



AIA® Document A401® – 2017

Standard Form of Agreement Between Contractor and Subcontractor

AGREEMENT made as of the 26 day of March in the year 2021
(In words, indicate day, month and year.)

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

ReArch Company, Inc
88 Technology Park Way, Suite #2
South Burlington, VT.
(Paragraph Deleted)

05403
Telephone Number: 802-863-8727
Fax Number: 802-863-8734

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

Vermont Correctional Industries
2559 Glen Road, Newport, VT 05855
Telephone Number: 802-334-3397
Fax Number: 802-334-3382

The Contractor has made a contract for construction (hereinafter, the Prime Contract)
dated: April 30, 2020

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

Winooski School District

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

Winooski School District Renovations & Additions
60 Normand St
Winooski, VT 05404
Renovation & Additions to the Winooski School District

The Prime Contract provides for the furnishing of labor, materials, equipment and services in connection with the construction of the Project. A copy of the Prime Contract, consisting of the Agreement Between Owner and Contractor (from which compensation amounts may be deleted) and the other Contract Documents enumerated therein, has been made available to the Subcontractor.

The Architect for the Project:
(Name, legal status, address and other information)

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.

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User Notes:

(3B9ADA2C)

TruexCullins
209 Battery Street
Burlington, VT 05401
Telephone Number: 802-488-8248

The Contractor and the Subcontractor agree as follows.



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TABLE OF ARTICLES

- 1 THE SUBCONTRACT DOCUMENTS
- 2 MUTUAL RIGHTS AND RESPONSIBILITIES
- 3 CONTRACTOR
- 4 SUBCONTRACTOR
- 5 CHANGES IN THE WORK
- 6 CLAIMS AND DISPUTES
- 7 TERMINATION, SUSPENSION OR ASSIGNMENT OF THE SUBCONTRACT
- 8 THE WORK OF THIS SUBCONTRACT
- 9 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 10 SUBCONTRACT SUM
- 11 PAYMENTS
- 12 INSURANCE AND BONDS
- 13 TEMPORARY FACILITIES, SERVICES, EQUIPMENT AND WORKING CONDITIONS
- 14 MISCELLANEOUS PROVISIONS
- 15 ENUMERATION OF SUBCONTRACT DOCUMENTS

ARTICLE 1 THE SUBCONTRACT DOCUMENTS

§ 1.1 The Subcontract Documents consist of (1) this Agreement; (2) the Prime Contract, consisting of the Agreement between the Owner and Contractor and the other Contract Documents enumerated therein; (3) Modifications to the Prime Contract, whether issued before or after the execution of this Agreement, in accordance with the provisions of Article 5; (4) other documents listed in Article 15 of this Agreement; and (5) Modifications to this Subcontract issued after execution of this Agreement, in accordance with the provisions of Article 5. These form the Subcontract, and are as fully a part of the Subcontract as if attached to this Agreement or repeated herein.

§ 1.2 The Subcontract Documents form the Subcontract for Construction. The Subcontract 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 Subcontract Documents, other than Modifications to the Prime Contract or Modifications to this Subcontract issued subsequent to the execution of this Agreement, appears in Article 15.

§ 1.3 Except to the extent of a conflict with a specific term or condition contained in the Subcontract Documents, the General Conditions governing this Subcontract shall be the AIA Document A201™–2017, General Conditions of the Contract for Construction.

§ 1.4 The Subcontract may be amended or modified only by a Modification to this Subcontract. A Modification to this Subcontract is a written amendment to this Agreement signed by both parties, or as otherwise described in, and in accordance with the provisions of, Article 5.

§ 1.5 The Subcontract Documents shall not be construed to create a contractual relationship of any kind (1) between the Architect and the Subcontractor, (2) between the Owner and the Subcontractor, or (3) between any persons or entities other than the Contractor and Subcontractor.

§ 1.6 The Contractor shall make the Subcontract Documents available to the Subcontractor prior to execution of this Agreement, and thereafter, upon request. The Contractor may charge the Subcontractor for the reasonable cost to reproduce the Subcontract Documents provided to the Subcontractor.

ARTICLE 2 MUTUAL RIGHTS AND RESPONSIBILITIES

The Contractor and Subcontractor shall be mutually bound by the terms of this Agreement and, to the extent that the provisions of AIA Document A201–2017 apply to this Agreement pursuant to Section 1.3 and provisions of the Prime Contract apply to the Work of the Subcontractor, the Contractor shall assume toward the Subcontractor all obligations and responsibilities that the Owner, under such documents, assumes toward the Contractor, and the Subcontractor shall assume toward the Contractor all obligations and responsibilities that the Contractor, under such documents, assumes toward the Owner and the Architect. The Contractor shall have the benefit of all rights, remedies, and redress against the Subcontractor that the Owner, under such documents, has against the Contractor, and the Subcontractor shall have the benefit of all rights, remedies, and redress against the Contractor that the Contractor, under such documents, has against the Owner, insofar as applicable to this Subcontract. Where a provision of such documents is inconsistent with a provision of this Agreement, this Agreement shall govern.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in this Agreement and is referred to throughout the Subcontract Documents as if singular in number. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all Project matters requiring the Contractor's approval or authorization. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall render decisions in a timely manner and in accordance with the Contractor's construction schedule.

§ 3.2 Services Provided by the Contractor

§ 3.2.1 The Contractor shall cooperate with the Subcontractor in scheduling and performing the Contractor's Work to avoid conflicts or interference in the Subcontractor's Work and shall review, and expedite written responses to, submittals made by the Subcontractor in accordance with Section 4.2.3 and Article 5. Promptly after execution of this Agreement, the Contractor shall provide the Subcontractor with copies of the Contractor's construction schedule and schedule of submittals, together with such additional scheduling details as will enable the Subcontractor to plan and perform the Subcontractor's Work properly. The Contractor shall promptly notify the Subcontractor of subsequent changes in the construction and submittal schedules and additional scheduling details.

§ 3.2.2 The Contractor shall provide suitable areas for storage of the Subcontractor's materials and equipment during the course of the Work. Except as previously agreed upon, additional costs to the Subcontractor resulting from relocation of such storage areas at the direction of the Contractor shall be reimbursed by the Contractor.

§ 3.3 Communications

§ 3.3.1 The Contractor shall promptly make available to the Subcontractor information, including information received from the Owner, that affects the performance of this Subcontract and that becomes available to the Contractor subsequent to execution of this Subcontract.

§ 3.3.2 The Contractor shall not give instructions or orders directly to the Subcontractor's employees or to the Subcontractor's Sub-subcontractors or suppliers unless such persons are designated as authorized representatives of the Subcontractor.

§ 3.3.3 The Contractor shall permit the Subcontractor to request information directly from the Architect regarding the percentages of completion and the amount certified on account of Work done by the Subcontractor.

§ 3.3.4 If hazardous materials or substances are being used on the site by the Contractor, a subcontractor, or anyone directly or indirectly employed by them (other than the Subcontractor), and they are a type of hazardous material or substance of which an employer is required by law to notify its employees, the Contractor shall, prior to delivery to the Project site or exposure of the Subcontractor's employees to such material or substance, give notice of the chemical composition thereof to the Subcontractor in sufficient detail and time to permit the Subcontractor's compliance with such laws.

§ 3.3.5 The Contractor shall promptly notify the Subcontractor of any fault or defect in the Work under this Subcontract or nonconformity with the Subcontract Documents.

§ 3.3.6 The Contractor shall furnish to the Subcontractor within 30 days after receipt of a written request, or earlier if so required by law, information necessary and relevant for the Subcontractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property, usually referred to as the site, on which the Project is located and the Owner's interest therein. If the Contractor does not have such information, the Contractor shall request the information from the Owner in accordance with Article 2 of AIA Document A201-2017 and promptly furnish the information received from the Owner to the Subcontractor.

§ 3.3.7 If the Contractor asserts a Claim against, or defends a Claim by, the Owner that relates to the Work of the Subcontractor, the Contractor shall promptly make available to the Subcontractor all information relating to the portion of the Claim that relates to the Work of the Subcontractor.

§ 3.4 Claims by the Contractor

§ 3.4.1 Liquidated damages, if provided for in the Prime Contract, shall be assessed against the Subcontractor only to the extent caused by the Subcontractor or any person or entity for whose acts the Subcontractor may be liable, and in no case for delays or causes arising outside the scope of this Subcontract.

§ 3.4.2 The Contractor's Claims for the costs of services or materials provided due to the Subcontractor's failure to execute the Work shall require

- .1 seven days' notice prior to the Contractor's providing services or materials, except in an emergency; and
- .2 written compilations to the Subcontractor of services and materials provided by the Contractor and charges for such services and materials no later than the fifteenth day of the month following the Contractor's providing such services or materials.

§ 3.5 Contractor's Remedies

If the Subcontractor defaults or neglects to carry out the Work in accordance with this Agreement and fails within five working days after receipt of notice from the Contractor to commence and continue correction of such default or neglect with diligence and promptness, the Contractor may, without prejudice to other remedies the Contractor may have, remedy such default or neglect and withhold, in accordance with Section 11.1.7.2, the reasonable cost thereof from current or future payments due the Subcontractor. If payments due to the Subcontractor are not sufficient to cover such amounts, the Subcontractor shall pay the difference to the Contractor.

ARTICLE 4 SUBCONTRACTOR

§ 4.1 General

The Subcontractor is the person or entity identified as such in this Agreement and is referred to throughout the Subcontract Documents as if singular in number. The Subcontractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Subcontractor shall designate in writing a representative who shall have express authority to act on the Subcontractor's behalf with respect to the Project. The term "Subcontractor" means the Subcontractor or the Subcontractor's authorized representative.

§ 4.2 Execution and Progress of the Work

§ 4.2.1 For all Work the Subcontractor intends to subcontract, the Subcontractor shall enter into written agreements with Sub-subcontractors performing portions of the Work of this Subcontract by which the Subcontractor and the Sub-subcontractor are mutually bound, to the extent of the Work to be performed by the Sub-subcontractor, assuming toward each other all obligations and responsibilities that the Contractor and Subcontractor assume toward each other and having the benefit of all rights, remedies and redress each against the other that the Contractor and Subcontractor have by virtue of the provisions of this Agreement.

