

 **AIA**® **Document C132™ – 2009**

**Standard Form of Agreement Between Owner and Construction Manager as Adviser**

**AGREEMENT** made as of the 18 day of March 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 7<sup>th</sup> Street  
Sioux City, IA 51101  
Jail Intake Area Expansion and Remodel

*(Paragraphs deleted)*  
The Architectis:

CANNON MOSS BRYGGER ARCHITECTS  
302 Jones Street, Suite 200  
Sioux City, IA 51101

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 CMBA as Architect.

§ 1.1.2 The Project's physical characteristics:

*(Paragraph deleted)*

Remodeling the current Garage Area of the Jail on the first floor and converting it to accommodate Jail Intake Area and holding cells..

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

One Million One Hundred Ninety-Nine Thousand Dollars (\$1,199,000)

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

.1 Design phase milestone dates, if any:

Design phase to be completed by June 12, 2017 with Public Bid dates targeted for July 11, 2017..

.2 Commencement of construction:

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 January 31, 2018 with operable Intake area by February 28, 2018.

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