

DRAFT AIA® Document A101™ – 2007

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

AGREEMENT made as of the 11 day of 11 in the year two thousand and sixteen 16
(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

«Kennewick School District #17 »« »
«1000 W. Fourth Avenue »
«Kennewick, WA 99336 »
« »

and the Contractor:

(Name, legal status, address and other information)

« »« »
« »
« »
« »

for the following Project:

(Name, location and detailed description)

«Westgate Elementary School Replacement»
«2514 West 4th Avenue »
«Kennewick, WA 99336 »

The Architect:

(Name, legal status, address and other information)

«NMEC Architecture & Interiors »« »
«1 N. Monroe St., Suite 200 »
«Spokane, WA 99201 »
« »

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.

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.

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Aia Document A101 2007

Gang Chen



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The Architect's Handbook of Professional Practice American Institute of Architects, 2011-09-26 Architects must be proficient in a variety of business practices to contribute to manage or launch a successful firm They are responsible for the same kind of legal financial marketing management and administrative activities as any other professional Within these broad categories however there are many details including professional standards and documents that are unique to the profession of architecture

Construction Process Planning and Management Sidney M Levy, 2009-09-24 By their very nature construction projects can create seemingly endless opportunities for conflict Written by a best selling author with over 40 years of experiences in the construction and general contracting business Construction Process Planning and Management provides you with the necessary tools to save time and money on your construction project In this book Sid Levy provides valuable advice for avoiding or working through the common problems that are a result of the long term nature of construction projects failure to select a project delivery system appropriate to the project incomplete drawing and specifications unrealistic scheduling poor communication and coordination among participants and inadequate contract administration From project genesis through design development to contractor and contract selection on to construction oversight punch list and successful project close out this book will point out those pitfalls to avoid and offer practical advice at every step along the way Administer the general construction process including solicitation of contractor's qualifications pre qualify bidders comparative analysis of bid packages recommendation for contract award contract document negotiation and documentation of job change orders Provide Project Planning and on site management and coordination of all construction projects Ensure compliance of building construction rules and regulations and collaborate with chief engineers to monitor quality of construction Conduct technical plan review of construction documents and submit written responses identifying required corrections or changes Design implement and oversee Company standards for construction policies practices and processes

The Law of Performance Bonds Lawrence R. Moelmann, 2009

Handbook of Green Building Design and Construction Sam Kubba, 2016-10-15 Handbook of Green Building Design and Construction LEED BREEAM and Green Globes Second Edition directly addresses the needs of building professionals interested in the evolving principles strategies and concepts of green sustainable design Written in an easy to understand style the book is updated to reflect new standards to LEED In addition readers will find sections that cover the new standards to BREEAM that involve new construction Infrastructure data centers warehouses and existing buildings Provides vital information and penetrating insights into three of the top Green Building Codes and Standards applied Internationally Includes the latest updates for complying with LEED v4 Practices and BREEAM Presents case studies that draws on over 35 years of personal experience from across the world

Print and Specifications Reading for Construction Ron Russell, 2024-03-06 Updated guidance for accurately interpreting graphic and written construction documents including commercial ones Print and Specifications

Reading for Construction is an easy to understand yet comprehensive manual on how to interpret construction documents including the often quite complicated construction specifications for commercial building projects covering both the graphic and written sets and demonstrating how they relate to each other Complete sets of construction documents for three actual building projects are available on the book companion website Practice questions and exercises are included throughout the text to aid in seamless reader comprehension and information retention Written by a highly qualified author with more than three decades of experience in the field Print and Specifications Reading for Construction includes information on Basics of construction plan reading and relevant terminology including architectural structural mechanical electrical plumbing and civil drawings and specifications Use of schematics in today s construction environment and updates on soils and structural members Terminology and practical applications of BIM and sustainability and clearly illustrated descriptions of various structural members Real construction problems in large scale residential and commercial projects via included sample sets Covering both print reading and key construction specifications Print and Specifications Reading for Construction is an easy to understand accessible and completely comprehensive guide on the subject for students in construction management and construction technology programs Standards of Practice in Construction Specifying Dennis J. Hall,Nina M.