§ 4.2.2 The Subcontractor shall supervise and direct the Subcontractor's Work, and shall cooperate with the Contractor in scheduling and performing the Subcontractor's Work to avoid conflict, delay in, or interference with the Work of the Contractor, other subcontractors, the Owner, or Separate Contractors.

§ 4.2.3 Submittals

§ 4.2.3.1 The Subcontractor shall submit Shop Drawings, Product Data, Samples, and similar submittals required by the Subcontract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Contractor or other subcontractors.

§ 4.2.3.2 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Subcontractor represents to the Contractor that the Subcontractor has (1) reviewed and approved them; (2) determined and verified materials, field measurements, and field construction criteria related thereto, or will do so; and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Subcontract Documents.

§ 4.2.4 The Subcontractor shall furnish to the Contractor periodic progress reports on the Work of this Subcontract as mutually agreed, including information on the status of materials and equipment that may be in the course of preparation, manufacture, or transit.

§ 4.2.5 The Subcontractor agrees that the Contractor and the Architect each have the authority to reject Work of the Subcontractor that does not conform to the Prime Contract. The Architect's decisions on matters relating to aesthetic effect shall be final and binding on the Subcontractor if consistent with the intent expressed in the Prime Contract.

§ 4.2.6 The Subcontractor shall pay for all materials, equipment, and labor used in connection with the performance of this Subcontract through the period covered by previous payments received from the Contractor, and shall furnish satisfactory evidence, when requested by the Contractor, to verify compliance with the above requirements.

§ 4.2.7 The Subcontractor shall take necessary precautions to properly protect the work of the Contractor, Separate Contractors, and other subcontractors from damage caused by operations under this Subcontract.

§ 4.2.8 The Subcontractor shall cooperate with the Contractor, other subcontractors, the Owner, and Separate Contractors whose work might affect the Subcontractor's Work. The Subcontractor shall participate in the preparation of coordinated drawings in areas of congestion, if required by the Prime Contract, specifically noting and advising the Contractor of potential conflicts between the Work of the Subcontractor and that of the Contractor, other subcontractors, the Owner, or Separate Contractors.

§ 4.3 Permits, Fees, Notices, and Compliance with Laws

§ 4.3.1 The Subcontractor shall give notices and comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract.

§ 4.3.2 The Subcontractor shall comply with Federal, state, and local tax laws; social security acts; unemployment compensation acts; and workers' compensation acts, insofar as applicable to the performance of this Subcontract.

§ 4.4 Safety Precautions and Procedures

§ 4.4.1 The Subcontractor shall take reasonable safety precautions with respect to performance of this Subcontract. The Subcontractor shall comply with safety measures initiated by the Contractor and with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, for the safety of persons and property, in accordance with the requirements of the Prime Contract. The Subcontractor shall notify the Contractor within three days of an injury to an employee or agent of the Subcontractor which occurred at the site.

§ 4.4.2 If hazardous materials or substances are being used on the site by the Subcontractor, the Subcontractor's Sub-subcontractors, or anyone directly or indirectly employed by them, and they are a type of hazardous material or substance of which an employer is required by law to notify its employees, the Subcontractor shall, prior to delivery to the Project site or exposure of the Contractor, other subcontractors, and other employers on the site to such

material or substance, give notice of the chemical composition thereof to the Contractor in sufficient detail and time to permit compliance with the laws by the Contractor, other subcontractors, and other employers on the site.

§ 4.4.3 If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a hazardous material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Subcontractor, the Subcontractor shall, upon recognizing the condition, immediately stop Work in the affected area and promptly report the condition to the Contractor in writing. When the material or substance has been rendered harmless, the Subcontractor's Work in the affected area shall resume upon written agreement of the Contractor and Subcontractor. The Subcontract Time shall be extended appropriately and the Subcontract Sum shall be increased in the amount of the Subcontractor's reasonable additional costs of demobilization, delay, and remobilization, which adjustments shall be accomplished as provided in Article 5 of this Agreement.

§ 4.4.4 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Subcontractor, the Subcontractor's Sub-subcontractors, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 4.4.3 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 4.4.5 The Subcontractor shall reimburse the Contractor for the cost and expense the Contractor incurs (1) for remediation of a hazardous material or substance brought to the site and negligently handled by the Subcontractor or (2) where the Subcontractor fails to perform its obligations under Section 4.4.3, except to the extent that the cost and expense are due to the Contractor's fault or negligence.

§ 4.5 Cleaning Up

§ 4.5.1 The Subcontractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations performed under this Subcontract. The Subcontractor shall not be held responsible for conditions caused by other contractors or subcontractors.

§ 4.5.2 As provided under Section 3.4.2, if the Subcontractor fails to clean up as provided in the Subcontract Documents, the Contractor may charge the Subcontractor for the Subcontractor's appropriate share of cleanup costs.

§ 4.6 Warranty

§ 4.6.1 The Subcontractor warrants to the Owner, Architect, and Contractor that materials and equipment furnished under this Subcontract will be of good quality and new unless the Subcontract Documents require or permit otherwise. The Subcontractor further warrants that the Work will conform to the requirements of the Subcontract Documents and will be free from defects, except for those inherent in the quality of the Work the Subcontract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Subcontractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Subcontractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect and Contractor, the Subcontractor shall provide satisfactory evidence as to the kind and quality of materials and equipment furnished or to be furnished.

Subcontractor shall provide at a minimum, 1 year material, equipment, and workmanship warranty as well as all warranties required by their scope of work as outlined in the project documents. If there is a discrepancy, the more stringent shall supersede.

§ 4.6.2 All material, equipment, or other special warranties required by the Subcontract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with the Subcontract Documents.

§ 4.7 Indemnification

§ 4.7.1 To the fullest extent permitted by law, the Subcontractor shall indemnify and hold harmless the Owner, Contractor, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that any such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Subcontractor, the Subcontractor's Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 4.7.

§ 4.7.2 In claims against any person or entity indemnified under this Section 4.7 by an employee of the Subcontractor, the Subcontractor's Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 4.7.1 shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor, or the Subcontractor's Sub-subcontractors under workers' compensation acts, disability benefit acts, or other employee benefit acts.

§ 4.8 Remedies for Nonpayment

If the Contractor does not pay the Subcontractor through no fault of the Subcontractor, within seven days from the time payment should be made as provided in this Agreement, the Subcontractor may, without prejudice to any other available remedies, upon seven additional days' notice to the Contractor, stop the Work of this Subcontract until payment of the amount owing has been received. The Subcontract Sum shall, by appropriate Modification, be increased by the amount of the Subcontractor's reasonable costs of demobilization, delay, and remobilization.

§ 4.9 Professional Services Provided by Subcontractor

§ 4.9.1 The Subcontractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Subcontract Documents or unless the Subcontractor is required to provide such services in order to carry out the Subcontractor's responsibilities for its own construction means, methods, techniques, sequences, and procedures. The Subcontractor shall not be required to provide professional services in violation of applicable law.

§ 4.9.2 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Subcontractor by the Subcontract Documents, the Contractor will provide all performance and design criteria that such services must satisfy to the extent the Contractor has received such performance and design criteria from the Owner and Architect under the terms of the Prime Contract.

§ 4.9.3 If professional design services or certifications by a design professional are required because of means, methods, techniques, sequences, or procedures required by the Contractor and related to the Work of the Subcontractor, the Contractor will provide all performance and design criteria that such services must satisfy.

§ 4.9.4 The Subcontractor shall be entitled to rely upon the adequacy, accuracy, and completeness of the performance and design criteria received from the Contractor under this Section 4.9.

§ 4.9.5 The Subcontractor shall cause the professional services performed under this Section 4.9 to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop drawings and other submittals related to the Work designed by such design professional shall bear the professional's written approval when submitted to the Contractor. The Contractor shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, and approvals performed or provided by the design professionals, provided the Contractor has provided to the Subcontractor all performance and design criteria required by this Section 4.9.

ARTICLE 5 CHANGES IN THE WORK

§ 5.1 The Owner may make changes in the Work by issuing Modifications to the Prime Contract. Upon receipt of a Modification to the Prime Contract issued subsequent to the execution of this Agreement, the Contractor shall

promptly notify the Subcontractor of such Modification. Unless otherwise directed by the Contractor, the Subcontractor shall not thereafter order materials or perform Work that would be inconsistent with the changes made by the Modification to the Prime Contract.

§ 5.2 The Subcontractor may be ordered in writing by the Contractor, without invalidating this Subcontract, to make changes in the Work within the general scope of this Subcontract consisting of additions, deletions, or other revisions, including those required by Modifications to the Prime Contract issued subsequent to the execution of this Agreement, with the Subcontract Sum and the Subcontract Time adjusted accordingly. The Subcontractor, prior to the commencement of such changed or revised Work, shall submit promptly to the Contractor written copies of a Claim for adjustment to the Subcontract Sum and Subcontract Time for such revised Work in a manner consistent with requirements of the Subcontract Documents.

§ 5.3 The Subcontractor shall make all Claims promptly to the Contractor for additional cost, extensions of time and damages for delays, or other causes in accordance with the Subcontract Documents. A Claim which will affect or become part of a Claim which the Contractor is required to make under the Prime Contract within a specified time period or in a specified manner shall be made in sufficient time to permit the Contractor to satisfy the requirements of the Prime Contract. Such Claims shall be received by the Contractor not more than five (5) working days after receipt of the directive by the Subcontractor. Failure of the Subcontractor to make such a timely Claim shall bind the Subcontractor to the same consequences as those to which the Contractor is bound. All claims shall be submitted to the Contractor on the change order submittal form included as Exhibit F of this subcontract.

