

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 «Fifteenth » day of « April » in the year « Two Thousand Fifteen »

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

«City of Ramsey »« »
«7550 Sunwood Drive NW »
«Ramsey, MN 55303 »
« »

and the Contractor:

(Name, legal status, address and other information)

«Brennan Construction of Minnesota, Inc. »« »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
« »

for the following Project:

(Name, location and detailed description)

«Ramsey Fire Station #2»
« »
« »

The Architect:

(Name, legal status, address and other information)

«BKV Group, Inc. »« »
«222 N. 2nd St. »
«Minneapolis, MN 55401 »
« »

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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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.

The Work under this Agreement specifically excludes the furnishing of the materials, supplies and equipment as indicated on the attached Purchasing Agent Agreement (collectively, "Tax-Exempt Materials"), which Tax-Exempt Materials shall be furnished by the Owner for incorporation into the Project. However, the Work does include receiving, unloading, safely storing, maintaining, protecting, insuring, and incorporating the Tax-Exempt Materials into the Project.

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 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 «Three Hundred Thirty» («330 ») 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 LABOR 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 Million Four Hundred Fifty Thousand » (\$ «1,450,000 »), 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)
#1 - Remove Bedrock	Cubic Yard	\$100.00
#2 - Remove Unsuitable Material	Cubic Yard	\$ 17.50
#3 – Select Granular Material	Cubic Yard	\$ 22.50
#4 – Access Doors and Frames	Door	\$200.00
#5 – Excavation and Re-compaction of Undocumented Fill	Cubic Yard	\$ 12.00

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

Item	Price

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 «1st » day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the «30th » day of the

«same » month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than «thirty » («30 ») days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 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.)

«Per the Contract Documents »

§ 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 A201–2007, 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 *(Specify)*

« »

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.)

As calculated under Minnesota Statutes Section 549.09.

§ 8.3 The Owner's representative:

(Name, address and other information)

«Patrick Brama »

«City of Ramsey »

«7550 Sunwood Drive NW »

«Ramsey, MN 55303 »

<< >>
<< >>

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

«Joe Brennan »
«Brennan Construction of Minnesota, Inc. »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
<< >>
<< >>

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

§ 8.6 Other provisions:

« All notices and other communications pursuant to this Agreement shall be in writing and shall be deemed to have been duly given to the other party (a) on the day it is personally delivered or transmitted by facsimile or e-mail; (b) on the day after being sent by Federal Express (or comparable overnight delivery service), all fees prepaid; or (c) on the second day after being mailed by United States certified or registered mail, postage prepaid. Notices shall be sent to the other party at the address, fax number, or email address set forth in this Agreement, or at such other address, fax number or e-mail address for receiving notices and other communications as shall be given in writing by the receiving party to the other party.

This Agreement, including any Change Order thereto, may be executed in several counterparts, each of which shall be deemed to be an original and all of which together shall constitute one Agreement binding on both parties, notwithstanding that the parties shall not have signed the same counterpart, A facsimile, xerographic, electronically transmitted, or similar copy of a handwritten signature to this Agreement or an electronic signature to this Agreement, including any Change Order thereto, shall be deemed an original signature for purposes of enforcing this Agreement. »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specification Section 007300	Supplementary Conditions		

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

«See Exhibit 1 »

Section	Title	Date	Pages

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

«See Exhibit 2 »

Number	Title	Date
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§ 9.1.6 The Addenda, if any:

Number	Date	Pages
1	March 6, 2015	146
2	March 12, 2015	187
3	March 17, 2015	13
4	March 19, 2015	12

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.

(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)
Contractor’s Liability Insurance	See Specifications
Property Insurance, All Risk	See Specifications
Performance Bond	Full amount of Contract sum
Payment Bond	Full amount of Contract sum

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*
 « »
(Printed name and title)

CONTRACTOR *(Signature)*
 « »
(Printed name and title)

EXHIBIT 1

TABLE OF CONTENTS

Ramsey Fire Station #2

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

000101	Project Title Page
000105	Certifications
000110	Table of Contents
000123	Materials List (Interiors)
001116	Advertisement for Bids
002113	Instructions To Bidders
003100	Available Project Information Geotechnical Report
004100	Bid Form
004325	Substitution Request Form – Bid Phase
005200	Agreement And Bond Forms AIA A101 Owner-Contractor Agreement Form sample AIA A312 Performance Bond sample AIA A312 Payment Bond Form sample AIA A310 Bid Bond sample
007200	General Conditions AIA A201 General Conditions Form sample
007300	Supplementary Conditions

