



7-18-17
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Standard Form of Agreement Between Owner and Construction Manager as Adviser

AGREEMENT made as of the ____ day of ____ in the year 2017
(In words, indicate day, month and year.)

BETWEEN the Owner:

Woodbury County Board of Supervisors
620 Douglas Street – Room 104
Sioux City, IA 51101

and the Construction Manager:

Baker Group
4224 Hubbell
Des Moines, IA 50317

for the following Project:

Woodbury County Law Enforcement Center
407 7th Street
Sioux City, IA 51101
C.1 Dress Out, Assessment, Property Storage, with Staffing Analysis

The Architect is:

Goldberg Group Architects, PC (GGA)
805 N. 36th Street, Suite B
St. Joseph, MO 64506

The Owner and Construction Manager 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.

This document is intended to be used in conjunction with AIA Documents A132™–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; and B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition.

AIA Document A232™–2009 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 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(Paragraph deleted)

§ 1.1.1 The Owner's program for the Project:

(Paragraph deleted)

The Owner's Program shall be a joint effort of Baker Group's Facility Improvement Master Plan and GGA as the Architect.

§ 1.1.2 The Project's physical characteristics:

(Paragraph deleted)

Renovate the second floor dress out, assessment and property storage areas. Upgrade and add to the existing security electronics systems, including, but not limited to, door controls, intercoms, security cameras, such that operating safety, security and efficiency are improved. Work with the Sheriff's Department Staff to provide a facility staffing analysis.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

Nine Hundred Thousand Dollars (\$900,000)

§ 1.1.4 The Owner's anticipated design and construction schedule:

.1 Design phase milestone dates, if any:

Design phase to be completed by October 1, 2017 with Public Bid dates targeted for October/November, 2017.

.2 Commencement of construction:

Init.

Construction to commence upon approval and execution of the A132 Agreement between the Contractor and the Owner, and as approved by Woodbury County Board of Supervisors.

.3 Substantial Completion date or milestone dates: Full installation by July 1, 2018.

.4 Other:

Final Completion of work shall occur before August 1, 2018.

§ 1.1.5 The Owner intends the following procurement method for the Project:

Competitive bid.

§ 1.1.6 The Owner's requirements for accelerated or fast-track scheduling, multiple bid packages, or phased construction are set forth below:

The Owner intends to issue separate contracts for the following scopes of work:

General Construction services as needed
Plumbing Contractor as needed
Mechanical Contractor as needed
Electrical Work as needed
Building Automation Contractor as needed
Security Detention as needed

(Paragraphs deleted)

§ 1.1.7.1 The Work will be performed in actively occupied buildings, and the Construction Manager will be required to plan activities and verify schedules so that they will minimize interference with County activities.

§ 1.1.7.2

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.5:

Kenny Schmitz, Facility Services Manager

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:

The Architect

§ 1.1.10 Unless provided by the Construction Manager, the Owner will retain the following consultants and contractors:

(Paragraph deleted)

.1 Land Surveyor:

N/A

.2 Geotechnical Engineer:

N/A

.3 Civil Engineer:

N/A

Init.