



# Document C132™ – 2009

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

AGREEMENT made as of the 15TH day of NOV. in the year 2016  
(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 Expansion  
Sheriff's Office Area Remodel

The Architect is:

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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User Notes:

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TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES
- 3 SCOPE OF CONSTRUCTION MANAGER'S BASIC SERVICES
- 4 ADDITIONAL SERVICES
- 5 OWNER'S RESPONSIBILITIES
- 6 COST OF THE WORK
- 7 COPYRIGHTS AND LICENSES
- 8 CLAIMS AND DISPUTES
- 9 TERMINATION OR SUSPENSION
- 10 MISCELLANEOUS PROVISIONS
- 11 COMPENSATION
- 12 SPECIAL TERMS AND CONDITIONS
- 13 SCOPE OF THE AGREEMENT

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 the Architect.

§ 1.1.2 The Project's physical characteristics:

*(Paragraph deleted)*

Remodeling the current Office Area of the Jail on the second floor and converting it to accommodate jail cells and offices.

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

Project 1: Law Enforcement Center Jail Remodel is One Million One Hundred Fifty Thousand Dollars

(\$1,150,000)

Project 2: Modular Jail Cells and their installation in the newly created Jail confinement area to be provided under a Municipal Lease.

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

- .1 Design phase milestone dates, if any:

Design phase to be completed by November 15, 2016 with Public Bid dates targeted for December 15, 2016.

- .2 Commencement of construction:

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