Giglio,2013-05-22 Construction Specifications provide critical information necessary to convey the design intent of the Architect and the legally enforceable contract requirements Many factors must be considered by the Architect in the development of written construction documents including project delivery method project ownership sustainability and code requirements This companion guide to the 2013 AIA National Convention Presentation Architect s Guide to Construction Specifications provides excerpts from important industry publications regarding the preparation of construction documents Material was carefully selected from the following books CSI Construction Specifications Practice Guide Architect s Guide to the US National CAD Standard CSI Construction Contract Administration Practice Guide Architect s Handbook of Professional Practice 14e Additional excerpts have been provided from CSI Formats to provide an overview of organizational standards for Specifications including MasterFormat SectionFormat PageFormat PPDFormat Added material includes examples for comment document types which can also be used as templates Outline Specification Short Form Specification Certification and Seals Page and Addendum This e only book is an essential companion to the presentation or can stand alone as a necessary reference providing users ready access to key understanding of the methods of specifying organizing structures for building information and other components that should be considered in the preparation of a project manual

The CSI Sustainable Design and Construction Practice Guide Construction Specifications Institute,2013-09-25 The CSI Sustainable Design and Construction Practice Guide is a compilation of information and recommended best practices for those who participate in the design and construction of commercial level sustainable facilities It offers guidelines and standards for applying sustainable design and construction principles in practical terms This Practice Guide includes an

overview of sustainable design standards and rating systems an overview of green products and systems and how to evaluate them the lifecycle of a building and the roles and responsibilities of members of the design and construction team

International Contractual and Statutory Adjudication Andrew Burr,2017-04-07 A compilation of commentaries on the various jurisdictions where there either is or is planned a statutory adjudication system this is a review of such systems worldwide in the commercial and construction fields It features analysis by specialist advisory editors on the adjudication system in place in each separate jurisdiction together with a copy of the relevant local legislation and permits a comparative approach between each This book addresses statutory adjudication in a way that is practically useful and academically rigorous As such it remains an essential reference for any lawyer project manager contractor or academic involved with the commercial and construction fields Pre-Construction Issues 2009 Edition , Construction Contracting Richard H. Clough,Glenn A. Sears,S. Keoki Sears,Robert O. Segner,Jerald L. Rounds,2015-04-06 The definitive contracting reference for the construction industry updated and expanded Construction Contracting the industry s leading professional reference for five decades has been updated to reflect current practices business methods management techniques codes and regulations A cornerstone of the construction library this text presents the hard to find information essential to successfully managing a construction company applicable to building heavy civil high tech and industrial construction endeavors alike A wealth of coverage on the basics of owning a construction business provides readers with a useful checkup on the state of their company and in depth exploration of the logistics scheduling administration and legal aspects relevant to construction provide valuable guidance on important facets of the business operations This updated edition contains new coverage of modern delivery methods technology and project management The field of construction contracting comprises the entire set of skills knowledge and conceptual tools needed to successfully own or manage a construction company as well as to undertake any actual project This book gives readers complete up to date information in all of these areas with expert guidance toward best practices Learn techniques for accurate cost estimating and effective bidding Understand construction contracts surety bonds and insurance Explore project time and cost management with safety considerations Examine relevant labor law and labor relations techniques Between codes standards laws and regulations the construction industry presents many different areas with which the manager needs to be up to date on top of actually doing the day to day running of the business This book provides it all under one cover for the project side and the business side Construction Contracting is a complete working resource in the field or office **Contract Law** Steven J. Burton,2010 This text provides a collection of materials that can be used with any contract law casebook In addition to the editors helpful introduction to the materials this volume contains relevant portions of the Restatement of the Law Second Contracts and Article 2 of the Uniform Commercial Code materials on electronic contracting such as excerpts from the text and comments of the Uniform Computer Information Transactions Act portions of the text and comments of the Uniform Electronic Transactions Act and portions of

the Electronic Signatures in Global and National Commerce Act **Contracts for Engineers** Robert D. Hunter, 2017-12-19

