

 **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 25th day of August  
in the year 2024  
*(In words, indicate day, month and year.)*

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

City of Deadwood  
108 Sherman Street  
Deadwood, SD 57732

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

Arapahoe Roofing & Sheet Metal, Inc.  
1501 S. Arthur Ave.  
Louisville, CO 80027

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

City of Deadwood  
Adams House Museum  
22 Van Buren Street  
Deadwood, SD 57732

The Architect:  
*(Name, legal status, address and other information)*

N/A

The Owner and Contractor agree as follows.

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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### 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.)*

Start Date: 09/23/24

Completion Date: 10/31/24

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 ( 120 ) days from the date of commencement, or as follows: **Weather Permitting**  
*(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**

10/31/24

Contractor and owner will agree the sequencing of the work.

, 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 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 (\$ 393,748.00 ), 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.)*

Alternate #1 - Attached Bid Proposal

§ 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)
Plywood replacement	\$85.00 per sheet	

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

*(Identify allowance and state exclusions, if any, from the allowance price.)*

Item	Price
N/A	

## ARTICLE 5 PAYMENTS

### § 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the owner by the Contractor

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: 25th of every month from 09/23/24 - 10/31/24

§ 5.1.3 Provided that an Application for Payment is received by the Owner not later than the 10th day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the See Above day of the month. If an Application for Payment is received by the owner after the application date fixed above, payment shall be made by the Owner not later than ( ) days after the owner 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 owner may require. This schedule, unless objected to by the owner, 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 percent ( %) . 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 percent ( %);
- .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.)*

§ 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 owner. Contractor certifying that no liens exist from major material supplies and providing evidence of same.

§ 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 <sup>contractor & owner</sup> will serve as Initial Decision makers 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.)*

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

City of Deadwood  
108 Sherman Street  
Deadwood, SD 57732

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

Mark Bellitt - President, Arapahoe Roofing  
1501 S. Arthur Ave.  
Louisville, CO 80027

§ 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:

**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
	See qualifications and exclusions from attachment		



**§ 9.1.4 The Specifications:**

*(Either list the Specifications here or refer to an exhibit attached to this Agreement.)*

Section	Title	Date	Pages
	Manufacture specifications		

**§ 9.1.5 The Drawings:**

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

Number	Title	Date
N/A		

**§ 9.1.6 The Addenda, if any: Bid proposal**

Number	Date	Pages
1	08/25/24	

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.)*

N/A

**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**

N/A

**Limit of Liability or Bond Amount (\$0.00)**

N/A

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

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

\_\_\_\_\_  
*(Printed name and title)*

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

\_\_\_\_\_  
Mark Bellitt, President  
*(Printed name and title)*

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**

Init.





# ARAPAHOE

## ROOFING & SHEET METAL, INC.

1501 South Arthur Avenue  
Louisville, CO 80027  
Ph. (303) 466-7386 Fax (303) 466-7385  
www.arapahoeroofing.com

### Alternate #1

August 25, 2024

City Of Deadwood  
108 Sherman Street.  
Deadwood, SD 57732

Dear Lornie:

**Project: Adams House Museum 22 Van Buren Street Deadwood South Dakota 57732.**

Arapahoe Roofing and Sheet Metal, Inc. have examined the existing plan for **the above project** and propose the following options for your review and consideration:

### Museum Metal roof and Painting Price: \$379,410.00

- Remove the existing roofing.
- Install Grace High Temperature ice & water shield on the entire roof deck.
- Install new 24-gauge pre-painted roof related metal flashings, per local building codes.
- Line the existing interior Gutter with 60 Mill EPDM.
- Install Berridge pre-finished Classic Metal Shingles on the main roof and porch roof areas. (The metal roof system to be installed on the turret is to be determined by the historical society) (We have included a pre-finished Standings Seam Metal roof system in the above price.
- Re-paint the entire building. (Includes the metal siding and turret, wood soffit and fascia, window and door trim, and the decorative front porch trim work.) The existing siding and trim work will receive two coats of paint. (The primer base coat and the final topcoat. Both base coat and primer coat will be the same color.
- Pre- prep work for painting includes. (Power washing / sand and scraping where ever there is damaged metal and wood siding, re-caulking all wood trim around doors and windows.)
- Paint to be supplied by Sherwin Williams. (Paint colors and paint type will be provided by the owner.)
- Repair damaged fascia boards before painting. (Damaged fascia will be determined as needed per the owner.) Not to exceed 200'. Additional wood trim replacement

### Copper Gutter: \$2,160.00

- Install 66' of new 6" ½ Round copper gutters & 42' of 4" round copper downspouts.

### Roll Roof Area: \$2,950.00

- Install a 90# base cap sheet and cap sheet roof system and all related pre-finished metal flashings on the area named Roll Roof Area.

### Fan Roof Area: \$9,228.00

- Install Grace Ice and water shield and all related pre-finished metal flashings, 30 # lace felt and # 1 Premium Heavy Class B Shake shingles on the area called the Fan Roof area.

**Qualifications and exclusions :**

- If the decking is plywood and any sheets need to be replaced the cost per sheet is **\$85.00**
- If the original decking is spaced sheathing, I will need to get you a price to install new ½" CDX plywood over the entire roof deck. (This is not included in the above base metal roof price) Please verify if plywood decking is needed.
- This proposal does not include any snow removal.
- This proposal includes removing or replacing up to 200' of damaged wood trim.
- This proposal does not include replacing any wall coping or joist transition cover flashings.
- This proposal does not include removing or replacing any of the siding, either metal or any other type.

**The following items are included in this proposal:**

1. Removal of all trash and debris created by our work.
2. All material required to do a complete job.
3. All labor to perform the work done by Arapahoe Roofing employees only. (No subcontractors).
4. All necessary licenses, permits, taxes and insurance.
5. Arapahoe Roofing two-year warranty on materials and workmanship.
6. Manufacture warranty if one is provided.
7. Price based on a standard AIA 401 subcontract, or an agreed upon contract between owner, General contractor and Arapahoe Roofing
8. This Price is good for 30 days.

**Mark Bellitt: President**

**E-mail: [Mark@arapahoeroofing.com](mailto:Mark@arapahoeroofing.com) (303 472-5385)**