against the Contractor should this Agreement not be faithfully executed in every respect or should the Work furnished and installed by the Contractor not meet with the approval of the Owner

§ 5.4 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the legal rate prevailing from time to time at the place where the Project is located.

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

(Paragraphs deleted)

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.)

[
(Paragraphs deleted)

X] Litigation solely and exclusively in a court of competent jurisdiction, which shall be in Madison County, Mississippi

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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The Owner shall pay the Contractor a termination fee in accordance with Article 14, paragraph 14.4.3 of AIA Document A201–2017.

§ 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)

Greg Higginbotham, County Administrator
Madison County Mississippi
Tel: 601-855-5502
Email: greg.higginbotham@madison-co.com

§ 8.3 The Contractor's representative:

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

Joseph Sullivan, Vice President
Sullivan Enterprises, Inc.
100 Industrial Park, Magee, Mississippi 39111
Tel: 601-849-2441
Email: office@sullivanent.net

§ 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 Section 00 7200, General Conditions, Article 11, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in 00 7200, General Conditions, Article 11, and elsewhere in the Contract Documents.

(Paragraphs deleted)

§ 8.7 Other provisions:

§ 8.7.1 The Agreement shall be governed by the laws of the State of Mississippi, and the mandatory and exclusive venue of any and all litigation shall be in Madison County, Mississippi.

§ 8.7.2 As a material consideration of the making of this Agreement, the modifications to this Agreement shall not be construed against the maker of said modifications.

§ 8.7.3 Notwithstanding anything to the contrary in this Agreement, or in any document forming a part hereof, there shall be no mandatory arbitration for any dispute arising hereunder.

§ 8.7.4 Article 1 of the General Conditions shall govern Contractor's use of the Construction Documents.

§ 8.7.5 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. As part of that responsibility, Contractor shall enforce the Owner's alcohol-free, drug-free, tobacco-free, harassment-free, and weapon-free policies and zones, which will require

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compliance with those policies and zones by Contractor's employees, subcontractors, and all other persons carrying out the Contract.

§ 8.7.6 Contractor shall require all construction workers, whether Contractor's own forces or the forces of Contractor's subcontractors, to park their personal motor vehicles on Owner's property only in the parking places designated by the Owner's campus principal. Any vehicles not parked in the appropriate locations shall be towed at the vehicle owner's sole expense.

§ 8.7.7 Contractor shall follow, and shall require all employees, agents, or subcontractors to follow applicable ordinances of the municipality in which the Project is located.

§ 8.7.8 Contractor shall institute a theft deterrence program designed to restrict construction worker access to properties of Owner that are currently in use, to maintain supervision of Contractor's and Contractor's subcontractor's forces, and to reimburse the Owner or those persons suffering a theft loss which results from Contractor's forces or Contractor's subcontractor's forces' actions, omissions, or failure to secure the Work or adjoining property.

§ 8.7.9 The Contractor may not assign its responsibilities, duties, obligations, and rights under this Agreement, without the express written consent of the Owner. This does not prevent Contractor from engaging subcontractors to perform various phases of the Project, but Contractor shall be fully responsible to Owner for the work, actions and omissions of all such subcontractors.

§ 8.7.10 This Agreement, in its entirety, shall be binding upon all the parties hereto, their respective successors, heirs, executors, administrators or assigns.

§ 8.7.11 Execution of this Agreement shall constitute approval and acceptance of all terms, covenants and conditions as modified and contained in the Contract Documents.

§ 8.7.12 This Agreement is subject to all applicable federal and state laws, rules, and regulations. Invalidity of any portion of this Agreement under the laws of the State of Mississippi or of the United States shall not affect the validity of the remainder of this Agreement.