Engineers encounter different types of contracts at nearly every turn in their careers *Contracts for Engineers* Intellectual Property Standards and Ethics is a tool to enhance their ability to communicate contractual issues to lawyers and then better understand the legal advice they receive Building on its exploration of contracts this book expands discussion to Patents copyrights trademarks trade secrets and other intellectual property issues Development of standards and the bodies that govern them as well as conformity assessment and accreditation Ethics at both the micro and macro levels a concept under major scrutiny after several major disasters including the Gulf of Mexico oil spill the collapse of Boston's Big Dig and a coal mining accident that resulted in many deaths With a brief introduction to common law contracts and their underlying principles including basic examples the book presents a sample of the Uniform Commercial Code UCC regarding the sale of goods It evaluates elements of the different contracts that engineers commonly encounter such as employee and associated consulting agreements and contracts involved in construction and government Approaching intellectual property from a contract perspective this reference focuses on the many different types of patents and their role in commerce It touches on the application of trademarks and recent developments in the use of copyright as a form of contract and explains the process of obtaining patents including the rationale for investing in them Ethical standards receive special attention which includes a review of several prominent professional codes of ethics and conduct for both organizations and individual engineers particularly officers and higher level managers *The Architecture Student's Handbook of Professional Practice* American Institute of Architects, 2017-02-07 The essential guide to beginning your career in architecture *The Architecture Student's Handbook of Professional Practice* opens the door to the vast body of knowledge required to effectively manage architectural projects and practice A professional architect is responsible for much more than design this book is specifically designed to help prepare you for the business and administrative challenges of working in the real world whether you are a student or are just starting out in practice It provides clear insight into the legal financial marketing management and administrative tasks and issues that are integral to keeping a firm running This new edition has been restructured to be a companion textbook for students undertaking architectural practice classes while also fulfilling the specific knowledge needs of interns and emerging professionals It supplements information from the professional handbook with new content aimed at those setting out in the architectural profession and starting to navigate their careers New topics covered in this new edition include path to licensure firm identity professional development strategic planning and integrated project delivery Whether you want to work at a top firm strike out on your own or start the next up and coming team the business of architecture is a critical factor in your success This book brings the fundamentals together to give you a one stop resource for learning the reality of architectural practice Learn the architect's legal and ethical responsibilities Understand the processes of starting and running your own firm Develop manage and deliver projects on time and on budget Become familiar with standard

industry agreements and contracts Few architects were drawn to the profession by dreams of writing agreements and negotiating contracts but those who excel at these everyday essential tasks impact their practice in innumerable ways The Architecture Student s Handbook of Professional Practice provides access to the nuts and bolts that keep a firm alive stable and financially sound

Building Design and Construction Sam Andras,2025-11-04 Offers experience driven guidance on navigating the full building design and construction process Building Design and Construction An Architect s Perspective provides the foundational knowledge necessary to lead complex projects with confidence Drawing on over 40 years of combined experience in both construction and architectural practice author Sam Andras delivers a comprehensive understanding of how building projects succeed beginning with a clear grasp of the roles responsibilities and collaboration required among all stakeholders This highly practical resource fills a crucial gap between academic instruction and real world application connecting professional principles to actual project experiences through detailed case studies and lessons learned Rather than simply explaining processes the author provides a roadmap for decision making at every stage from concept to completion Readers will gain insight into key delivery methodologies contract structures and design phases while learning how to evaluate and select the best approaches for each unique project Throughout the book practical examples underscore how missteps were corrected or could have been avoided through cooperation collaboration and shared goals helping students and professionals alike avoid common pitfalls With a clear step by step structure and emphasis on collaborative success Building Design and Construction An Architect s Perspective Features a dedicated Roadmap to Success chapter that integrates key lessons from preceding chapters while setting the foundation for the integration and understanding of post chapters Explains industry standard terminology tools and documentation to build a shared understanding among project stakeholders Includes clearly defined processes for selecting project teams delivery methods and contractual frameworks Provides strategic approaches to troubleshooting project challenges including key aspects of project planning that directly impact long term project outcomes Addressing both design intent and construction execution to demonstrate how integrated thinking drives project success Building Design and Construction An Architect s Perspective is ideal for architecture engineering and construction management students It is also a valuable reference guide for owners and project managers seeking a working understanding of what drives successful project delivery

Site Planning & Design ARE Mock Exam (SPD of Architect Registration Exam) Gang Chen,2012 A Practical Guide Mock Exam for the Site Planning Design SPD Division of the ARE Every July NCARB begins to recreate the Architect Registration Examination ARE questions based on a new guide and scope We always incorporate this latest information into our books To become a licensed architect you need to have a proper combination of education and or experience meet your Board of Architecture s special requirements and pass all seven divisions of ARE This book provides an ARE exam overview suggested reference and resource links exam prep and exam taking techniques tips and guides and a realistic and complete mock exam with solutions

