



AIA[®] Document A101[™] – 1997

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a STIPULATED SUM

AGREEMENT made as of the Nineteen day of December in the year of Two Thousand and Six
(In words, indicate day, month and year)

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

County of Hidalgo
100 E. Cano, 4th Floor
Edinburg, Texas 78539

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

Rigney Construction & Dev. LLC
3201 State Hwy 107
McAllen, Texas 78504
Telephone Number: (956) 638-6421
Fax Number: (956) 381-6916

The Project is:
(Name and location)

Interior Repairs and Renovations to the 398th State District Court, HIDALGO COUNTY
COURTHOUSE, EDINBURG, TEXAS

The Architect is:
(Name, address and other information)

Alcocer Garcia Associates Design Consulting
1335 E. Jasmine
McAllen, Texas 78501
Telephone Number: 956-618-2007
Fax Number: 956-618-2008

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 A201-1997, 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.

This document has been approved and endorsed by The Associated General Contractors of America.

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; these 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 Modifications, appears in Article 8.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except to the extent 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.)

Date of commencement to be stated in Notice to Proceed. Notice to Proceed shall be issued by Owner.

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

3.1.1 Liquidated Damages: OWNER and CONTRACTOR recognize that time is of the essence in this Agreement and that OWNER will suffer financial loss if the Work is not completed within the time specified in Paragraph 3.1 above, plus any extension thereof allowed in accordance with Article 8 of the General Conditions. They also recognize the delays, expense and difficulties involved in providing in a legal proceeding, the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring such proof, Owner and CONTRACTOR agree that as liquidated damages for delay (but not as penalty) CONTRACTOR shall pay OWNER One Hundred Dollars (\$100.00) for each day that expires after the time specified in Paragraph 3.1 for Substantial Completion until the work is substantially complete.

§ 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 no later than 120 calendar days from the date of the commencement date stated in the Notice to Proceed by Owner:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. Unless stated elsewhere in the Contract Documents, insert any 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 complete on time or for bonus payments for early completion of the Work.)

Liquidated damages shall be shown in the Instruction to Bidders part of the specification book.

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 One Hundred Thirteen Thousand Seven Hundred Fifty and Zero Cents (\$113,750.00), subject to additions and deductions, as provided in the Construction 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 decisions on other alternates are to be made by the Owner 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, are as follows:

Description	Units	Price (\$ 0.00)
See Attached in Rigney Construction and Dev. LLC Bid form (Attachment No. 2).		

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 an Application for Payment is received by the Architect not later than the Thirtieth (30th) day of a month, the Owner shall make payment to the Contractor not later than the fifth (5th) day following approval by Commissioners' Court.

§ 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 indicate 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 Ten percent (10.00%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.8 of AIA Document A201-1997; as modified by Owner and attached hereto as Exhibit "A".
- .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 Ten percent (10.00%);
- .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 A201-1997, as modified by Owner and attached hereto as Exhibit "A".

§ 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 A201-1997 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 A201-1997, as modified by Owner and attached hereto as Exhibit "A".

§ 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.)

Not Applicable.

§ 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.

§ 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 A201-1997, as modified by Owner and attached hereto as Exhibit "A", 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, and upon acceptance by the OWNER and ARCHITECT, and after satisfactory evidence has been given by the CONTRACTOR that all his bills have been paid and the entire project is free from liens.

ARTICLE 6 TERMINATION OR SUSPENSION

§ 6.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-1997, as modified by Owner and attached hereto as Exhibit "A".

§ 6.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-1997, as modified by Owner and attached hereto as Exhibit "A".

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 Where reference is made in this Agreement to a provision of AIA Document A201-1997 as modified by Owner and attached hereto as Exhibit "A", or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 7.2 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.)

Not applicable.

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

§ 7.3 The Owner's representative is:
(Name, address and other information)

Mr. Roy Quintanilha, Safety Director
100 E. Cano St., Administration Building, 2nd Floor
Edinburg, Texas 78539

§ 7.4 The Contractor's representative is:
(Name, address and other information)

Mr. John Rigney, President
3201 State Hwy 107
McAllen,, Texas 78504

§ 7.5 Neither the Owner's nor the Contractor's representative shall be changed without ten (10) days written notice to the other party.

§ 7.6 Other provisions:

Not applicable.

ARTICLE 8 ENUMERATION OF CONTRACT DOCUMENTS

§ 8.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

As shown on 8.1.7.

§ 8.1.1 The Agreement is this executed 1997 edition of the Standard Form of Agreement Between Owner and Contractor, AIA Document A101-1997, as modified herein.

§ 8.1.2 The General Conditions are the 1997 edition of the General Conditions of the Contract for Construction, AIA Document A201-1997, as modified and required by OWNER and attached hereto as Exhibit "A", filed with ARCHITECT, for General Contractor use.