§ 8.7.13 By signing this Agreement, Contractor represents and warrants the following to the Owner (in addition to any other representations and warranties contained in the Contract Documents), as a material inducement to the Owner to execute this Agreement, which representations and warranties shall survive the execution and delivery of this Agreement, any termination of this Agreement, and the final completion of the Work

- .1 The Contractor is authorized to do business in Mississippi under Mississippi Code §31-3-1 et seq. and is otherwise properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over the Contractor and over the Work and the Project.
- .2 Contractor is financially solvent, able to pay all debts as they mature, and possessed of sufficient working capital to complete the Work and perform all obligations hereunder and that it has no reasonable belief that any of its subcontractors are not financially solvent, able to pay all debts as they mature, and possessed of sufficient working capital to complete their respective portion of the Work.
- .3 The Contractor can furnish the plant, tools, materials, supplies, equipment, and labor required to complete the Work and perform its obligations hereunder and has sufficient experience and competence to do so.
- .4 The Contractor's execution of this Agreement and performance thereof is within the Contractor's duly authorized powers.
- .5 The Contractor's duly authorized representative has visited the site of the Project, is familiar with the local conditions under which the Work is to be performed and has correlated observations with the requirements of the Contract Documents.
- .6 The Contractor possesses a high level of experience and expertise in the business administration, construction, construction management, and superintendence of projects of the size, complexity, and nature of this Project and will perform the Work with the care, skill, and diligence of such a contractor.

§ 8.7.14 No delay or omission by Owner in exercising any right or power accruing upon the noncompliance or failure of performance by Contractor of any of the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by the Owner of any of the covenants, conditions or agreements hereof to be performed by Contractor shall not be construed to be a waiver of any subsequent breach thereof or of any other covenant, condition or agreement herein contained.

§ 8.7.15 Contractor stipulates that Owner is a political subdivision of the State of Mississippi, and as such, enjoys immunities from suit and liability as provided by the Constitution and laws of the State of Mississippi. By entering into this Agreement, Owner does not waive any of its immunities from suit and/or liability, except as otherwise specifically provided herein and as specifically authorized by law.

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
- .3 Drawings: dated 01 May 2025
 - G101 Title Sheet
 - G102 Index of Drawings
 - G103 Abbreviations, Symbols, & ADA Mounting Heights
 - G104 Life Safety Plans
 - Topographical Survey
 - C001 Civil General Notes
 - C101 Erosion Control Plan
 - C111 Demolition Plan
 - C120 Overall Site Plan
 - C121 Enlarged Site Plan - East
 - C122 Enlarged Site Plan - West
 - C130 Overall Grading Plan
 - C131 Enlarged Grading Plan - East
 - C132 Enlarged Grading Plan - West
 - C201 Civil Details
 - C202 Civil Details
 - C203 Civil Details
 - C204 Civil Details
 - L1.0 Landscape Plan
 - L1.1 Landscape Plan
 - L2.0 Plant List & Specs
 - S001 Structural General Notes
 - S002 Structural Quality Assurance Plan
 - S101 Overall Foundation Plan
 - S102 Second Floor & Roof Framing Plans
 - S103 Roof Framing Plan
 - S201 Foundation Details
 - S202 Foundation Details
 - S301 Typical Steel Details
 - S302 Typical Steel & CMU Details
 - S303 Steel Framing Details
 - S304 Steel Framing Details
 - S305 Steel Framing Details
 - S306 Steel Framing Details
 - S401 Braced Frame Details
 - S402 Braced Frame Details
 - AD101 Demolition Plan / First Floor
 - AD102 Demolition Plan / Second Floor
 - AD121 Demolition Reflected Ceiling Plan / First Floor
 - AD122 Demolition Reflected Ceiling Plan / Second Floor
 - AD130 Demolition Roof Plan

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 AD202 Demolition Elevations
 AD203 Demolition Elevations
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 A523 Roof Details
 A524 Canopy Details
 A525 Miscellaneous Details
 A530 Expansion Joint Details
 A601 Partition Types
 A602 Door / Frames Elevations & Schedules
 A603 Window / Frames Elevations & Schedules
 A610 Opening Details
 A611 Opening Details
 A612 Opening Details
 A613 Opening Details
 A614 Opening Details
 A615 Opening Details
 A616 Opening Details
 A617 Opening Details
 F101 First Floor Fire Sprinkler Plan