ARTICLE 6 CLAIMS AND DISPUTES

§ 6.1 Mediation

§ 6.1.1 Claims, disputes, or other matters in controversy arising out of or related to this Subcontract, except those waived as provided for in Sections 6.4 and 11.3.2, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 6.1.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to this Subcontract and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 6.1.2, the parties may nonetheless proceed to the selection of the arbitrators(s) and agree upon a schedule for later proceedings.

§ 6.1.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Section 6.1, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☒ [X] Arbitration pursuant to Section 6.3 of this Agreement

☐ [] Litigation in a court of competent jurisdiction

☐ [] Other: *(Specify)*

If the Contractor and Subcontractor 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.

§ 6.3 Arbitration

§ 6.3.1 If the Contractor and Subcontractor have selected arbitration as the method of binding dispute resolution in Section 6.2, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. The arbitration should be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Subcontract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 6.3.2 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 6.3.3 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 6.3.4 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 6.3.5 Consolidation or Joinder

§ 6.3.5.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 6.3.5.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of a Claim, dispute, or other matter in question not described in the written consent.

§ 6.3.5.3 The Contractor and Subcontractor grant to any person or entity made a party to an arbitration conducted under this Section 6.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Contractor and Subcontractor under this Agreement.

§ 6.4 Waiver of Claims for Consequential Damages

The Contractor and Subcontractor waive claims against each other for consequential damages arising out of or relating to this Subcontract, including without limitation, any consequential damages due to either party's termination in accordance with Article 7. Nothing contained herein shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of this Agreement.

ARTICLE 7 TERMINATION, SUSPENSION OR ASSIGNMENT OF THE SUBCONTRACT

§ 7.1 Termination by the Subcontractor

The Subcontractor may terminate the Subcontract for the same reasons and under the same circumstances and procedures with respect to the Contractor as the Contractor may terminate with respect to the Owner under the Prime Contract, or for nonpayment of amounts due under this Subcontract for 60 days or longer. In the event of such termination by the Subcontractor for any reason which is not the fault of the Subcontractor, the Subcontractor's Sub-subcontractors, or their agents or employees or other persons or entities performing portions of the Work under contract with the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery.

§ 7.2 Termination by the Contractor

§ 7.2.1 Termination for Cause

If the Subcontractor repeatedly fails or neglects to carry out the Work in accordance with the Subcontract Documents or otherwise to perform in accordance with this Subcontract and fails within a ten-day period after receipt of notice to commence and continue correction of such default or neglect with diligence and promptness, the Contractor may, by notice to the Subcontractor and without prejudice to any other remedy the Contractor may have, terminate the Subcontract and finish the Subcontractor's Work by whatever method the Contractor may deem expedient. If the unpaid balance of the Subcontract Sum exceeds the expense of finishing the Subcontractor's Work and other damages incurred by the Contractor and not expressly waived, such excess shall be paid to the Subcontractor. If such expense and damages exceed the unpaid balance of the Subcontract Sum, the Subcontractor shall pay the difference to the Contractor.

§ 7.2.2 Termination for Convenience

§ 7.2.2.1 If the Owner terminates the Prime Contract for the Owner's convenience, the Contractor shall promptly deliver notice to the Subcontractor.

§ 7.2.2.2 In case of such termination for the Owner's convenience, the Subcontractor shall be entitled to receive payment for Work properly executed, costs incurred by reason of the termination, and reasonable overhead and profit on the Work not executed.

§ 7.2.2.3 Upon receipt of notice of termination, the Subcontractor shall

- .1 cease operations as directed by the Contractor in the notice;
- .2 take actions necessary, or that the Contractor may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing Sub-subcontracts and purchase orders and enter into no further Sub-subcontracts and purchase orders.

§ 7.3 Suspension by the Contractor for Convenience

§ 7.3.1 The Contractor may, without cause, order the Subcontractor in writing to suspend, delay, or interrupt the Work of this Subcontract in whole or in part for such period of time as the Contractor may determine. In the event of suspension ordered by the Contractor, the Subcontractor shall be entitled to an equitable adjustment of the Subcontract Time and Subcontract Sum.

§ 7.3.2 The Subcontract Time and Subcontract Sum shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 7.3.1. Adjustment of the Subcontract Sum shall include profit on the increased cost of performance caused by suspension, delay, or interruption. No adjustment shall be made to the extent that

- .1 performance is, was or would have been so suspended, delayed, or interrupted by another cause for which the Subcontractor is responsible; or
- .2 an equitable adjustment is made or denied under another provision of this Subcontract.

§ 7.4 Assignment of the Subcontract

§ 7.4.1 In the event the Owner terminates the Prime Contract for cause, this Subcontract is assigned to the Owner pursuant to Section 5.4 of AIA Document A201–2017 provided the Owner accepts the assignment by notifying the Contractor and Subcontractor.

§ 7.4.2 Without the Contractor's written consent, the Subcontractor shall not assign the Work of this Subcontract, subcontract the whole of this Subcontract, or subcontract portions of this Subcontract. The Subcontractor shall provide to the Contractor a written list, as outlined in Exhibit A, of all persons or entities to whom the Subcontractor subcontracts any portion of the Work of this Subcontract or acquires any materials or equipment used in connection with the Work on this Subcontract. The Subcontractor shall require any such person or entity to agree to be bound by the terms of the Subcontract Documents, including without limitation the arbitration provisions in §6.2 and §6.3

ARTICLE 8 THE WORK OF THIS SUBCONTRACT

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services and other items required to complete such portion of the Work, except to the extent specifically indicated in the Subcontract Documents to be the responsibility of others.
(Insert a precise description of the Work of this Subcontract, referring where appropriate to numbers of Drawings, sections of Specifications and pages of Addenda, Modifications, and accepted alternates.)

Furnish Materials, Labor, Equipment, and Insurance to complete the Finish Millwork & Trim scope of work per the contract documents including bid documents, drawings, specifications, addenda, phasing plans, project schedule, site logistics, and Vermont Correctional Industries' final bid documents.

ARTICLE 9 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 9.1 The date of commencement of the Subcontractor's 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 Contractor.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Subcontractor's Work.)

If a date of commencement of the Subcontractor's Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 9.2 Subcontract Time

§ 9.2.1 The Subcontract Time is the period of time, including authorized adjustments, allotted in the Subcontract Documents for Substantial Completion of the Work described in the Subcontract Documents. The Subcontract Time shall be measured from the date of commencement of the Subcontractor's Work.

§ 9.2.2 Subject to adjustments of the Subcontract Time as provided in the Subcontract Documents, the Subcontractor shall achieve substantial completion of the Subcontractor's Work:

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

☐ Not later than () calendar days from the date of commencement of the Subcontractor's Work.

☒ By the following date: August 17, 2022

§ 9.2.3 Subject to adjustments of the Subcontract Time as provided in the Subcontract Documents, if portions of the Subcontractor's Work are to be completed prior to substantial completion of the Subcontractor's Work, then the Subcontractor shall achieve earlier substantial completion of such portions by the following dates.

(List all portions of the Subcontractor's Work required to achieve substantial completion of the Subcontractor's Portion of the Work.)

Portion of Work

Substantial Completion

§ 9.2.4 If the Subcontractor fails to achieve substantial completion as provided in this Section 9.2, liquidated damages, if any, shall be assessed as set forth in Section 3.4.

§ 9.3 With respect to the obligations of both the Contractor and the Subcontractor, time is of the essence of this Subcontract.

§ 9.4 No extension of time will be valid without the Contractor's written consent after a Claim is made by the Subcontractor in accordance with Section 5.3.

Init.

ARTICLE 10 SUBCONTRACT SUM

§ 10.1 The Contractor shall pay the Subcontractor the Subcontract Sum in current funds for the Subcontractor's performance of the Subcontract. The Subcontract Sum shall be Four Hundred Fifty Thousand, Four Hundred Forty-Eight Dollars and Ninety-Seven Cents. (\$ 450,448.97), subject to additions and deductions as provided in the Subcontract Documents.

§ 10.2 Alternates

§ 10.2.1 Alternates, if any, included in the Subcontract Sum:

Item	Price
1. Alternate BP3-7 – Benches	1. \$2,113.86
2. Alternate BP3-12 – Tree	2. \$2,500.00
3. Alternate BP3-13 – Shadow Boxes	3. (-\$1,155.60)

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

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

§ 10.3 Unit prices, if any:

(Identify 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)
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§ 10.4 Allowances, if any, included in the Subcontract Sum:

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

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

ARTICLE 11 PAYMENTS

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Contractor by the Subcontractor, corresponding to Applications for Payment submitted by the Contractor to the Architect, and Certificates for Payment issued by the Architect, the Contractor shall make progress payments on account of the Subcontract Sum to the Subcontractor as provided below and elsewhere in the Subcontract Documents. Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor and Subcontractor for Work properly performed by their contractors and suppliers shall be held by the Contractor and Subcontractor for those contractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor or Subcontractor for which payment was made to the Contractor by the Owner or to the Subcontractor by the Contractor, as applicable. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor or Subcontractor, shall create any fiduciary liability or tort liability on the part of the Contractor or Subcontractor for breach of trust, or shall entitle any person or entity to an award of punitive damages against the Contractor or Subcontractor for breach of the requirements of this provision.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 11.1.3 Provided an Application for Payment is received by the Contractor not later than the 22nd day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for

Payment which the Contractor is entitled to submit to the Architect. The Contractor shall pay the Subcontractor each progress payment no later than seven working days after the Contractor receives payment from the Owner.

§ 11.1.4 If the Subcontractor's Application for Payment is received by the Contractor after the application date fixed above, the Subcontractor's Work covered by it shall be included by the Contractor in the next Application for Payment submitted to the Architect.

§ 11.1.5 The Subcontractor shall submit to the Contractor a schedule of values prior to submitting the Subcontractor's first Application for Payment. Each subsequent Application for Payment shall be based upon the most recent schedule of values submitted by the Subcontractor in accordance with the Subcontract Documents. The schedule of values shall allocate the entire Subcontract Sum among the various portions of the Subcontractor's Work and be prepared in such form and supported by such data to substantiate its accuracy as the Contractor may require, and unless objected to by the Contractor, shall be used as a basis for reviewing the Subcontractor's Applications for Payment.