and explanations for the Site Planning Design SPD Division of the ARE More specifically this book covers the following subjects ARE IDP and Education Requirements ARE Exam Content Format and Prep Strategies Principles Codes and Regulations Environmental Social Economic Issues Materials Technology Project Practice Management Site Grading Site Design Four Graphic Vignettes with Step By Step Solutions Using the NCARB Practice Program Software Instructions on Installing Alternate dwg Files for Use with NCARB Software Instructions on Saving and Installing Various Solution Files for Use with NCARB Software The mock exam includes 65 challenging questions of the same difficulty level and format as the real exam multiple choice check all that apply and fill in the blank and four graphic vignettes solutions This book will help you pass the SPD division of the ARE and become a licensed architect Can you study and pass the ARE Site Planning Design Exam SPD in 2 weeks The answer is yes IF you study the right materials If you have ZERO experience but read the right materials you can pass with 2 weeks of prep If you study our book Site Planning Design ARE Mock Exam you have an excellent chance of studying and passing the ARE Site Planning Design SPD Exam in 2 weeks We have added many tips and tricks that WILL help you pass the exam on your first try Our goal is to take a very complicated subject and make it simple Site Planning Design ARE Mock Exam will save you time and money and help you pass the exam on the first try About the author Gang Chen holds a master s degree from the School of Architecture University of Southern California USC Los Angeles and a bachelor s degree from the School of Architecture South China University of Technology He has more than 20 years of professional experience Many of the projects he was in charge of or participated in have been published extensively in Architecture Architectural Record The Los Angeles Times The Orange County Register and more He has worked on a variety of unusual projects including well known large scale healthcare and hospitality projects with over one billion dollars in construction costs award winning school designs highly acclaimed urban design and streetscape projects multifamily housing high end custom homes and regional and neighborhood shopping centers Gang Chen is a LEED AP BD C and a licensed architect in California He is also the internationally acclaimed author of other fascinating books including Building Construction Planting Design Illustrated the ARE Mock Exam series and the LEED Exam Guides series which includes one guidebook for each of the LEED exams For more information visit www.GreenExamEducation.com *Programming, Planning and Practice ARE Mock Exam* Gang Chen, 2012 A Practical Guide Mock Exam for the Programming Planning Practice PPP Division of the ARE Every July NCARB begins to recreate the Architect Registration Examination ARE questions based on a new guide and scope We always incorporate this latest information into our books To become a licensed architect you need to have a proper combination of education and or experience meet your Board of Architecture s special requirements and pass all seven divisions of ARE This book provides an ARE exam overview suggested reference and resource links exam prep and exam taking techniques tips and guides and a realistic and complete mock exam with solutions and explanations for the Programming Planning Practice PPP Division of the ARE More specifically this book covers the

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Architect and Engineer Liability: Claims Against Design Professionals, 4th Edition Sido, 2013-10-23 Now you can keep construction design exposure to a minimum Prepared for design and construction professionals and their attorneys this comprehensive up to date resource is written by eminent authorities in the field Architect and Engineer Liability Claims Against Design Professionals Fourth Edition details all relevant topics risk management alternative dispute resolution trial conduct handling shop drawings insurance and surety and more You ll get straightforward answers to all your legal questions as well as examples of the valuable lessons learned by leading design and construction experts

Programming & Analysis (PA) ARE 5.0 Mock Exam (Architect Registration Exam): Gang Chen, 2017-10-23 A Practical Guide memorization methods tips suggestions and mnemonics Environmental Contextual Conditions Codes Regulations Site Analysis Programming Building Analysis Programming This book includes 95

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Construction & Evaluation (CE) ARE 5.0 Mock Exam (Architect

Registration Exam) Gang Chen,2017-09-16 A Practical Guide memorization methods tips suggestions and mnemonics Preconstruction Activities Construction Observation Administrative Procedures Protocols Project Closeout Evaluation This book includes 95 challenging questions of the same difficulty level and format as the real exam multiple choice check all that apply fill in the blank hot spots case studies and drag and place including a case study It will help you pass the CE division of the ARE 5 0 and become a licensed architect Can you study and pass the ARE 5 0 Construction Evaluation CE in 2 weeks The answer is yes If you study the right materials you can pass with 2 weeks of prep If you study our book Construction Evaluation CE ARE 5 0 Mock Exam Architect Registration Exam you have an excellent chance of studying and passing the ARE 5 0 Construction Evaluation CE in 2 weeks We have added many tips and tricks that WILL help you pass the exam on your first try Our goal is to take a very complicated subject and make it simple Construction Evaluation CE ARE 5 0 Mock Exam Architect Registration Exam will save you time and money and help you pass the exam on the first try ArchiteG Green Associate Exam Guide GA Study and GreenExamEducation are registered trademarks owned by Gang Chen ARE Architect Registration Examination are registered trademarks owned by NCARB

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