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# **AIA**® Document C132™ – 2009

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

**AGREEMENT** made as of the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
*(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  
Indefinite Scope for Professional Services  
Sioux City, IA

The Professional Engineer is:

To be selected as needed for specific projects by the Owner

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 Construction Manager shall provide professional service for Owner's projects on an as-needed basis at various Woodbury County locations. **These various projects may include projects where the construction costs are between ten thousand dollars (\$10,000) and one-hundred-thousand dollars (\$100,000) for this Contract and have been included in the Capital Improvement Plan for the current year or otherwise approved by the Board of Supervisors.** The Professional Services Contract will be referenced on all Project correspondence and documents. The Construction Manager is not to provide any professional services or incur expenses until Woodbury County Projects are assigned to the Contract.

§ 1.1.2 The Project's physical characteristics:

*(Paragraph deleted)*

This Contract is for Professional Construction Management Services for an unspecified number of Woodbury County projects. The scope of work for each assigned project will be defined by the owner and sent to the Construction Manager. The professional services required for each of these assigned projects requested by the Owner may include any or all of the tasks included in Article 2, 3 or 4 of the Professional Services Contract.

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

As approved by the Board of Supervisors for each project assigned

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

*(Paragraph deleted)*

.1 To be determined on an individual project bases.

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