§ 11.1.6 Applications for Payment submitted by the Subcontractor shall indicate the percentage of completion of each portion of the Subcontractor's Work as of the end of the period covered by the Application for Payment.

§ 11.1.7 Subject to the provisions of the Subcontract Documents, the amount of each progress payment shall be computed as follows:

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

- .1 That portion of the Subcontract Sum properly allocable to completed Work;
- .2 That portion of the Subcontract Sum properly allocable to materials and equipment delivered and suitably stored at the site by the Subcontractor for subsequent incorporation in the Subcontractor's Work or, if approved by the Contractor, suitably stored off the site at a location agreed upon in writing; and
- .3 The amount, if any, for changes in the Work that are not in dispute and have been properly authorized by the Contractor, to the same extent provided in the Prime Contract, pending a final determination by the Contractor of the cost of changes in the Subcontractor's Work, even though the Subcontract Sum has not yet been adjusted.

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

- .1 The aggregate of previous payments made by the Contractor;
- .2 The amount, if any, for Work that remains uncorrected and for which the Contractor has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017 for a cause that is the fault of the Subcontractor;
- .3 For Work performed or defects discovered since the last payment application, any amount for which the Contractor may withhold payment in whole or in part, as provided in Article 9 of AIA Document A201-2017, for a cause that is the fault of the Subcontractor; and
- .4 Retainage withheld pursuant to Section 11.1.8 of this Agreement.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to substantial completion of the Subcontractor's Work, the Contractor may withhold the following amounts 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.)

10% of the total completed and stored values

§ 11.1.8.1.1 The following items are not subject to retainage:

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

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

(If the retainage established in Section 11.1.8.1 is to be modified prior to substantial completion of the entire Work, including modifications for substantial completion of portions of the Subcontractor's Work as provided in Section 9.2.3, insert provisions for such modification.)

Retainage shall be released once the Contractor receives full retainage from the Owner, a Certificate of Substantial Completion, confirmation that all punch list items are complete, confirmation that all scope items covered under this subcontract are complete, closeout documents, and all Release of Liens.

§ 11.1.9 Upon the partial or entire disapproval by the Contractor of the Subcontractor's Application for Payment, the Contractor shall provide notice to the Subcontractor. If the Subcontractor disputes the Contractor's decision regarding a Subcontractor's Application for Payment in whole or in part, the Subcontractor may submit a Claim in accordance with Article 6. When the basis for the disapproval has been remedied, the Subcontractor shall be paid the amounts withheld.

§ 11.1.10 Provided the Contractor has fulfilled its payment obligations under the Subcontract Documents, the Subcontractor shall defend and indemnify the Contractor and Owner from all loss, liability, damage, or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any of the Subcontractor's subcontractors, suppliers, or vendors of any tier. Upon receipt of notice of such lien claim or other claim for payment, the Contractor shall notify the Subcontractor. If approved by the applicable court, when required, the Subcontractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 11.2 Substantial Completion

When the Contractor's Work is substantially complete and in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt Application for Payment for the Subcontractor's Work as long as the requirements of section 11.1.8.2 have been satisfied. Within 30 days following issuance by the Architect of the Certificate for Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Subcontractor's Work withheld in accordance with the certificate to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Subcontractor's Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's Work covered by the certificate.

§ 11.3 Final Payment

§ 11.3.1 Final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Subcontractor's Work is fully performed in accordance with the requirements of the Subcontract Documents, the Architect has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. If, for any cause which is not the fault of the Subcontractor, a Certificate for Payment is not issued or the Contractor does not receive timely payment or does not pay the Subcontractor within seven days after receipt of payment from the Owner, final payment to the Subcontractor shall be made upon demand.

(Insert provisions for earlier final payment to the Subcontractor, if applicable.)

§ 11.3.2 Before issuance of the final payment, the Subcontractor, if required, shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractor's Work have been satisfied. Acceptance of final payment by the Subcontractor shall constitute a waiver of claims by the Subcontractor, except those previously made in writing and identified by the Subcontractor as unsettled at the time of final Application for Payment.

§ 11.4 Interest

Payments due and unpaid under this Subcontract shall bear interest from the date payment is due at such rate as the parties may agree upon in writing 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 % Per Annum

§ 11.5 Concurrently with any application submitted by the Subcontractor for a progress payment made under this Article 11, and as a condition to the making of any payment to the Subcontractor, the Subcontractor shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractors Work and any portion thereof that has been subcontracted to another person or entity have been satisfied. Subcontractor shall provide lien waivers in the form included as Exhibit A duly executed by the Subcontractor, any person or entity who has performed any of the Work of the Subcontractor, and any supplier of materials used in connection with the Work of Subcontractor. Acceptance of any progress payment by the Subcontractor (or any other subcontractor and any supplier) shall constitute a waiver of all claims by the Subcontractor (or such other subcontractor and such other supplier) except for those claims previously made in writing and identified by the Subcontractor (or such other subcontractor or such supplier) as unsettled claims at the time of the application for the progress payment.

ARTICLE 12 INSURANCE AND BONDS

§ 12.1 Subcontractor's Required Insurance Coverage

§ 12.1.1 The Subcontractor shall purchase and maintain the following types and limits of insurance, from a company or companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, as will protect the Subcontractor from claims that may arise out of, or result from, the Subcontractor's operations and completed operations under the Subcontract:

(Specify each type of insurance, such as commercial general liability, automobile, worker's compensation, employers' liability, professional liability, and pollution, required to be carried by the Subcontractor, the limits of coverage for each type of insurance, and any other pertinent requirements.)

Type of Insurance	Limits	Other Pertinent Requirements
Per Exhibit A		

§ 12.1.2 Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Subcontractor's Work until the date of final payment and termination of any coverage required to be maintained after final payment to the Subcontractor, and, with respect to the Subcontractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Prime Contract.

§ 12.1.3 If professional services are required under Section 4.9, the Subcontractor shall provide the professional liability insurance coverage required under this Section 12.1 for the following period after completion of the Work:

§ 12.1.4 **Certificates of Insurance.** The Subcontractor shall provide certificates of insurance acceptable to the Contractor evidencing compliance with the requirements in this Article 12 at the following times: (1) prior to commencement of the Subcontractor's Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Contractor's written request. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the time required in this Article 12. The certificates shall show the Contractor and the Owner as additional insureds on the Subcontractor's Commercial General Liability and any excess or umbrella liability policy.

§ 12.1.5 **Deductibles and Self-Insured Retentions.** The Subcontractor shall disclose to the Contractor any deductible or self-insured retentions applicable to any insurance required to be provided by the Subcontractor.

§ 12.1.6 Additional Insured Obligations. To the fullest extent permitted by law, the Subcontractor shall cause its commercial general liability coverage to include: (1) the Contractor, the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Subcontractor's negligent acts or omissions during the Subcontractor's operations; and (2) the Contractor and Owner as additional insureds for claims caused in whole or in part by the Subcontractor's negligent acts or omissions for which loss occurs during the Subcontractor's completed operations. The additional insured coverage shall be primary and non-contributory to any of the Contractor's and Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ 12.1.7 Notice of Cancellation or Change in Coverage. Within three (3) business days of the date the Subcontractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Subcontract Documents, the Subcontractor shall provide notice to the Contractor of such impending or actual cancellation or expiration. Upon receipt of notice from the Subcontractor, the Contractor shall, unless the lapse in coverage arises from an act or omission of the Contractor, have the right to suspend the Work in accordance with this Agreement until the lapse in coverage has been cured by the procurement of replacement coverage by the Subcontractor. The furnishing of notice by the Subcontractor shall not relieve the Subcontractor of any contractual obligation to provide any required coverage.

§ 12.2 Subcontractor's Required Performance Bond and Payment Bond

§ 12.2.1 The Subcontractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum (\$0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

§ 12.2.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations under this Agreement, the Subcontractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.

§ 12.3 Contractor's Insurance and Bond Obligations

§ 12.3.1 The Contractor shall furnish to the Subcontractor certificates of insurance evidencing insurance coverage required of the Contractor under the Prime Contract.

§ 12.3.2 The Contractor shall promptly, upon request of the Subcontractor, furnish a copy or permit a copy to be made of any bond covering payment of obligations arising under the Subcontract.

§ 12.4 Property Insurance

§ 12.4.1 When requested in writing, the Contractor shall provide the Subcontractor with copies of the property and equipment policies in effect for the Project, to the extent copies of the policies are available to the Contractor. The Contractor shall notify the Subcontractor if the required property insurance policies are not in effect.

§ 12.4.2 If the required property insurance is not in effect for the full value of the Subcontractor's Work, then the Subcontractor shall purchase insurance for the value of the Subcontractor's Work, and the Subcontractor shall be reimbursed for the cost of the insurance by an adjustment in the Subcontract Sum.

§ 12.4.3 Property insurance for the Subcontractor's materials and equipment required for the Subcontractor's Work, stored off site or in transit and not covered by the Project property insurance, shall be paid for through the Application for Payment process.

§ 12.5 Waivers of Subrogation

The Contractor and Subcontractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other, and (2) the Owner, the Architect, the Architect's consultants, and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees for damages caused by fire or other causes of loss to the extent those losses are covered by property insurance provided under the Prime Contract or other property insurance applicable to the Work or to property at or adjacent to the Project site, except such rights as they may have to proceeds of such insurance held by the Owner as a fiduciary. The Subcontractor shall require similar written waivers in favor of the individuals and entities enumerated herein from the Subcontractor's Sub-subcontractors, agents, and employees. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Section 12.5 shall not prohibit this waiver of subrogation, which shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the property damaged.

