

UNIVERSITY OF MAINE SYSTEM

Construction Contract Agreement

THIS AGREEMENT is made and entered into the ____ day of ____ 20____, by and between the Contractor * Contractor and Address * and the University of Maine System acting by and through the University of * Campus and Address *.

WITNESSETH: That the Owner and the Contractor for the considerations hereinafter named agree as follows:

ARTICLE 1. SCOPE OF THE WORK

The Contractor shall furnish all of the materials and perform all of the work described in the Contract Documents entitled ____, prepared by ____, acting as and in these Contract Documents entitled the Architect and/or Engineer.

ARTICLE 2: START AND TIME OF COMPLETION

The date of the commencement of work shall be the date of this Agreement and shall be substantially completed on or before ____ subject to adjustments as provided in the Contract Documents.

The Contractor and the Contractor's surety, if any, shall be liable for and shall pay the Owner the following stipulated liquidated damages for each calendar day of delay after the date established for Substantial Completion until the Work is substantially complete: ____ Dollars \$ ____ per calendar day.

ARTICLE 3: THE CONTRACT SUM

The Owner shall pay the Contractor for the performance of the Contract as follows ____ Dollars, \$ ____, subject to adjustments as provided in the Contract Documents

The Contract Sum is based upon the following Alternates and Unit Prices, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

Alternate (1)	_____	Alternate (2)	_____	Alternate (3)	_____
Unit Prices					
Item	_____	Price	_____		
Item	_____	Price	_____		

Final payment shall be made after completion and acceptance of the work as provided in the Contract Documents.

ARTICLE 4: THE CONTRACT DOCUMENTS

The Contract Documents for this project, except for modifications issued after execution of this agreement, consist of:

- .1 This agreement.
- .2 AIA Document A201-2017, General Conditions of the Contract for Construction, as modified by the University.
- .3 AIA A101 – 2017, Exhibit A, Insurance and Bonds, as modified by the University.

- .4 The Specifications as outlined in the Project Manual (Name and date).
- .5 The Drawings as listed in the Project Manual.
- .6 The Addenda (List the addenda and dates issued).
- .7 Other documents if any (List any other documents that are intended to be part of the Contract)

ARTICLE 5: OWNER’S REPRESENTATIVES

The Owner’s Representative on this project will be _____, who is authorized to sign contracts and other legal documents related to this project on behalf of the Owner.

The Owner’s Project Manager on this project will be _____.

The Owner and the Contractor hereby agree to the full performance of the covenants herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate on the day and year first above written.

UNIVERSITY OF MAINE SYSTEM

Company

Company

By: _____

CBO's Name
Chief Business Officer
University of Maine * **Location** *

By: _____

(printed name)
Title

Witness

Witness