



AIA[®]

Document A101[™] – 2007

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MAY 30 2012

FACILITIES MANAGEMENT

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 23 day of May in the year 2012
(In words, indicate day, month and year)

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

State of Delaware (DSCYF)
1825 Faulkland Road
Wilmington, Delaware
Telephone Number: 302-633-2522
Fax Number: 302-633-2735

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

Advantech Incorporated, General Corporation
4092 North DuPont Hwy
Dover, Delaware 19901
Telephone Number: 302 674 8405
Fax Number: 302 674 3698

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

Stevenson House Detention Center Security System Upgrades

OMB/DFM# MC3701000014

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

Delaware Engineering and Design Corporation, Professional Corporation
315 S. Chapel Street
Newark, DE 19711
Telephone Number: (302) 738 7172
Fax Number: (302) 738 7172

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.

AIA Document A201[™]-2007, 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.

APPROVED
Facilities Management
Daniel Espinoza
5-31-12

Init.

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS
10	INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

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

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.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The commencement date will be fixed in a notice to proceed.

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than two hundred eighty days (280) days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

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 Eight Hundred Eighty-four Thousand One Hundred Dollars and Zero Cents (\$ 884,100.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$ 0.00)
Camera types: (Provide installed price of device and separate cost for 50' of wiring per device)		
	Device	50' Wire
Interior Fixed Camera	\$1,045.00	\$285.00
Exterior Fixed Camera	\$1,661.00	\$285.00
Speaker Types: (Provide installed price of device and separate cost for 50' of wiring per device)		
	Device	50' Wire
General Paging Speaker	\$149.00	\$285.00
Intercom Stainless Steel Substation	\$254.00	\$285.00
Additional devices: (Provide installed price of device and separate cost for 50' of wiring per device)		
	Device	50' Wire
Card Reader	\$585.00	\$450.00
	Installed Device	
Magnetic Door Contact	\$221.00	

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
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Contractors base bid to include an **Allowance of forty thousand dollars (\$40,000)**. This allowance is to be used for any lightning protection which will be required to protect the new security systems at the Stevenson House Detention Center. It will also be used to cover the labor costs of a Glazier to remove and reinstall security glass windows in locations where new between the glass card readers are being installed.

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 a valid Application for Payment is received by the Architect that meets all requirements of the Contract, payment shall be made by the Owner not later than 30 days after the Owner receives the valid Application for Payment.*

§ 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, unless objected to by the Architect, 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 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;
- .2 Add 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), less retainage of five percent (5%);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 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.

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§ 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 Section 12.2.2 of AIA Document A201–2007, 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:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as 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 Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2007
- Litigation in a court of competent jurisdiction
- Other (Any remedies available in law or in equity)

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 A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. *(Insert rate of interest agreed upon, if any.)*

Payments are due 30 days after receipt of a valid Application for Payment. After that 30 day period, interest may be charged at the rate of 1% per month not to exceed 12% per annum.

§ 8.3 The Owner’s representative:
(Name, address and other information)

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00 43 13 - BID BOND	1 page
CONTRACTING REQUIREMENTS	
00 52 13 – STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR (SAMPLE AIA A101)	1 page 7 pages
00 54 13- SUPPLEMENT TO THE CONTRACT FOR CONSTRUCTION	1 page
00 61 13.13 - PERFORMANCE BOND	2 pages
00 61 13.16 - PAYMENT BOND	2 pages
00 62 76 - APPLICATION AND CERTIFICATE FOR PAYMENT FORMS (SAMPLE AIA G702 & G703)	1 page 2 pages
00 72 13 - GENERAL CONDITIONS OF THE CONTRACT (SAMPLE AIA A201)	1 page 41 pages
00 73 13 - SUPPLEMENTARY CONDITIONS TO THE CONTRACT	10 pages
00 73 46 - WAGE RATE REQUIREMENTS	1 page
00 81 13 - GENERAL REQUIREMENTS	14 pages
DIVISION 01 – GENERAL REQUIREMENTS	
01 10 00 - SUMMARY	1 page
01 20 00 - PRICE AND PAYMENT PROCEDURES	2 pages
01 21 00 - ALLOWANCES	1 page
01 22 00 - UNIT PRICES	1 page
01 30 00 - ADMINISTRATIVE REQUIREMENTS	5 pages
01 50 00 - TEMPORARY FACILITIES AND CONTROLS	1 page
01 55 00 - VEHICULAR ACCESS AND PARKING	1 page
01 60 00 - PRODUCT REQUIREMENTS	3 pages
01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS	8 pages
01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	5 pages
01 78 00 - CLOSEOUT SUBMITTALS	3 pages
01 79 00 - DEMONSTRATION AND TRAINING	3 pages
DIVISION 07 – THERMAL AND MOISTURE PROTECTION	
07 84 00 - FIRESTOPPING	3 pages
DIVISION 26 – ELECTRICAL	
26 05 01 - MINOR ELECTRICAL DEMOLITION	2 pages
26 05 19 - LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLE	5 pages
26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	2 pages
26 05 29 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	3 pages
26 05 34 - CONDUIT	5 pages
26 05 37 - BOXES	3 pages
26 05 53 - IDENTIFICATION FOR ELECTRICAL SYSTEMS	4 pages

Init.

DIVISION 27 – COMMUNICATIONS

27 10 05 - STRUCTURED CABLING FOR VOICE AND DATA – INSIDE PLANT 6 pages

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 13 11 – SECURITY MANAGEMENT SYSTEM 10 pages

28 13 17 - ACCESS CONTROL SYSTEMS AND DATABASE MANAGEMENT 13 pages

28 13 27 - ACCESS CONTROL INTERCOM SYSTEM (IP) 6 pages

28 23 01 - DIGITAL VIDEO SURVEILLANCE 12 pages

END OF TABLE OF CONTENTS

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

COVER

SEC-0 SECURITY - NOTES, LEGENDS, ABBREVIATIONS, & VIDEO SURVEILLANCE SCHEDULE

SEC-1 SECURITY - ADMINISTRATION & PROGRAM AREAS FIRST FLOOR SECURITY PLAN

SEC-2 SECURITY - HOUSING UNITS "A, B, C, D, E, F," FIRST FLOOR SECURITY PLAN

SEC-3 SECURITY - HOUSING UNITS "A, B, C, D, E, F," SECOND FLOOR SECURITY PLAN

SEC-4 SECURITY – SYSTEM DIAGRAM

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum #1	4/17/12	8 pages

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:
- .2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

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(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201-2007.)

Type of insurance or bond	Limit of liability or bond amount (\$ 0.00)
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This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mike Alfree, Deputy Director Division of
Management Support Services
(Printed name and title)

CONTRACTOR (Signature)

Eric Schaeffer, President
(Printed name and title)

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