



# AIA® Document A101® – 2017

## 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, legal status, address and other information)*

Board of Regents of the University of Wisconsin System  
c/o UW System Administration - CPB  
780 Regent Street, Suite 239, Madison, WI 53715

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

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

project  
project number(s)

The Architect:  
*(Name, legal status, 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.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, 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.

Init.

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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

### EXHIBIT A INSURANCE

#### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement and Exhibits thereto, AIA Document A201™-2017, General Conditions of the Contract for Construction, as modified and dated 3/20/2025 ("General Conditions"), any other Conditions of the Contract (Supplementary and other Conditions), Invitation to Bid the Project ("Invitation to Bid"), Bid Documents, the Contractor's bid or proposal, Drawings, Specifications, Addenda, any changes in the Work approved by the Owner and Contractor issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications, as defined in the General Conditions, 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 Documents represent the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. Notwithstanding anything herein to the contrary, any and all terms or conditions contained in the Contractor's bid, proposal or response to the Invitation to Bid that were not explicitly solicited by the Owner in the Invitation to Bid is not included as part of the Contract Documents. .

#### 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 Mobilization for the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a Notice to Proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

*(Paragraph deleted)*

The date of commencement of the Work shall be the date of this Agreement, and Mobilization shall be set in the Notice to Proceed.

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

#### § 3.3 Substantial Completion

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User Notes:

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§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Paragraph deleted)*

By the date set forth in the Notice to Proceed.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

**Portion of Work**

**Substantial Completion Date**

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

#### 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 (\$ ), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Intentionally deleted.

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraph deleted)*

§ 4.3 Allowances, if any, included in the Contract Sum:

*(Identify each allowance.)*

**Item**

**Price**

If applicable, see Drawings and Specifications for Allowances.

§ 4.4 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

**Item**

**Units and Limitations**

**Price per Unit (\$0.00)**

If applicable, see Completed Bid Form for unit prices.

§ 4.5 Liquidated damages, if any:

*(Insert terms and conditions for liquidated damages, if any.)*

None.

§ 4.6 Other:

*(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)*

None.

#### 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.

Init.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month.

§ 5.1.3 *Intentionally deleted.*

§ 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.

§ 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 In accordance with the General Conditions, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, properly stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of the General Conditions;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of the General Conditions; and
- .5 Retainage withheld pursuant to Section 5.1.7.

### § 5.1.7 Retainage

§ 5.1.7.1 For

*(Paragraphs deleted)*

retainage details, see the General Conditions.

*(Paragraphs deleted)*

### § 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 Article 12 of the General Conditions, 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:

Not applicable.

### § 5.3 Interest

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.

12 % per annum or as dictated by state statute.

**ARTICLE 6 DISPUTE RESOLUTION**

**§ 6.1 Initial Decision Maker**

The Initial Decision Maker pursuant to Article 15 of the General Conditions, shall be:

**Alexandria Roe, Senior Associate Vice President  
University of Wisconsin System Administration  
780 Regent Street, CPB, Suite 239  
Madison, WI 53715**

*(Paragraphs deleted)*

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions.

**§ 7.1.1** If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of the General Conditions, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

None.

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

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

**§ 8.2** The Owner’s Representative:  
*(Name, address, email address, and other information)*

**§ 8.3** The Contractor’s representative:  
*(Name, address, email address, and other information)*

**§ 8.4** The Contractor’s representative shall not be changed without ten days’ prior notice to the other party.

**§ 8.5 Insurance and Bonds**

**§ 8.5.1** The Owner and the Contractor shall carry and maintain insurance as set forth in Exhibit A attached hereto.

**§ 8.5.2** The Contractor shall provide bonds as set forth in the bid documents and the General Conditions.

**§ 8.6**

Init.

*(Paragraphs deleted)*  
Intentionally deleted.

**§ 8.7** Other provisions:

None.

This Agreement entered into as of the day and year first written above. The persons signing below represent they have been duly authorized by their respective organizations to sign on behalf of their organization for this Agreement.

\_\_\_\_\_  
**OWNER** *(Signature)*

\_\_\_\_\_  
*(Printed name)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Date)*

*(Paragraphs deleted)*

\_\_\_\_\_  
**CONTRACTOR** *(Signature)*

\_\_\_\_\_  
*(Printed name)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Date)*

# Additions and Deletions Report for AIA® Document A101® – 2017

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 09:22:15 CT on 03/20/2025.

## PAGE 1

Board of Regents of the University of Wisconsin System  
c/o UW System Administration - CPB  
780 Regent Street, Suite 239, Madison, WI 53715

...

project  
project number(s)  
**PAGE 2**

## **EXHIBIT A ~~INSURANCE AND BONDS~~**

...

The Contract Documents consist of this ~~Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda~~ Agreement and Exhibits thereto, AIA Document A201™-2017, General Conditions of the Contract for Construction, as modified and dated 3/20/2025 ("General Conditions"), any other Conditions of the Contract (Supplementary and other Conditions), Invitation to Bid the Project ("Invitation to Bid"), Bid Documents, the Contractor's bid or proposal, Drawings, Specifications, Addenda, any changes in the Work approved by the Owner and Contractor issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications ~~Modifications, as defined in the General Conditions, 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 Documents represent~~ 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. Notwithstanding anything herein to the contrary, any and all terms or conditions contained in the Contractor's bid, proposal or response to the Invitation to Bid that were not explicitly solicited by the Owner in the Invitation to Bid is not included as part of the Contract Documents. .~~

...