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F102 Second Floor Fire Sprinkler Plan
 F201 Fire Sprinkler Schedules and Details
 PD101 First Floor Plumbing Demo Plan
 PD102 Second Floor Plumbing Demo Plan
 P001 General Plumbing Information
 P002 Mechanical Site Plan
 P101 First Floor Plumbing New Work Plan
 P102 Second Floor Plumbing New Work Plan
 P201 Enlarged First Floor Plumbing Plan (West)
 P202 Enlarged First Floor Plumbing Plan (East)
 P203 Enlarged Second Floor Plumbing Plans
 P301 Plumbing Risers
 P401 Plumbing Schedules
 P501 Plumbing Details
 P502 Plumbing Details
 MD101 First Floor HVAC Demo Plan
 MD102 Second Floor HVAC Demo Plan
 MD111 First Floor HVAC Piping Demo Plan
 MD112 Second Floor HVAC Piping Demo Plan
 M001 General HVAC Information
 M101 First Floor HVAC New Work Plan
 M102 Second Floor HVAC New Work Plan
 M111 First Floor HVAC Piping New Work Plan
 M112 Second Floor HVAC Piping New Work Plan
 M201 Enlarged First Floor HVAC Plan (SW)
 M202 Enlarged First Floor HVAC Plan (NW)
 M203 Enlarged First Floor HVAC Plan (NE)
 M204 Enlarged First Floor HVAC Plan (SE)
 M205 Enlarged Second Floor HVAC Plan (N)
 M206 Enlarged Second Floor HVAC Plan (S)
 M211 Enlarged Mechanical Rooms HVAC Piping Plan
 M301 HVAC Schedules
 M302 HVAC Schedules
 M303 HVAC Schedules
 M401 HVAC Details
 M402 HVAC Details
 M403 HVAC Details
 M501 HVAC Control Schematics
 E001 Electrical Symbols & Legend
 E002 Electrical Schedules & Details
 E101 Electrical Floor Plans - Demolition
 E102 Electrical Site Plan
 E201 Electrical 1st Floor Plan - Lighting Systems
 E202 Electrical 1st Floor Plan - Power Systems
 E203 Electrical 1st Floor Plan - Comm. Systems
 E204 Electrical 1st Floor Plan - Safety / Security Systems
 E205 Electrical 2nd Floor Plan - Lighting & Power Systems
 E206 Electrical 2nd Floor Plan - Comm. Safety & Security Systems
 E301 Electrical Details
 E302 Electrical Schedules
 E401 Electrical Details

- 4 Specifications: dated 01 May 2025
 00 0101 Project Title Page
 00 0115 List of Drawing Sheets
 Advertisement for Bids
 00 2113 Instructions to Bidders
 00 3100 Available Project Information