ARTICLE 13 TEMPORARY FACILITIES, SERVICES, EQUIPMENT AND WORKING CONDITIONS

§ 13.1 The Contractor shall furnish and make the Contractor's temporary facilities and services available to the Subcontractor at no cost, except as noted below:

§ 13.2 The Contractor's equipment will be available to the Subcontractor only at the Contractor's discretion and on mutually satisfactory terms, except as noted below:

§ 13.3 Specific working conditions as noted below:

(Insert any specific arrangements or requirements concerning working conditions and labor matters applicable to the Subcontractor's Work.)

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Where reference is made in this Subcontract to a provision of another Subcontract Document, the reference refers to that provision as amended or supplemented by other provisions of the Subcontract Documents.

§ 14.2 The Contractor's representative:

(Name, address, email address and other information)

Mike Hollister, Project Manager
ReArch Company, Inc
88 Technology Park Way, Suite #2
South Burlington, VT 05403
Telephone Number: 802-863-8727 ext. 209
Email: mikeh@rearchcompany.com

§ 14.3 The Subcontractor's representative:

(Name, address, email address and other information)

Marshall Rich, VCI Program Coordinator
Vermont Correctional Industries
2559 Glen Road, Newport, VT 05855
Telephone Number: 802-334-3397
Fax Number: 802-334-3382
Email: ahs.docvciwoodshop@vermont.gov

§ 14.4 Notice

§ 14.4.1 Except as otherwise provided in Section 14.4.2, where the Subcontract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic notice is set forth in Section 14.4.3.

§ 14.4.2 Notice of Claims shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 14.4.3 Notice in electronic format, pursuant to Section 14.4.1, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203™–2013, 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.)

§ 14.5 Neither the Contractor's nor the Subcontractor's representative shall be changed without ten days' prior notice to the other party.

§ 14.6 The invalidity of any provision of the Subcontract Documents shall not invalidate the Subcontract or its remaining provisions. If it is determined that any provision of the Subcontract violates any law or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case, the Subcontract shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Subcontract.

§ 14.7 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 14.7.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 15 ENUMERATION OF SUBCONTRACT DOCUMENTS

§ 15.1 This Agreement is comprised of the following documents:

- .1 AIA Document A401™–2017, Standard Form Agreement Between Contractor and Subcontractor;
- .2 Prime Agreement between the Owner and Contractor, including all exhibits thereto, attached as Exhibits;
- .3 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if not included in the Prime Agreement, dated as indicated below:
(Insert the date of the E203–2013 incorporated into this Agreement.)

- .4 Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement.)

- .5 Other documents:

Init.

(List other documents, if any, forming part of the Agreement.)

Exhibit A – Standard ReArch Project Requirements, dated June 23 2020 – 22 pages
Exhibit B – WSD Bid Package #3 Drawings, dated October 22 2020 – 3 pages
Exhibit C – WSD Bid Package #3 Specifications, dated October 22 2020 – 2 pages
Exhibit D – WSD Project Schedule-Ver#19r2, dated November 11 2020 – 17 pages
Exhibit E.1 – WSD Phasing Plan, dated November 19 2020 – 7 pages
Exhibit F – WSD Site Logistics Plan, dated November 19 2020 – 5 pages
Exhibit G – ReArch Change Order Submittal Form – 3 pages
Exhibit H – Contractor Safety Evaluation, dated May 1, 2020 – 4 pages
Exhibit I – ReArch T&M Form with instructions – 2 pages
Exhibit J – WSD Addenda #1A-1C,#2,#3,#4r1,#5,#6,SI#1-2, dated October 22 2020 – 14 pages
Exhibit K – Winooski Tax Exempt Form S-3, dated April 28 2020, 1 page
Exhibit L – Vermont Criminal Record Check Form – 7 pages
Exhibit M – Vermont Correction Industries Proposal, dated February 24 2021 – 41 pages

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

CONTRACTOR*(Signature)*

Mike Hollister Project Manager
(Printed name and title)

SUBCONTRACTOR*(Signature)*

Linda Ladd
(Printed name and title)

Additions and Deletions Report for

AIA® Document A401® – 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 03:34:12 ET on 04/21/2021.

PAGE 1

AGREEMENT made as of the 26 day of March in the year 2021

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ReArch Company, Inc
88 Technology Park Way, Suite #2
South Burlington, VT.

05403
Telephone Number: 802-863-8727
Fax Number: 802-863-8734

...

Vermont Correctional Industries
2559 Glen Road, Newport, VT 05855
Telephone Number: 802-334-3397
Fax Number: 802-334-3382

...

The Contractor has made a contract for construction (hereinafter, the Prime Contract) dated: April 30, 2020

...

Winooski School District

...

Winooski School District Renovations & Additions
60 Normand St
Winooski, VT 05404
Renovation & Additions to the Winooski School District

PAGE 2

TruexCullins
209 Battery Street

Burlington, VT 05401
Telephone Number: 802-488-8248

PAGE 7

Subcontractor shall provide at a minimum, 1 year material, equipment, and workmanship warranty as well as all warranties required by their scope of work as outlined in the project documents. If there is a discrepancy, the more stringent shall

...

supersede.

PAGE 9

§ 5.3 The Subcontractor shall make all Claims promptly to the Contractor for additional cost, extensions of time and damages for delays, or other causes in accordance with the Subcontract Documents. A Claim which will affect or become part of a Claim which the Contractor is required to make under the Prime Contract within a specified time period or in a specified manner shall be made in sufficient time to permit the Contractor to satisfy the requirements of the Prime Contract. Such Claims shall be received by the Contractor ~~not less than two working days preceding the time by which the Contractor's Claim must be made, more than five (5) working days after receipt of the directive by the Subcontractor.~~ Failure of the Subcontractor to make such a timely Claim shall bind the Subcontractor to the same consequences as those to which the Contractor is bound. All claims shall be submitted to the Contractor on the change order submittal form included as Exhibit F of this subcontract.

...

☒ [X] Arbitration pursuant to Section 6.3 of this Agreement

PAGE 10

The Subcontractor may terminate the Subcontract for the same reasons and under the same circumstances and procedures with respect to the Contractor as the Contractor may terminate with respect to the Owner under the Prime Contract, or for nonpayment of amounts due under this Subcontract for 60 days or longer. In the event of such termination by the Subcontractor for any reason which is not the fault of the Subcontractor, the Subcontractor's Sub-subcontractors, or their agents or employees or other persons or entities performing portions of the Work under contract with the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, ~~as well as reasonable overhead and profit on work not executed and costs incurred by reason of such termination.~~machinery.

PAGE 11

§ 7.4.2 Without the Contractor's written consent, the Subcontractor shall not assign the Work of this Subcontract, subcontract the whole of this Subcontract, or subcontract portions of this Subcontract. The Subcontractor shall provide to the Contractor a written list, as outlined in Exhibit A, of all persons or entities to whom the Subcontractor subcontracts any portion of the Work of this Subcontract or acquires any materials or equipment used in connection with the Work on this Subcontract. The Subcontractor shall require any such person or entity to agree to be bound by the terms of the Subcontract Documents, including without limitation the arbitration provisions in §6.2 and §6.3

PAGE 12

Furnish Materials, Labor, Equipment, and Insurance to complete the Finish Millwork & Trim scope of work per the contract documents including bid documents, drawings, specifications, addenda, phasing plans, project schedule, site logistics, and Vermont Correctional Industries' final bid documents.

...

[☒] A date set forth in a notice to proceed issued by the Contractor.

...

[☒] By the following date: August 17, 2022

PAGE 13

§ 10.1 The Contractor shall pay the Subcontractor the Subcontract Sum in current funds for the Subcontractor's performance of the Subcontract. The Subcontract Sum shall be Four Hundred Fifty Thousand, Four Hundred Forty-Eight Dollars and Ninety-Seven Cents. (\$ 450,448.97), subject to additions and deductions as provided in the Subcontract Documents.

...

<u>1. Alternate BP3-7 – Benches</u>	<u>1. \$2,113.86</u>
<u>2. Alternate BP3-12 – Tree</u>	<u>2. \$2,500.00</u>
<u>3. Alternate BP3-13 – Shadow Boxes</u>	<u>3. (-\$1,155.60)</u>

PAGE 14

§ 11.1.3 Provided an Application for Payment is received by the Contractor not later than the 22nd day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Architect. The Contractor shall pay the Subcontractor each progress payment no later than seven working days after the Contractor receives payment from the Owner. ~~If the Architect does not issue a Certificate for Payment or the Contractor does not receive payment for any cause which is not the fault of the Subcontractor, the Contractor shall pay the Subcontractor, on demand, a progress payment computed as provided in Sections 11.1.7, 11.1.8, 11.1.9 and 11.2.~~

...

10% of the total completed and stored values

PAGE 15

Retainage shall be released once the Contractor receives full retainage from the Owner, a Certificate of Substantial Completion, confirmation that all punch list items are complete, confirmation that all scope items covered under this subcontract are complete, closeout documents, and all Release of Liens.

...

~~When the Subcontractor's Work or a designated portion thereof Contractor's Work~~ is substantially complete and in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt Application for Payment for ~~such Work, the Subcontractor's Work as long as the requirements of section 11.1.8.2 have been satisfied.~~ Within 30 days following issuance by the Architect of the Certificate for Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Subcontractor's Work withheld in accordance with the certificate to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Subcontractor's Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount

which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's Work covered by the certificate.

PAGE 16

8 % Per Annum

...

§ 11.5 Concurrently with any application submitted by the Subcontractor for a progress payment made under this Article 11, and as a condition to the making of any payment to the Subcontractor, the Subcontractor shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractors Work and any portion thereof that has been subcontracted to another person or entity have been satisfied. Subcontractor shall provide lien waivers in the form included as Exhibit A duly executed by the Subcontractor, any person or entity who has performed any of the Work of the Subcontractor, and any supplier of materials used in connection with the Work of Subcontractor. Acceptance of any progress payment by the Subcontractor (or any other subcontractor and any supplier) shall constitute a waiver of all claims by the Subcontractor (or such other subcontractor and such other supplier) except for those claims previously made in writing and identified by the Subcontractor (or such other subcontractor or such supplier) as unsettled claims at the time of the application for the progress payment.

...