DIVISION 01 - GENERAL REQUIREMENTS

011000	Summary
011321	Electronic Files And Cad Release Form
012200	Unit Prices
012500	Contract Modification Procedures
012900	Payment Procedures
013100	Project Management And Coordination
013200	Construction Progress Documentation
013300	Submittal Procedures
014000	Quality Requirements
014100	Structural Testing And Special Inspections
014200	References, Standards and Definitions
015000	Temporary Facilities And Controls
016000	Product Requirements
017000	Execution Requirements
017300	Field Engineering
017329	Cutting & Patching
017419	Construction Waste Management
017700	Closeout Procedures
017823	Operation And Maintenance Data
017839	Project Record Documents
017900	Demonstration And Training

DIVISION 02 – EXISTING CONDITIONS

024113	Selective Site Demolition
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DIVISION 03 - CONCRETE

031000	Concrete Forms And Accessories
032000	Concrete Reinforcement

033000 Cast-in-place Concrete
033556 Polished Concrete Flooring
034100 Plant-Precast Structural Concrete

DIVISION 04 – MASONRY

042000 Unit Masonry
047200 Cast Stone Masonry

DIVISION 05 - METALS

051200 Structural Steel
052100 Steel Joists
053123 Steel Roof Deck
054000 Cold-formed Metal Framing
055000 Metal Fabrications
055100 Metal Stairs
055213 Pipe And Tube Railings

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

061053 Miscellaneous Rough Carpentry
061600 Sheathing
064000 Architectural Woodwork
066116 Solid Surfacing

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

072100 Thermal Insulation
072726 Fluid-Applied Membrane Air Barriers
074120 Metal Wall Panels
075323 EPDM Roofing
076113 Standing Seam Sheet Metal Roofing
076200 Sheet Metal Flashing And Trim
077200 Roof Accessories
079200 Joint Sealants

DIVISION 08 - OPENINGS

081113 Hollow Metal Doors And Frames
081400 Wood Doors
083113 Access Doors And Frames
083613 Sectional Overhead Doors
084113 Aluminum-framed Entrances And Storefronts
085113 Aluminum Windows
086200 Unit Skylights
087100 Door Hardware
088000 Glazing
088300 Mirrors

DIVISION 09 - FINISHES

092216 Non-structural Metal Framing
092900 Gypsum Board
093000 Tiling
095100 Acoustical Panel Ceilings
096500 Resilient Flooring
096723 Resinous Flooring
096800 Carpeting
097733 FRP Wall Paneling
099113 Exterior Painting
099123 Interior Painting

099600 High-Performance Coatings

DIVISION 10 - SPECIALTIES

101400 Signage
102813 Toilet Accessories
104400 Fire Protection Specialties
105100 Lockers
107500 Flagpoles

DIVISION 11 - EQUIPMENT

113100 Residential Appliances

DIVISION 12 - FURNISHINGS

122000 Window Treatments
124800 Entrance Flooring

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 21 - FIRE SUPPRESSION

210500 Common Work Results For Fire Suppression
210529 Hangers And Supports For Fire Suppression Piping And Equipment
210553 Identification For Fire Suppression Piping And Equipment
211313 Wet Pipe Fire-Suppression Systems And Piping

DIVISION 22 - PLUMBING

220500 Common Work Results For Plumbing
220513 Common Motor Requirements For Plumbing Equipment
220519 Meters And Gages For Plumbing Piping
220523 General-Duty Valves For Plumbing Piping
220529 Hangers And Supports For Plumbing Piping And Equipment
220533 Heat Trace For Plumbing Piping
220553 Identification For Plumbing Piping And Equipment
220700 Plumbing Insulation
221116 Domestic Water Piping
221119 Domestic Water Piping Specialties
221123 Domestic Water Pumps
221316 Sanitary Waste And Vent Piping
221319 Sanitary Waste Piping Specialties
221323 Sanitary Waste Interceptors
221416 Storm Drainage Piping
221423 Storm Drainage Piping Specialties
221513 General-Service Compressed-Air Piping
223300 Electric Water Heaters
224000 Plumbing Fixtures
224700 Drinking Fountains And Water Coolers