§ 8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated 9/20/05 , and are as follows

Document	Title	Pages
Not Applicable		

§ 8.1.4 The Specifications are those contained in the Project Manual dated as in Section 8.1.3, and are as follows:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

(Paragraph deleted)

§ 8.1.5 The Drawings are as follows, and are dated unless a different date is shown below:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

(Paragraph deleted)

§ 8.1.6 The Addenda, if any, are as follows:

Number	Date	Pages
No. 1	12/01/06	

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 8.

§ 8.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-1997 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.)

1. Exhibit 'A' - A201
2. Bid Form from Rigney Construction and Development, LLC
3. Project Manual
4. Addendum 1.

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER *(Signature)*

JD Salinas III, County Judge
(Printed name and title)

CONTRACTOR *(Signature)*

Mr. John Rigney, President
(Printed name and title)

**Rigney Construction and
Development, LLC**

APPROVAL AS TO FORM:
ATLAS & HALL, LLP

(Signature)

(Printed name and title)

ATTEST:

(Signature)

Arturo Guajardo Jr., County Clerk
(Printed name and title)

Additions and Deletions Report for **AIA[®] Document A101[™] – 1997**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:01:15 on 01/24/2007.

PAGE 1

AGREEMENT made as of the Nineteen day of December in the year of Two Thousand and Six

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County of Hidalgo

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100 E. Cano, 4th Floor

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Edinburg, Texas 78539

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Rigney Construction & Dev. LLC

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3201 State Hwy 107

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McAllen, Texas 78504

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Telephone Number: (956) 638-6421

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1335 E. Jasmine

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McAllen, Texas 78501

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Telephone Number: 956-618-2007

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PAGE 2

Date of commencement to be stated in Notice to Proceed. Notice to Proceed shall be issued by Owner.

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3.1.1 Liquidated Damages: OWNER and CONTRACTOR recognize that time is of the essence in this Agreement and that OWNER will suffer financial loss if the Work is not completed within the time specified in Paragraph 3.1 above, plus any extension thereof allowed in accordance with Article 8 of the General Conditions. They also recognize the delays, expense and difficulties involved in providing in a legal proceeding, the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring such proof, Owner and CONTRACTOR agree that as liquidated damages for delay (but not as penalty) CONTRACTOR shall pay OWNER

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§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work ~~not~~ no later than 120 calendar days from the date of ~~commencement, or as follows:~~ the commencement date stated in the Notice to Proceed by Owner:

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~~subject~~ subject to adjustments of this Contract Time as provided in the Contract Documents.

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Liquidated damages shall be shown in the Instruction to Bidders part of the specification book.

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§ 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 ~~(\$-), One Hundred Thirteen Thousand Seven Hundred Fifty and Zero Cents (\$113,750.00),~~ subject to additions and ~~deductions~~ deductions, as provided in the ~~Contract Documents~~ Construction Documents.

PAGE 3

See Attached in Rigney Construction and Dev. LLC Bid form (Attachment No. 2).

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§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Thirtieth (30th) day of a month, the Owner shall make payment to the Contractor not later than the fifth (5th) day ~~of the month. If an Application for Payment is received following approval by the Architect after the application date fixed above,~~ payment shall be made by the Owner not later than ~~()~~ days after the Architect receives the Application for Payment. Commissioners' Court.

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.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 ~~A201-1997~~ A201-1997, as modified by Owner and attached hereto as Exhibit "A".

PAGE 4

.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 ~~A201-1997~~ A201-1997, as modified by Owner and attached hereto as Exhibit "A".

...
Not Applicable.

...
.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 A201-1997, as modified by Owner and attached hereto as Exhibit "A", and to satisfy other requirements, if any, which extend beyond final payment; and

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PAGE 5

(-)
Not applicable.

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Mr. Roy Quintanilha, Safety Director

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100 E. Cano St., Administration Building, 2nd Floor

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Edinburg, Texas 78539

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...
§ 8.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated 9/20/05 , and are as follows

...
Not Applicable

...
Section Title Pages

PAGE 6

...
Number Title Date

No. 1

12/01/06

1. Exhibit 'A' - A201

2. Bid Form from Rigney Construction and Development, LLC

3. Project Manual

4. Addendum 1.

PAGE 7

JD Salinas III, County Judge

Mr. John Rigney, President

...
(Printed name and title)

...
(Printed name and title)

**Rigney Construction and
Development, LLC**

...
APPROVAL AS TO FORM:

...
ATLAS & HALL, LLP

...
(Signature)

...
(Printed name and title)

...
ATTEST:

...
(Signature)

...
(Printed name and title)

Arturo Guajardo Jr., County Clerk

...
(Printed name and title)

...
(Printed name and title)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Martha L. Salazar, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:01:15 on 01/24/2007 under Order No. 1000224782_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 1997 - Standard Form of Agreement Between Owner and Contractor where the basis of payment is a STIPULATED SUM, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)