Per Exhibit A

PAGE 18

Mike Hollister, Project Manager
ReArch Company, Inc
88 Technology Park Way, Suite #2
South Burlington, VT 05403
Telephone Number: 802-863-8727 ext. 209
Email: mikeh@researchcompany.com

...

Marshall Rich, VCI Program Coordinator
Vermont Correctional Industries
2559 Glen Road, Newport, VT 05855
Telephone Number: 802-334-3397
Fax Number: 802-334-3382
Email: ahs.docvciwoodshop@vermont.gov

PAGE 19

- .2 Prime Agreement between the Owner and Contractor, including all exhibits thereto, attached as ~~Exhibit A~~ Exhibits;

PAGE 20

Exhibit A – Standard ReArch Project Requirements, dated June 23 2020 – 22 pages

...

Exhibit B – WSD Bid Package #3 Drawings, dated October 22 2020 – 3 pages

...

Exhibit C – WSD Bid Package #3 Specifications, dated October 22 2020 – 2 pages

...

Exhibit D – WSD Project Schedule-Ver#19r2, dated November 11 2020 – 17 pages

...

Exhibit E.1 – WSD Phasing Plan, dated November 19 2020 – 7 pages

...

Exhibit F – WSD Site Logistics Plan, dated November 19 2020 – 5 pages

...

Exhibit G – ReArch Change Order Submittal Form – 3 pages

...

Exhibit H – Contractor Safety Evaluation, dated May 1, 2020 – 4 pages

...

Exhibit I – ReArch T&M Form with instructions – 2 pages

...

Exhibit J – WSD Addenda #1A-1C,#2,#3,#4r1,#5,#6,SI#1-2, dated October 22 2020 – 14 pages

...

Exhibit K – Winooski Tax Exempt Form S-3, dated April 28 2020, 1 page

...

Exhibit L – Vermont Criminal Record Check Form – 7 pages

...

Exhibit M – Vermont Correction Industries Proposal, dated February 24 2021 – 41 pages

...

Mike Hollister Project Manager

Linda Ladd

(List other documents, if any, forming part of the Agreement.)

Exhibit A – Standard ReArch Project Requirements, dated June 23 2020 – 22 pages
Exhibit B – WSD Bid Package #3 Drawings, dated October 22 2020 – 3 pages
Exhibit C – WSD Bid Package #3 Specifications, dated October 22 2020 – 2 pages
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Exhibit L – Vermont Criminal Record Check Form – 7 pages
Exhibit M – Vermont Correction Industries Proposal, dated February 24 2021 – 41 pages

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



CONTRACTOR(Signature)

Mike Hollister Project Manager
(Printed name and title)

 04/21/2021
SUBCONTRACTOR(Signature)

Linda Ladd
(Printed name and title)

Init.

...

Exhibit D – WSD Project Schedule-Ver#19r2, dated November 11 2020 – 17 pages

...

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...

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PAGE 20

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...

Mike Hollister Project Manager

Linda Ladd

EXHIBIT B

Initial

Initial

Winooski School District
Drawing Log - Exhibit B

Date: 10/22/20



Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
ARCHITECTURAL						
Architectural	A000-BP3	SHEET - BID PACKAGE 3	1	9/9/2020	9/4/2020	Bid Package #3 - MEPPF Drawings 9/9/20
Architectural	A001	GENERAL NOTES AND LEGENDS	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A002	OVERALL EXISTING FLOOR PLAN	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A003	OVERALL AREA PLAN	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A010	EXTERIOR SECURITY CAMERA DIAGRAM	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A071	DEMOLITION PLANS - AREA A LEVEL 1	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A072	DEMOLITION PLANS - AREA B	4	9/25/2020	9/4/2020	Bid Package #3 - ADDENDUM #4
Architectural	A073	DEMOLITION PLANS - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A074	DEMOLITION PLANS - AREA D	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A081	DEMOLITION PLANS - AREA A LEVEL 2	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A100	OVERALL FLOOR PLANS	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A101	FLOOR PLAN - AREA A LEVEL 1	0	9/25/2020	9/4/2020	Bid Package #3 - ADDENDUM #4
Architectural	A102	FLOOR PLAN - AREA B	4	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A103	FLOOR PLAN - AREA C LEVEL 1	0	9/28/2020	9/4/2020	Bid Package #3 - ADDENDUM #6
Architectural	A104	FLOOR PLAN - AREA D	1	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A105	FLOOR PLAN - AREA E	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A111	FLOOR PLAN - AREA A+C LEVEL 2	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A136	OVERALL ROOF PLAN - ROOF SCREENS	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A151	REFLECTED CEILING PLAN - AREA A LEVEL 1	0	9/23/2020	9/4/2020	Bid Package #3 - ADDENDUM #3
Architectural	A152	REFLECTED CEILING PLAN - AREA B	4	9/25/2020	9/25/2020	Bid Package #3 - ADDENDUM #4
Architectural	A153	REFLECTED CEILING PLAN - AREA C	2	9/25/2020	9/25/2020	Bid Package #3 - ADDENDUM #4
Architectural	A154	REFLECTED CEILING PLAN - AREA D	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A155	REFLECTED CEILING PLAN - AREA E	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A161	REFLECTED CEILING PLAN - AREAS A & C LEVEL 2	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A162	UPPER P.A.C. CEILING/LIGHTING	1	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A171	ROOM FINISH PLAN - AREA A LEVEL 1	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A172	ROOM FINISH PLAN - AREA B	3	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A173	ROOM FINISH PLAN - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A174	ROOM FINISH PLAN - AREA D	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A175	ROOM FINISH PLAN - AREA E	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A181	ROOM FINISH PLAN - AREA A AND C LEVEL 2	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A201	ELEVATIONS - AREA A	3	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A202	ELEVATIONS - AREA B	2	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A203	ELEVATIONS - AREA C E	5	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A204	ELEVATIONS - AREA D	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A205	ELEVATIONS - AREA E	3	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A301	BUILDING SECTIONS - AREA A	2	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A302	BUILDING SECTIONS - AREA B	2	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A303	BUILDING SECTIONS - AREA C	2	9/17/2020	9/17/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A304	BUILDING SECTIONS - AREA D	3	9/18/2020	9/18/2020	Bid Package #3 - ADDENDUM #18 - Missing Drawings
Architectural	A310.1	TYPICAL WALL SECTIONS AT RENOVATED AREAS	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A310.2	TYPICAL WALL SECTIONS AT RENOVATED AREAS	2	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A311	WALL SECTIONS - AREA A	3	9/18/2020	9/18/2020	Bid Package #3 - ADDENDUM #1C - Missing Drawings
Architectural	A312.1	WALL SECTIONS - AREA B	1	9/23/2020	9/23/2020	Bid Package #3 - ADDENDUM #3
Architectural	A313.1	WALL SECTIONS - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A313.2	WALL SECTIONS - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A313.3	WALL SECTIONS - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A313.4	WALL SECTIONS - AREA C	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A314	WALL SECTIONS - AREA D	5	9/23/2020	9/23/2020	Bid Package #3 - ADDENDUM #3
Architectural	A315	WALL SECTIONS - AREA E	2	9/18/2020	9/18/2020	Bid Package #3 - ADDENDUM #1C - Missing Drawings
Architectural	A321	ENLARGED BUILDING SECTION - AREA A	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A323	ENLARGED BUILDING SECTION - AREA C	1	9/23/2020	9/23/2020	Bid Package #3 - ADDENDUM #3
Architectural	A401.1	ENLARGED PLANS - AREA A	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A401.2	ENLARGED PLANS - AREA A	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A401.3	ENLARGED PLANS - AREA A	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A402	ENLARGED PLANS - AREA B	0	9/4/2020	9/4/2020	Bid Package #3 - Base Set
Architectural	A403.1	ENLARGED PLANS - AREA C	1	9/23/2020	9/23/2020	Bid Package #3 - ADDENDUM #3



Winooski School District

Renovations and Additions
Winooski, Vermont

Project Manual Vol. I

September 04, 2020

Architect:

TruexCullins
209 Battery Street
Burlington VT 05401

Owner:

Winooski School District
60 Normand Street
Winooski, Vermont 05404

Structural Engineer:

Engineering Ventures
208 Flynn Ave, Suite 2A
Burlington, VT 05401

MEP-FP Engineer

LN Consulting
69 Union Street
Winooski, Vermont 05404

Civil Engineer:

Engineering Ventures
208 Flynn Ave, Suite 2A
Burlington, VT 05401

Landscape Architect

Wagner | Hodgson
7 Marble Avenue
Burlington, VT 05401

Activity ID

Activity Name

Original Duration

Remaining Duration

Actual Duration

Activity % Complete

Start

Finish

Planning

Total

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EXHIBIT D

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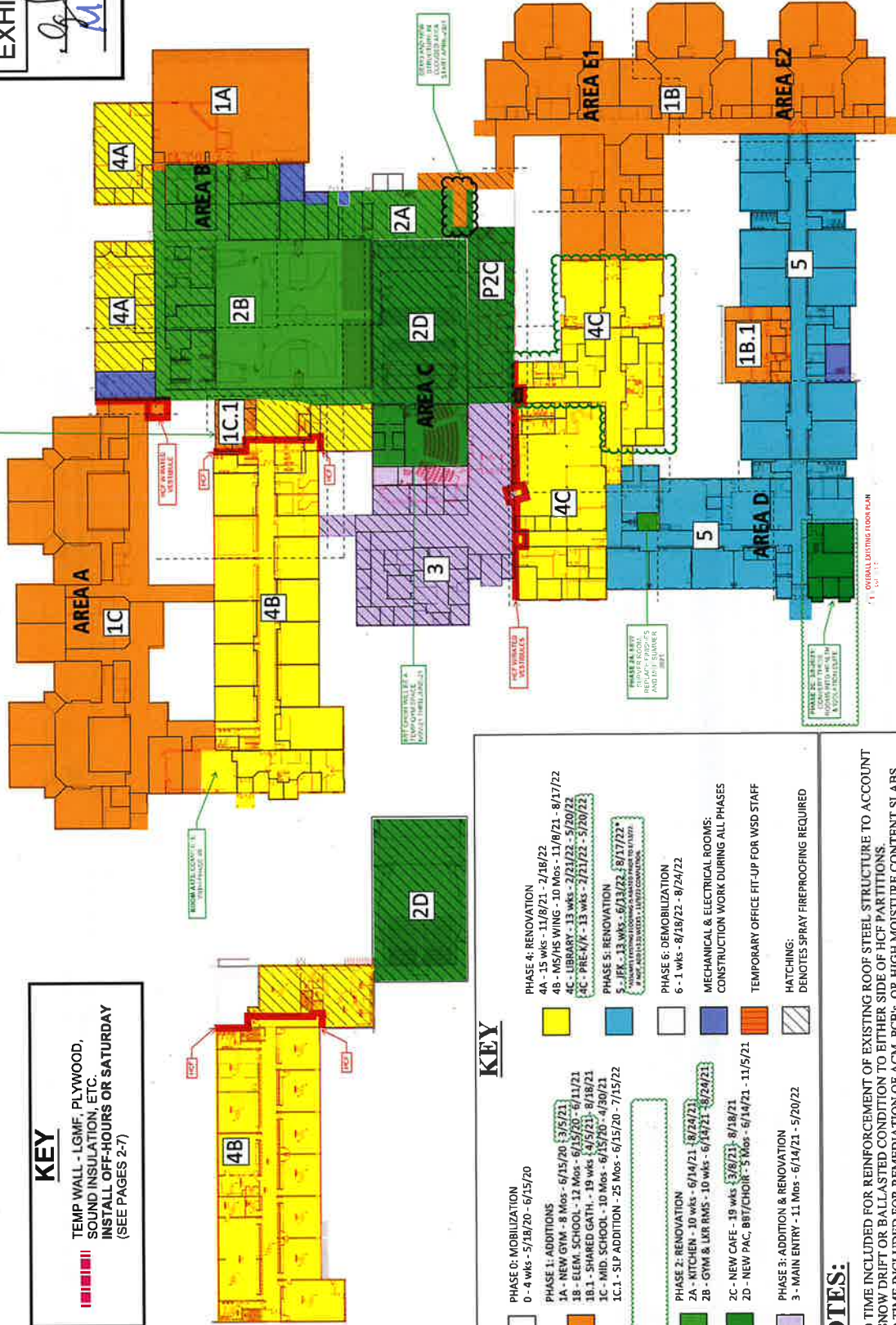
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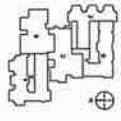
KEY

TEMP WALL - LGMF, PLYWOOD,
SOUND INSULATION, ETC.
INSTALL OFF-HOURS OR SATURDAY
(SEE PAGES 2-7)

EXHIBIT E.1

initial
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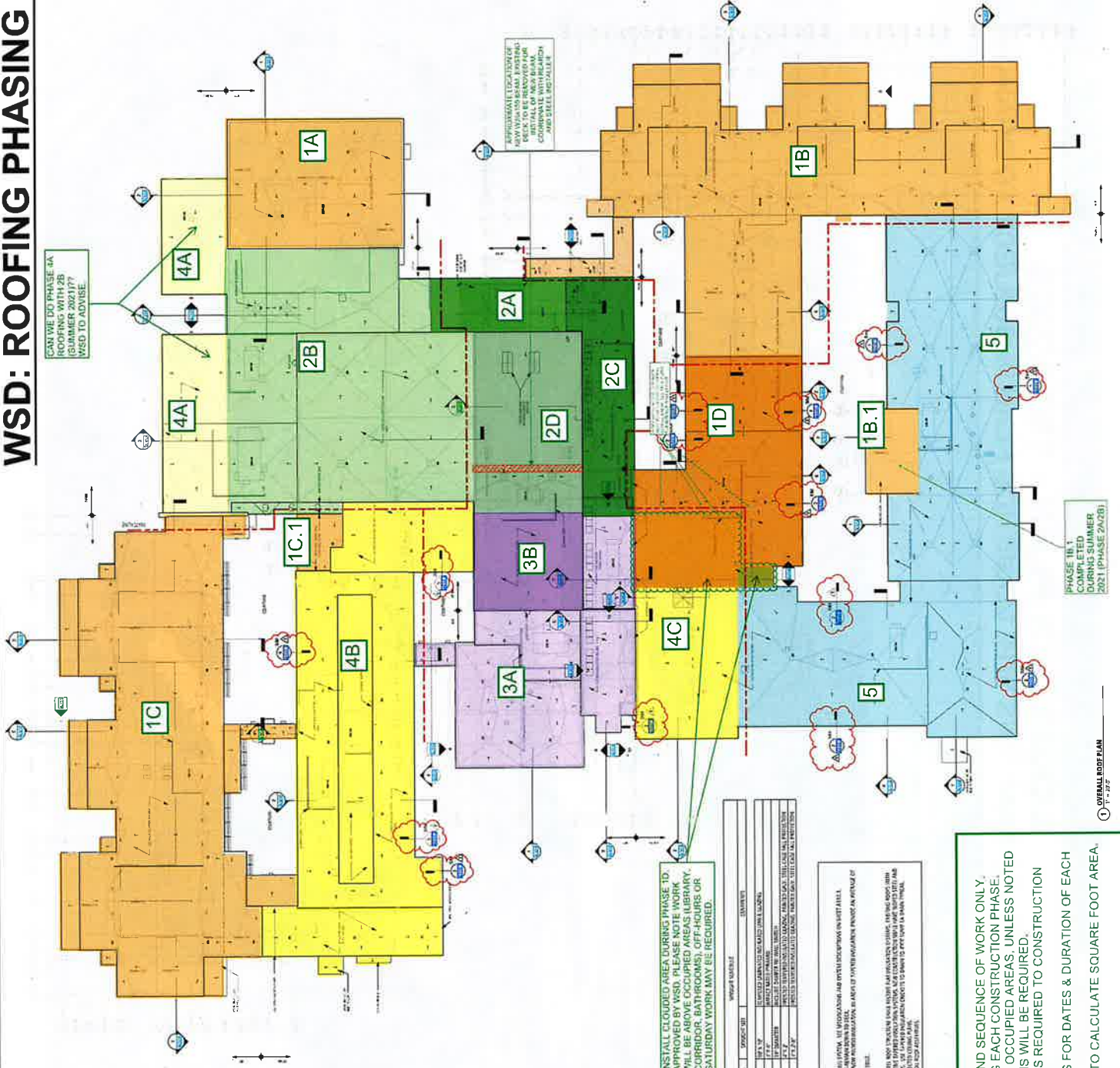




WSD: ROOFING PHASING PLAN

EXHIBIT E.2

[Signature] initial
initial



1 OVERALL ROOF PLAN
1" = 12' 0"

LOGISTICS PLAN - 11/19/2020

PLEASE NOTE THAT THIS SITE LOGISTICS PLAN IS SUBJECT TO CHANGE

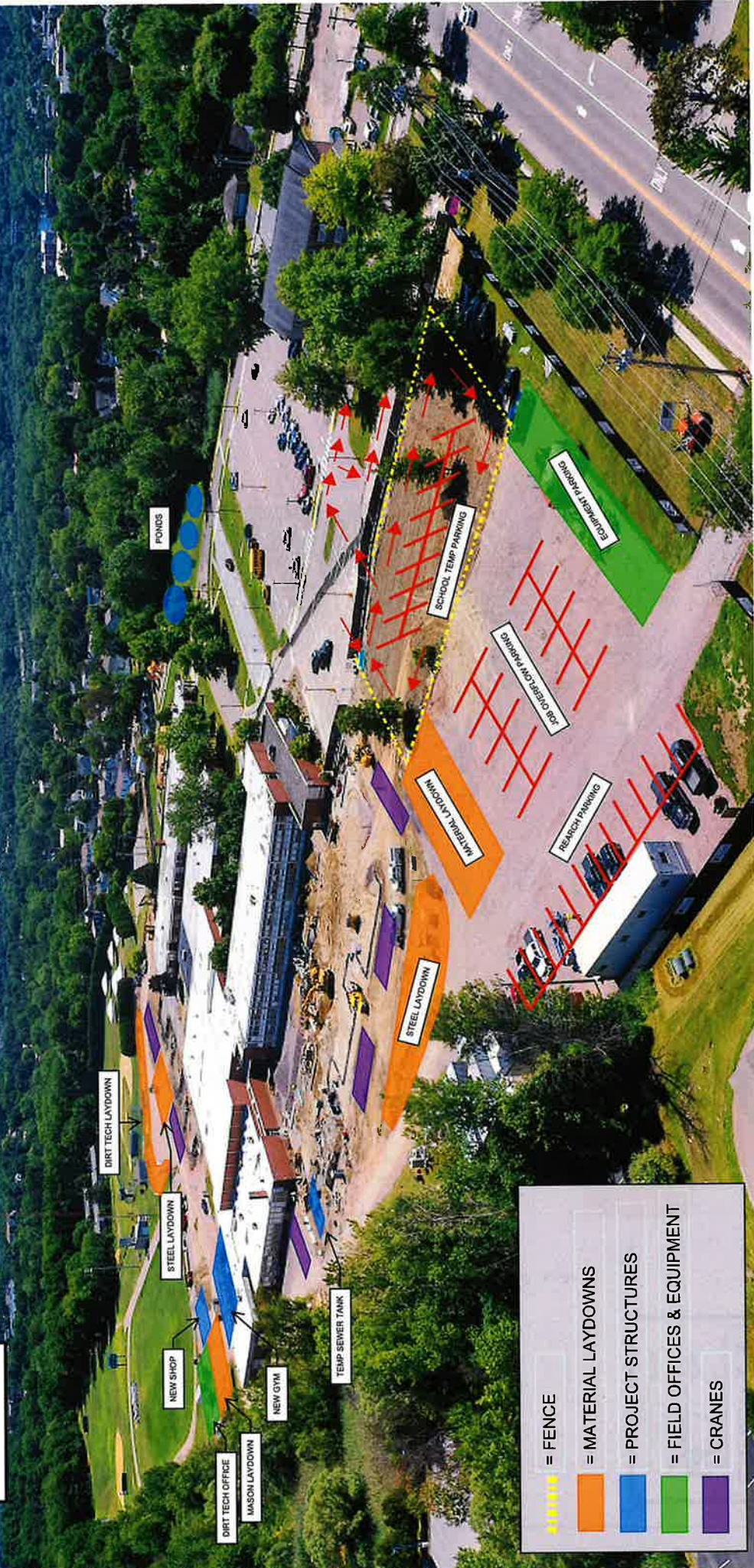


EXHIBIT G

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EXHIBIT G

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EXHIBIT G
Change Order Submittal Form