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

230500 Common Work Results For HVAC
230513 Common Motor Requirements For HVAC Equipment
230519 Meters And Gages For HVAC Piping
230523 General Duty Valves For HVAC Piping
230529 Hangers And Supports For HVAC Piping And Equipment
230548 Vibration And Seismic Controls For HVAC Piping And Equipment
230553 Identification For HVAC Piping And Equipment
230593 Testing, Adjusting, And Balancing
230700 HVAC Insulation

230900	HVAC Instrumentation And Controls
230993	Sequence Of Operation For HVAC Controls
231123	Facility Natural-Gas Piping
232300	Refrigerant Piping
233113	Metal Ducts
233300	Duct Accessories
233423	HVAC Power Ventilators
233600	Air Terminal Units
233713	Diffusers, Registers, And Grilles
233723	HVAC Gravity Ventilators
235100	Breechings, Chimneys, And Stacks
235400	Furnaces
235523	Gas-Fired Radiant Heaters
236200	Packaged Condensing Units
237200	Air-To-Air Energy Recovery Equipment
237339	Indoor, Direct Gas-Fired Heating And Ventilating Units
238233	Convectors
238239	Unit Heaters

DIVISION 26 - ELECTRICAL

260500	Common Work Results For Electrical
260519	Low-Voltage Electrical Power Conductors And Cables
260526	Grounding And Bonding For Electrical Systems
260529	Hangers And Supports For Electrical Systems
260533	Raceway And Boxes For Electrical Systems
260553	Identification For Electrical Systems
260923	Lighting Control Devices
262413	Switchboards
262416	Panelboards
262710	Electrical Utility Coordination
262713	Electricity Metering
262726	Wiring Devices
262813	Fuses
262816	Enclosed Switches And Circuit Breakers
262913	Enclosed Controllers
265100	Interior Lighting
265600	Exterior Lighting

DIVISION 27 – COMMUNICATIONS

270000	Communication Systems
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DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

280000	Electronic Safety and Security
288000	Addressable Fire Alarm System

DIVISION 31 - EARTHWORK

311000	Site Clearing
312300	Excavation and Fill
312313	Subgrade Preparation
313719	Retaining Wall

DIVISION 32 - EXTERIOR IMPROVEMENTS

321123	Aggregate Base Courses
321200	Flexible Paving
321313	Concrete Walks, Medians and Driveways
321613	Concrete Curbs and Gutters

321723	Pavement Markings
323114	High-Security Chain Link Fencing
328400	Irrigation Systems
329200	Lawns And Grasses
329300	Landscaping
329500	Native Grasses And Forbs

DIVISION 33 - UTILITIES

330505	Trenching and Backfilling
330517	Adjust Miscellaneous Structures
331000	Water Utilities
333100	Sanitary Sewer Services
334000	Storm Drainage Utilities
334600	Subdrainage