§ 3.1 The date of ~~commencement of~~ Mobilization for the Work shall be:

...

A date set forth in a ~~notice to proceed~~ Notice to Proceed issued by the Owner.

...

~~If the date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.~~ shall be the date of this Agreement, and Mobilization shall be set in the Notice to Proceed.

(Check one of the following boxes and complete the necessary information.)

Not later than ( ) calendar days from the date of commencement of the Work.

By the following date: X By the date set forth in the Notice to Proceed.

...

**§ 4.2 Alternates** ~~Intentionally deleted.~~

**§ 4.2.1** Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

~~§ 4.2.2~~ Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

...

If applicable, see Drawings and Specifications for Allowances.

...

If applicable, see Completed Bid Form for unit prices.

...

None.

...

None.

**§ 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:

month.

**§ 5.1.3** Provided that an Application for Payment is received by the Architect not later than the ~~day~~ day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the ~~day of the month.~~ If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ( ) days after the Architect receives the Application for Payment. (Federal, state or local laws may require payment within a certain period of time.) ~~Intentionally deleted.~~

**§ 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 of values shall be used as a basis for reviewing the Contractor's Applications for Payment.~~

...

**§ 5.1.6** In accordance with ~~AIA Document A201™ 2017, General Conditions of the Contract for Construction, the General Conditions,~~ and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

...

- .2 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~~ properly stored off the site at a location agreed upon in writing; and

...

- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of ~~AIA Document A201 2017; the General Conditions;~~

...

- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of ~~AIA Document A201 2017; the General Conditions;~~ and

...

**§ 5.1.7.1** For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

retainage details, see the General Conditions.

**§ 5.1.7.1.1** The following items are not subject to retainage:

*(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)*

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

*(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)*

**§ 5.1.7.3** Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

*(Insert any other conditions for release of retainage upon Substantial Completion.)*

~~§ 5.1.8~~ If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

~~§ 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.

...

.1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, the General Conditions, and to satisfy other requirements, if any, which extend beyond final payment; and

...

Not applicable.

...

(Insert rate of interest agreed upon, if any.)

~~—%—12 % per annum or as dictated by state statute.~~

PAGE 5

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. the General Conditions, shall be:

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

**Alexandria Roe, Senior Associate Vice President**  
**University of Wisconsin System Administration**  
**780 Regent Street, CPB, Suite 239**  
**Madison, WI 53715**

...

### § 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

Arbitration pursuant to Section 15.4 of AIA Document A201–2017

Litigation in a court of competent jurisdiction

Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, 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.

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017. the General Conditions.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of ~~AIA Document A201-2017, the General Conditions,~~ then the Owner shall pay the Contractor a termination fee as follows:

...

None.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of ~~AIA Document A201-2017, the General Conditions.~~

...

§ 8.1 Where reference is made in this Agreement to a provision of ~~AIA Document A201-2017 the General Conditions~~ or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's ~~representative:~~Representative:

...

§ 8.4 ~~Neither the Owner's nor the~~The Contractor's representative shall not be changed without ten days' prior notice to the other party.

...

§ 8.5.1 The Owner and the Contractor shall ~~purchase~~carry and maintain insurance as set forth in ~~AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.~~Exhibit A attached hereto.

§ 8.5.2 The Contractor shall provide bonds as set forth in ~~AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.~~the bid documents and the General Conditions.

§ 8.6 Notice ~~in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:~~  
*(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

Intentionally deleted.

**PAGE 6**

None.

This Agreement entered into as of the day and year first written above. The persons signing below represent they have been duly authorized by their respective organizations to sign on behalf of their organization for this Agreement.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONTRACTOR (Signature)

\_\_\_\_\_  
*(Printed name)*

\_\_\_\_\_  
*(Printed name)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Date)*

**Number**

**Title**

**Date**

**ARTICLE 9 — ENUMERATION OF CONTRACT DOCUMENTS**

**§ 9.1** This Agreement is comprised of the following documents:

- ~~.1~~ AIA Document A101™ 2017, Standard Form of Agreement Between Owner and Contractor
- ~~.2~~ AIA Document A101™ 2017, Exhibit A, Insurance and Bonds
- ~~.3~~ AIA Document A201™ 2017, General Conditions of the Contract for Construction
- ~~.4~~ Building information modeling exhibit, dated as indicated below:  
*(Insert the date of the building information modeling exhibit incorporated into this Agreement.)*

~~.5~~ Drawings

~~.6~~ Specifications

**Section**

**Title**

**Date**

**Pages**

~~.7~~ Addenda, if any:

**Number**

**Date**

**Pages**

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

~~.8~~ Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

AIA Document E204™ 2017, Sustainable Projects Exhibit, dated as indicated below:  
*(Insert the date of the E204-2017 incorporated into this Agreement.)*

The Sustainability Plan:

**Title**

**Date**

**Pages**

Supplementary and other Conditions of the Contract:

**Document**

**Title**

**Date**

**Pages**

~~.9~~ Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™ 2017 provides that the advertisement or invitation to bid, Instructions to Bidders,*

*sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

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)*

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, Patrick Rebholz, 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 09:22:15 CT on 03/20/2025 under Order No. 2114482720 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™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

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*(Signed)*

---

*(Title)*

---

*(Dated)*