Change Order Request No.: _____ Date Submitted: _____

Project: _____

Name of Subcontractor/Entity: _____

DESCRIPTION OF WORK:

COST OF WORK:

Labor:

<u>Category</u>	<u>Hours</u>	<u>X</u>	<u>Hourly Rate =</u>	<u>Sub Total</u>	<u>Total</u>
				\$	

Material:

<u>Description</u>	<u>Quantity of Units</u>	<u>X</u>	<u>Unit Cost =</u>	<u>Sub Total</u>	<u>Total</u>
				\$	

Other Allowable Costs:

<u>Description</u>	<u>Quantity of Units</u>	<u>X</u>	<u>Unit Cost =</u>	<u>Sub Total</u>	<u>Total</u>

Total	\$
--------------	----

Markup _____%	
----------------------	--

Total	\$
--------------	----

Bonds and Insurance (at allowable rate)	\$
--	----

Total	\$
--------------	----

Proposed Change in Contract Time _____ days



Contractor Safety Program Requirements

Subcontractor Name	
Address	
Job Name	
Telephone Number	
Today's Date	
Health & Safety Contact Name	
Email	

1. Certificate of Insurance Documents

Please provide a copy of your certificate of insurance per the ReArch Exhibit A with the maintained, types of and amounts of insurance set forth, such insurance to be in satisfactory form to the Owner and maintained with responsible insurance carries qualified to do business in the State of Vermont and approved by the Owner.

2. Worker's Compensation Insurance – Experience Modification Rate (EMR)

Please obtain from your insurance agent you interstate EMR for your current rating period. Then complete the following data:

	Effective Dates	Modification Rates
Current policy year		

We require documentation for the above information. Any of the following methods are acceptable:

- Furnish a letter from your insurance agent, insurance carrier, or state fund (on their letterhead) verifying the EMR data listed above; or
- Furnish a copy of the page from each of your last three year's insurance policies showing the modification rate and the coverage period; or





CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 dd/mm/yyyy

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

 PRODUCER
 Your Agency
 Address
 City, State, Zip

EXHIBIT I

 initial

 initial

 CONTACT **Agency Contact**

NAME:

PHONE (A/C, No, Ext): (xxx) xxx-xxx

FAX

(A/C, No): (xxx)-xxx-xxxx

 E-MAIL ADDRESS: **Agents Email Address**

INSURER(S) AFFORDING COVERAGE

NAIC #

 INSURER A : **YOUR INSURANCE COMPANY**

xxxx

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED

 Subcontractors Name
 Address
 City, State, Zip

COVERAGES
CERTIFICATE NUMBER:
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X	X	Policy Number Additional Insured Waivers of Subrogation	DD/MM/YY	DD/MM/YY	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	X AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	Policy Number Additional Insured Waivers of Subrogation	DD/MM/YY	DD/MM/YY	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	X UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X	X	Policy Number Additional Insured Waivers of Subrogation	DD/MM/YY	DD/MM/YY	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	X	Policy Number Waivers of Subrogation Excluded Officers Y-N	DD/MM/YY	DD/MM/YY	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Winooski School District Renovations and Additions to Schools

Additional Insured status applies on Primary and Non Contributory basis for ReArch Company, Inc. Winooski School District and TruexCullins as Architect on General Liability, Auto Liability and Umbrella

Per Project Aggregate

Waiver of Subrogation in favor of Certificate Holder and Winooski School District General Liability, Auto, Work Comp, Umbrella

CERTIFICATE HOLDER

 ReArch Company, Inc.
 88 Technology Park Way, Suite 2
 South Burlington, VT 05403

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

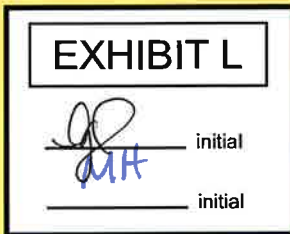
Agents Signature



Exhibit J

Winooski School District ReArch Addenda List

- Addendum #01A, #01B, #01C, #2, #3, #4, #5, #6**
- ReArch Supplemental Information #1, #2**



VERMONT CRIMINAL RECORD CHECK
Winooski School District
INFORMATION SHEET
Effective 1/1/19

THIS PROCEDURE MUST BE FOLLOWED PRIOR TO EMPLOYMENT/VOLUNTEERING

1. A Fingerprint Authorization Certificate (FAC) **MUST** be filled out and returned to the Central Office along with a CASH payment of either **\$13.25** for employment purposes or **\$11.25** for volunteer purposes. A representative from the Central Office will verify that you have paid the fee on the FAC form. You will also be asked to complete a Release Form authorizing us to complete the process. You will take the FAC with you to be printed and leave the Release Form with the Central Office.
2. Go to an identification center for fingerprinting (with the FAC form in hand). **Please call for an appointment.** There is a **\$25.00** charge for this service. **YOU MUST SHOW TWO (2) FORMS OF ACCEPTABLE ID:**
 - (1) Photo ID - passport, military ID, photo license, non-driver photo ID
 - (2) SS card, birth/marriage certificate, professional license, insurance card, non-photo driver's license, school/employee ID card

CHITTENDEN COUNTY IDENTIFICATION CENTERS:

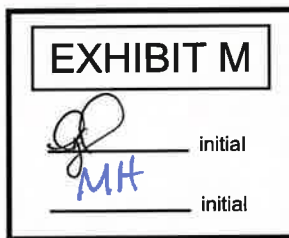
Chittenden County Sheriff's Office
70 Ethan Allen Dr.
So. Burlington, VT 05403
863-4341

You will be given a receipt showing that you have paid for the fingerprints. **The receipt needs to be returned to the Central Office.**

3. Please remember that although your employment may commence prior to receiving the results of the Criminal Records Check, it may not begin until you have completed the steps above and presented the receipt to the Central Office. Employment with the district is contingent upon a satisfactory criminal records check.

FOR PERSONS WHO HAVE UNDERGONE A FINGERPRINT SUPPORTED CHECK IN THE PAST YEAR:

If you have had a Criminal Records Check done in **another district** in the past 12 months, Winooski will be able to request the results of that **check from them**. You will need to fill out a Release Form for us to obtain the results of your **criminal record check**.



Vermont Correctional Industries
2559 Glen Road
Newport, Vermont, 05855
Phone: 802-334-3397
Fax: 802-334-3382
ahs.docvciwoodshop@vermont.gov

TO: Mike Hollister, ReArch Company

FROM: Marshall Rich, VCI Program Coordinator
Mike Lacoss, Sales & Marketing

2/24/2021:
PENDING REVISED PRICING FROM VCI TO GO
BACK TO HARDWOOD NOSING AND REMOVE
CREATIVE COUNTERS TEMPLATE COST.

RE: **Casework and Millwork Scope of Work for Winooski School District – Bid Package #3**

DATE: 2/19/2021

Listed below is the Vermont Correctional Industries (“VCI”) Scope of Work for Winooski School District – Bid Package #3. Please let me know if you have any questions.

VCI Scope of Work:

1. **Bid Amounts:** All casework and millwork will be provided in accordance with the architectural plans and the specifications listed below. VCI proposes to furnish casework and millwork for the lump sum amounts listed below:
 - 1.1. **Base Bid:** Four Hundred Sixty Eight Thousand Eight Hundred Fifty One Dollars and Fifty Six Cents (\$468,851.56).
 - 1.2. **Alternate BP3-7 – Benches:** Add Two Thousand One Hundred Thirteen Dollars and Eighty Six Cents (\$2,113.86) to the base bid.
 - 1.3. **Alternate BP3-12 – Tree:** Add Two Thousand Five Hundred Dollars and Zero Cents (\$2,500.00) to the base bid.
 - 1.4. **Alternate BP3-13 – Shadow Boxes:** Deduct One Thousand One Hundred Fifty Five Dollars and Sixty Cents (-\$1,155.60) from the base bid.
2. **Itemized Takeoff Price Sheet:** Attached is a takeoff price sheet detailing each item that VCI proposes to furnish and its cost followed by an overall pricing summary.
3. **Shop Drawings:** Upon being awarded the contract, VCI will furnish shop drawings in accordance with the architectural plans showing the location of each item, dimensioned plan and elevation views, and large scale details of VCI casework.
4. **Deliveries:** Included in this proposal is a fee for tailgate deliveries. Distribution will be by others. Estimated time from shop drawing approval to delivery is eight (8) weeks. All casework will be marked on the back of the item to correspond with VCI’s approved shop drawings, room numbers and cabinet numbers.
5. **Recognition of Contract Documents:** As of 2/19/2021, VCI has received and incorporated into its takeoff price sheet the Winooski School District – Bid Package #3 Drawings and Project Manual dated 9/4/2020, Addendum #1.A dated 9/14/2020, Addendum #1.B dated 9/17/2020, Addendum #1.C dated 9/18/2020, Addendum #2 dated 9/18/2020, Addendum #3 dated 9/23/2020, Addendum #4 dated 9/25/2020, Addendum #4 r1 dated 9/28/2020, Addendum #5 dated 9/25/2020, Addendum #6 dated 9/28/2020, ReArch Supplemental Information Release #01 dated 10/1/2020, ReArch