END OF EXHIBIT 1

EXHIBIT 2

SHEET INDEX

SHEET NO.	SHEET NAME	11-17-2014 SITE PLAN REVIEW	11-19-2014 DESIGN DEVELOPMENT	01-07-2015 REVIEW SET	02-12-2015 CONST. DOCUMENTS
GENERAL					
G100	COVER SHEET				
G120	CODE SUMMARY AND CODE PLANS				
G130	SYMBOLS & ABBREVIATIONS				
G140	ACCESSIBILITY & MOUNTING HEIGHTS				
CIVIL					
C100	CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY				
C101	EXISTING CONDITIONS				
C102	REMOVAL AND DEMOLITION PLAN				
C103	CIVIL SITE PLAN				
C201	UTILITY PLAN				
C301	SITE GRADING PLAN				
C401	EROSION AND SEDIMENT CONTROL PLAN				
C402	STORM WATER POLLUTION PREVENTION PLAN				
C501	DETAILS				
C502	DETAILS				
C503	DETAILS				
LANDSCAPE					
L001	TREE PRESERVATION PLAN				
L100	LANDSCAPE PLAN				
L101	PLANTING PLAN				
L300	LANDSCAPE DETAILS				
ARCHITECTURE					
A010	SITE PLAN				
A101	FIRST FLOOR PLAN				
A102	MEZZANINE PLAN				
A103	ROOF PLAN				
A201	ENLARGED PLANS				
A301	FIRST FLOOR REFLECTED CEILING PLAN				
A302	MEZZANINE REFLECTED CEILING PLAN				
A401	ELEVATIONS				
A402	ELEVATIONS				
A501	BUILDING SECTIONS				
A551	WALL SECTIONS				
A552	WALL SECTIONS				
A553	WALL SECTIONS				
A600	CONSTRUCTION TYPES				
A630	EXTERIOR DETAILS				
A651	ROOF DETAILS				
A652	ROOF DETAILS				
A653	ROOF DETAILS				
A700	STAIR PLANS				
A701	STAIR SECTIONS				
A710	STAIR DETAILS				
A801	INTERIOR ELEVATIONS				
A802	INTERIOR ELEVATIONS				
A803	INTERIOR ELEVATIONS				
A821	INTERIOR DETAILS - MILLWORK				
A831	INTERIOR DETAILS				
A900	OPENING TYPES/ SCHEDULE				
A931	EXTERIOR OPENING DETAILS				
A932	EXTERIOR OPENING DETAILS				
A961	INTERIOR OPENING DETAILS				

SHEET NO.	SHEET NAME	11-17-2014 SITE PLAN REVIEW	11-19-2014 DESIGN DEVELOPMENT	01-07-2015 REVIEW SET	02-12-2015 CONST. DOCUMENTS
INTERIORS					
I150	ENLARGED FINISH PLANS				
I151	ENLARGED FINISH PLANS				
STRUCTURAL					
S001	STRUCTURAL COVERSHEET				
S002	SPECIAL INSPECTIONS				
S003	SCHEDULES				
S101	FOUNDATION PLAN				
S102	MEZZANINE PLAN				
S103	ROOF PLAN				
S104	APPARATUS BAY AND TOWER ROOF PLAN				
S201	FOUNDATION DETAILS				
S301	SECTIONS & DETAILS				
S305	ROOF DETAILS				
MECHANICAL					
M001	MECHANICAL COVERSHEET				
M101	FIRST FLOOR MECHANICAL PLAN				
M102	MEZZANINE MECHANICAL PLAN				
M401	ROOF MECHANICAL PLAN				
M551	MECHANICAL SECTIONS				
M701	MECHANICAL DETAILS				
M702	MECHANICAL DETAILS				
M801	MECHANICAL SCHEDULES				
PLUMBING					
P001	PLUMBING SYMBOLS, ABBREVIATIONS & NOTES				
P081	UNDERGROUND PLUMBING PLAN				
P101	FIRST FLOOR PLUMBING PLAN				
P102	MEZZANINE PLUMBING PLAN				
P401	ROOF PLUMBING PLAN				
P801	DOMESTIC SUPPLY WATER RISER DIAGRAMS				
P851	DOMESTIC WASTE & VENT RISER DIAGRAMS				
P871	NATURAL GAS RISER DIAGRAMS				
P701	PLUMBING DETAILS				
P702	PLUMBING DETAILS				
P801	PLUMBING SCHEDULES				
MECHANICAL AND ELECTRICAL					
ME801	MECHANICAL AND ELECTRICAL SCHEDULES				
ELECTRICAL					
E000	ELECTRICAL TITLE SHEET				
E010	ELECTRICAL SITE PLAN				
E101	ELECTRICAL FIRST FLOOR & HOSE TOWER LIGHTING PLAN				
E102	ELECTRICAL MEZZANINE LIGHTING PLAN				
E201	ELECTRICAL FIRST FLOOR & ENLARGED POWER PLAN				
E202	ELECTRICAL MEZZANINE POWER PLAN				
E203	ELECTRICAL ROOF POWER PLAN				
E301	ELECTRICAL FIRST FLOOR SYSTEMS PLAN				
E302	ELECTRICAL MEZZANINE SYSTEMS PLAN				
E400	ELECTRICAL RISER DIAGRAM				
E500	ELECTRICAL LUMINAIRE & MOTOR SCHEDULES				
E520	ELECTRICAL PANEL SCHEDULES				
E801	ELECTRICAL DETAILS				

END OF EXHIBIT 2