

dBF Associates, Architects

SPECIFICATIONS

**HARBOR VILLAGE
COMMUNITY BUILDING**

Henrico County, Virginia

March 2, 2009
Revised August 14, 2009
Revised September 3, 2009



COVER PAGE

PROJECT: HARBOR VILLAGE COMMUNITY BUILDING
HENRICO COUNTY, VIRGINIA

OWNER: HARBOR VILLAGE LIMITED PARTNERSHIP
c/o MANAGEMENT SERVICES CORPORATION
P.O. BOX 5306
CHARLOTTESVILLE, VA 22905
(434) 977-4181
(434) 295-8025 (FAX)

ARCHITECT: dBF ASSOCIATES, ARCHITECTS, INC.
P.O. BOX 78
CHARLOTTESVILLE, VA 22902
(434) 977-2791
(434) 977-0593 (FAX)

STRUCTURAL ENGINEER: DUNBAR, MILBY, WILLIAMS, PITTMAN & VAUGHAN
CONSULTING STRUCTURAL ENGINEERS
110 THIRD STREET, NE
CHARLOTTESVILLE, VA 22902
(434) 293-5171
(434) 977-5191 (FAX)

MECH/ELEC ENGINEER: MEI ENGINEERING
276 S. LIBERTY STREET
HARRISONBURG, VA 22801
(540) 432-6272
(540) 432-6683 (FAX)



TABLE OF CONTENTS

COVER PAGE

TABLE OF CONTENTS

OWNER/CONTRACTOR AGREEMENT (AIA A101)

PERFORMANCE BOND

PAYMENT BOND

GENERAL CONDITIONS (AIA A201)

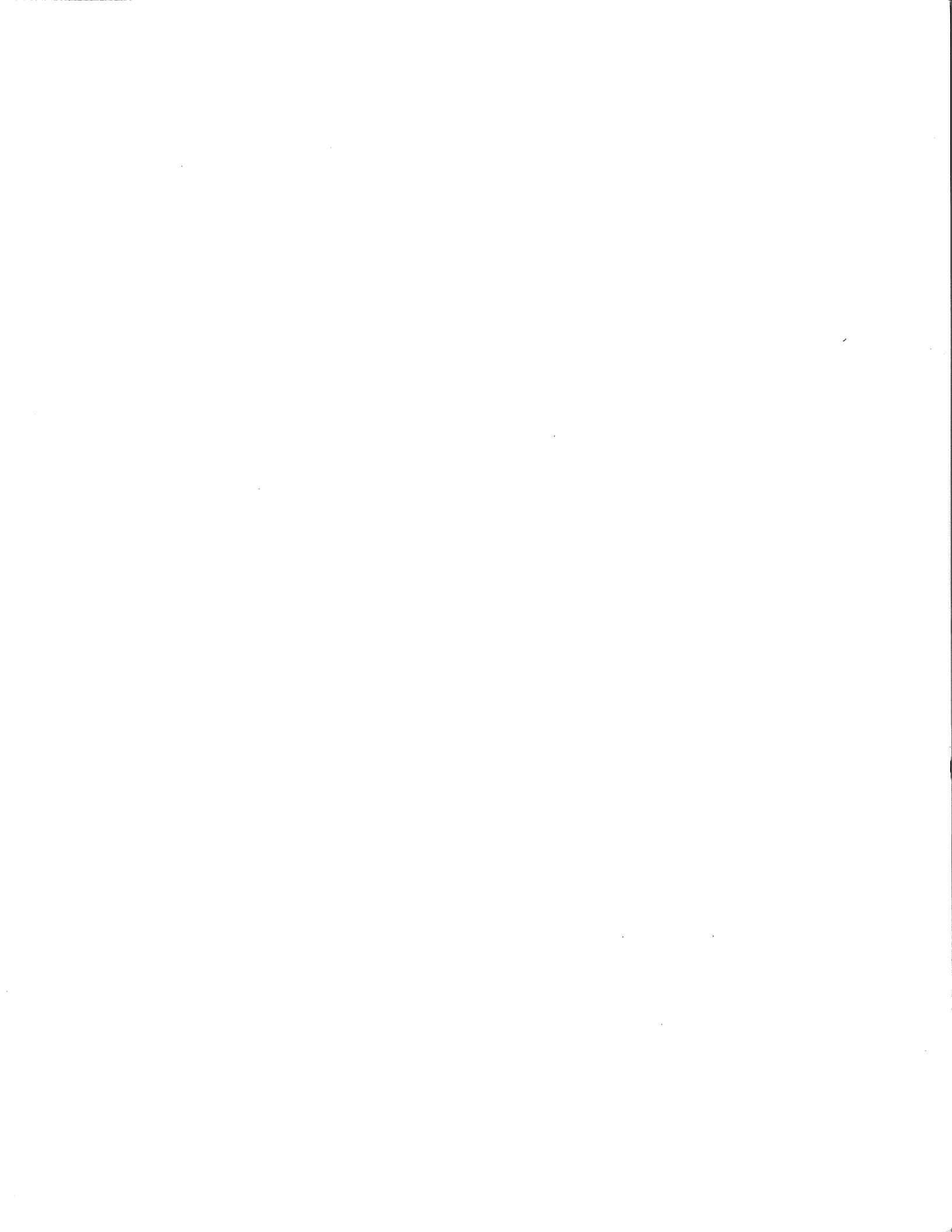
ALLOWANCES

INDEX TO SPECIFICATIONS

SPECIFICATIONS

APPENDIX A – SOILS REPORT

ADDENDA





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 _____ day of _____ in the year _____
(In words, indicate day, month and year)

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

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

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

| Harbor Village Community Building

The Architect:
(Name, address and other information)

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.

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.)

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 () 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.)

Init.