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Geotechnical Report, Dated January 16, 2025
 Asbestos Survey and Assessment Dated February 14, 2025
 00 4100 Bid Form
 00 5000 Contracting Forms and Supplements
 00 7200 General Conditions
 01 1000 Summary
 01 2000 Price and Payment Procedures
 01 2100 Allowances
 01 2200 Unit Prices
 01 3000 Administrative Requirements
 01 3216 Construction Progress Schedule
 01 4000 Quality Requirements
 01 4570 Structural Special Inspections
 01 5000 Temporary Facilities and Controls
 01 5813 Temporary Project Signage
 01 6000 Product Requirements
 01 7000 Execution and Closeout Requirements
 01 7100 Final Cleaning
 01 7800 Closeout Submittals
 01 8510 Building Envelope Water Testing
 02 1570 Erosion and Sedimentation Control
 02 4110 Demolition
 02 4113 Site Demolition
 03 0516 Underslab Vapor Barrier
 03 1000 Concrete Forms and Accessories
 03 2000 Concrete Reinforcement
 03 3000 Cast-In-Place Concrete
 03 3511 Concrete Floor Finishes
 03 4500 Precast Architectural Concrete
 03 5400 Cast Underlayment
 04 0104 Masonry and Cast Stone Cleaning
 04 0106 New Flashing at Existing Brick Walls
 04 0531 Masonry Tuckpointing
 04 2000 Unit Masonry
 05 1200 Structural Steel
 05 2100 Steel Joists
 05 3100 Steel Deck
 05 4000 Cold-Formed Metal Framing
 05 5000 Metal Fabrications
 05 5133 Metal Ladders
 05 5813 Architectural Metal Column Covers
 05 7311 Decorative Metal Railings
 06 1000 Rough Carpentry
 06 2000 Finish Carpentry
 06 4100 Architectural Wood Casework
 07 0190.01 Re-Sealing Control Joints
 07 0190.02 Re-Sealing Architectural Precast Concrete (APC) Joints
 07 1113 Bituminous Dampproofing
 07 1300 Sheet Waterproofing
 07 1900 Water Repellents
 07 2100 Thermal Insulation
 07 2600 Underlayment
 07 2700 Air Barriers
 07 4213 Metal Wall Panels
 07 4213.23 Metal Composite Material Wall Panels
 07 5200 Modified Bituminous Membrane Roofing
 07 6200 Sheet Metal Flashing and Trim

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- 07 7100 Manufactured Roof Specialties
- 07 7200 Roof Accessories
- 07 8400 Firestopping
- 07 9200 Joint Sealants
- 07 9513 Expansion Joint Cover Assemblies
- 08 1113 Hollow Metal Doors and Frames
- 08 1416 Flush Wood Doors
- 08 3100 Access Doors and Panels
- 08 3323 Overhead Coiling Doors
- 08 4313 Aluminum-Framed Storefronts
- 08 4413 Glazed Aluminum Curtain Walls
- 08 7100 Door Hardware
- 08 8000 Glazing
- 08 8300 Mirrors
- 08 8733 Decorative Films
- 09 2116 Gypsum Board Assemblies
- 09 2216 Non-Structural Metal Framing
- 09 2400 Cement Plastering
- 09 2700 Plaster Fabrications
- 09 3000 Tiling
- 09 5100 Acoustical Ceilings
- 09 5426.01 Panel Grille Wood Ceiling
- 09 6500 Resilient Flooring
- 09 6623 Resinous Matrix Terrazzo Flooring
- 09 6723 Resinous Flooring
- 09 6813 Tile Carpeting
- 09 7200 Wall Coverings
- 09 7700 Modular Wall System
- 09 8430 Sound-Absorbing Wall Units
- 09 9113 Exterior Painting
- 09 9123 Interior Painting
- 09 9300 Staining and Transparent Finishing
- 10 1100 Visual Display Units
- 10 1416 Plaques
- 10 1423 General Signage
- 10 2113.13 Metal Toilet Compartments
- 10 2600 Wall and Door Protection
- 10 2641 Ballistics Resistant Panels
- 10 2800 Toilet, Bath, and Laundry Accessories
- 10 4400 Fire Protection Specialties
- 10 7316.13 Metal Canopies
- 11 3013 Residential Appliances
- 11 5213 Projection Screens
- 12 2400 Window Shades
- 12 3600 Countertops
- 12 5100 Pews
- 12 5200 Unity Modular Seating
- 12 5633 University Seating
- 12 6113 Upholstered Jury Seating
- 14 2400 MRL Hydraulic Elevators
- 20 0010 Mechanical General Provisions
- 20 0020 Basic Mechanical Requirements
- 20 0030 Mechanical Submittals and Shop Drawings
- 20 0035 Mechanical Systems and Equipment Warranties
- 20 0040 Mechanical Close-Out Requirements
- 20 0050 Basic Mechanical Materials and Methods
- 20 0060 Pipes and Pipe Fittings

20 0100 Valves
 20 0120 Piping Specialties
 20 0140 Supports and Anchors
 20 0170 Electrical Requirements
 20 0190 Mechanical Identification
 20 0240 Mechanical Sound and Vibration Control
 20 0250 Mechanical Insulation
 21 0330 Fire Sprinkler System
 22 0430 Plumbing Specialties
 22 0440 Plumbing Fixtures, Trim and Accessories
 22 0450 Domestic Water Heaters and Accessories
 23 0520 Chemical Treatment
 23 0545 Skid Mounted Hydronic Pump Assemblies
 23 0555 Condensing Boilers
 23 0670 Packaged Air Conditioners
 23 0680 Water Chillers
 23 0855 Air Handling Units
 23 0860 Fans
 23 0885 Air Cleaning/Treatment
 23 0890 Ductwork
 23 0910 Ductwork Accessories
 23 0930 Variable Air Volume Boxes
 23 0980 Controls and Instrumentation
 23 0990 Testing, Adjusting and Balancing
 26 0500 General Requirements for Electrical Systems
 26 0505 Selective Electrical Demolition
 26 0507 Electrical Service System Utility Coordination
 26 0519 Low-Voltage Electrical Power Conductors
 26 0526 Grounding & Bonding for Electrical Systems
 26 0529 Hangers & Supports for Electrical Systems
 26 0533 Raceways & Boxes for Electrical Systems
 26 0535 Floor Boxes for Electrical Systems
 26 0553 Identification for Electrical Systems
 26 0573 Electrical Systems Studies
 26 2213 Low-Voltage Distribution Transformers
 26 2416 Panelboards
 26 2726 Wiring Devices
 26 2816 Enclosed Switches & Circuit Breakers
 26 3213 Diesel Emergency-Standby Engine Generators
 26 3623 Automatic Transfer Switches
 26 5119 Interior Lighting
 26 5619 Exterior Lighting
 26 5723 Lighting Control Devices
 26 5726 Lighting Control System
 27 0500 General Requirements for Communication Systems
 27 0505 Selective Communication Systems Demolition
 27 0528 Pathways for Communication Systems
 27 1313 Telecommunication Backbone Cabling
 27 1513 Telecommunication Horizontal Cabling
 28 0500 General Requirements for Safety & Security Systems
 28 0505 Selective Safety & Security Systems Demolition
 28 4623 Addressable Voice-Alarm Fire Detection & Alarm Systems
 28 4811 Emergency Call System
 31 1000 Site Clearing
 31 2000 Earthwork
 31 3116 Termite Control
 32 1216 Asphalt Paving

32 1313 Concrete Paving and Sidewalks
32 1723.13 Painted Pavement Markings
32 3119 Security Fences and Gates
32 3120 Gate Operators
33 1116 Site Water Utility Distribution Piping
33 4111 Site Storm Utility Drainage Piping

.5 Addenda, if any:
(Row deleted)

Addendum	Date	Pages
Addendum No. 01	16 May 2025	33
Addendum No. 02	27 May 2025	20
Addendum No. 03	10 June 2025	56
Addendum No. 04	20 June 2025	26
Addendum No. 05	27 June 2025	15
Addendum No. 06	11 July 2025	25

.6
(Paragraphs deleted)

Other Exhibits:

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

[X] General Conditions of the Contract:

Document	Title	Date	Pages
00 7200	General Conditions	AIA 201-2017	43

(Paragraphs deleted)

.7 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.)

N/A

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

OWNER (Signature)

Gerald Steen, Board President
Madison County Board of Supervisors
(Printed name and title)

CONTRACTOR (Signature)

Joseph Sullivan, Vice President
Sullivan Enterprises, Inc.
(Printed name and title)

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