ADDENDUM NO. 1 – Invitation to Bid for the Central NM Community College Student Services Center Improvements – This addendum forms part of the Contract Documents and modifies the original Contract Documents. All other parts of the Contract Documents remain unchanged. All bidders must acknowledge receipt of this addendum in the Bid Proposal.

A. Revisions to Project Manual:

   Not Applicable

A. Revisions to Drawings:

   Not Applicable

C. Questions from Bidders:

   Q. Sheet A401, Note “P”: Approximate location of the Kiosk
      Is it in the design of the new kiosk for placement over the existing electrical stub, or will
      It be necessary to saw cut and relocate the existing data and electrical to accommodate?
      A. See Note “V” on Sheet A401. The Owner-supplied kiosk will be systems furniture and it
         is intended to be placed at the existing stub-outs location; there is no expectation for new
         or relocating existing stub outs.

   Q. Sheet E101 / Two Floor Lobby Lighting Control Detail
      Is this control system in Bid Lot #1 or Bid Lot #2 not quite clear?
      A. As per the drawings, Bid Lot #2 is where the 2nd Story light fixtures will be removed and
         replaced and all associated controls will be modified at that time.

   Q. Sheet A131 / Note Barrel Vault / Steel Ribbing (New Paint)
      The painting of the exterior ribbing will require extensive scaffolding in order to paint
      the radius of the vault. Is it possible to paint the front elevation portions only?
      A. If the Contractor determines that the painting of the EXTERIOR (large) vault ribbing
         will require major scaffolding or expense, the painting of the exterior larger vault can be
         limited to the trim, ribbing and mullions at both ends

D. Other Attachments:

   1. Pre-Bid Sign-in-Sheet.
   2. Agenda from Pre-Bid Conference and Site Visit.
   3. Copy of Plan Holders List as of Monday, 20 August 2012.

   ADDITIONAL QUESTIONS AND ANSWERS WILL APPEAR IN ADDENDUM #2 TO

End of ADDENDUM NO. 1
# MEETING ATTENDANCE

**CNM STUDENT SERVICES CENTER IMPROVEMENTS**

**PRE-BID MEETING**

<table>
<thead>
<tr>
<th>NAME</th>
<th>ORG./COMPANY</th>
<th>TEL.</th>
<th>FAX</th>
<th>E-MAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike Oliver</td>
<td>Enterprise Builders</td>
<td>796-7343</td>
<td>857-0054</td>
<td><a href="mailto:MOLIVER@ECONM.com">MOLIVER@ECONM.com</a></td>
</tr>
<tr>
<td>David Langley</td>
<td>LUL Construction</td>
<td>948-4165</td>
<td></td>
<td><a href="mailto:david.l@lulconstructionnm.com">david.l@lulconstructionnm.com</a></td>
</tr>
<tr>
<td>Patrick Candelaria</td>
<td>Sandia Electric</td>
<td>280-7769</td>
<td>345-1236</td>
<td><a href="mailto:SandiaElectric@msn.com">SandiaElectric@msn.com</a></td>
</tr>
<tr>
<td>Bill Lewis</td>
<td>Longanai Const Service</td>
<td>858-1360</td>
<td>858-1437</td>
<td><a href="mailto:Lesing@comcast.net">Lesing@comcast.net</a></td>
</tr>
<tr>
<td>Jon Watkins</td>
<td>DLM Contracting</td>
<td>822-9747</td>
<td>822-7455</td>
<td><a href="mailto:jon@dlmcontracting.com">jon@dlmcontracting.com</a></td>
</tr>
<tr>
<td>Damien Marka</td>
<td>DLM Contracting</td>
<td>822-9747</td>
<td>822-9747</td>
<td><a href="mailto:Damien@dlmcontracting.com">Damien@dlmcontracting.com</a></td>
</tr>
<tr>
<td>Lawrence Trujillo</td>
<td>B&amp;D Industries</td>
<td>975-8600</td>
<td>881-4364</td>
<td><a href="mailto:LT@BANDOINDUSTRIES.COM">LT@BANDOINDUSTRIES.COM</a></td>
</tr>
<tr>
<td>James Cavis</td>
<td>Synergy Electric</td>
<td>449-2041</td>
<td>384-7003</td>
<td><a href="mailto:JCAVIS@AOL.COM">JCAVIS@AOL.COM</a></td>
</tr>
<tr>
<td>Greg Sandoval</td>
<td>SMA</td>
<td>505-750-1724</td>
<td></td>
<td><a href="mailto:greg@SandovalArchitecture.com">greg@SandovalArchitecture.com</a></td>
</tr>
<tr>
<td>Greg Van Wart</td>
<td>CNM</td>
<td>224-4145</td>
<td>034-4548</td>
<td><a href="mailto:gvw2@cnm.edu">gvw2@cnm.edu</a></td>
</tr>
<tr>
<td>NAME</td>
<td>ORG./COMPANY</td>
<td>TEL.</td>
<td>FAX</td>
<td>E-MAIL</td>
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<tr>
<td>Jim Demerson</td>
<td>Greenhut Muntly</td>
<td>828.144</td>
<td>828.949</td>
<td><a href="mailto:pecos@gmail.com">pecos@gmail.com</a></td>
</tr>
<tr>
<td>Scott Bittleman</td>
<td>First Man Coast</td>
<td>843.9990</td>
<td>843.892</td>
<td><a href="mailto:Everett@firstman.net">Everett@firstman.net</a></td>
</tr>
<tr>
<td>Rawland Tessenor</td>
<td>B&amp;D Industries</td>
<td>991.4656</td>
<td>881.4364</td>
<td><a href="mailto:Rawland@BandIndustries.com">Rawland@BandIndustries.com</a></td>
</tr>
<tr>
<td>Corey Englebreke</td>
<td>Clover Leaf</td>
<td>220.3032</td>
<td>998.9606</td>
<td><a href="mailto:Englebreake@CloverSolutions.us">Englebreake@CloverSolutions.us</a></td>
</tr>
<tr>
<td>EUGENE PADILLA</td>
<td>CWS</td>
<td>559.4720</td>
<td></td>
<td>epadilla@commedia</td>
</tr>
<tr>
<td>Ariela Rivera</td>
<td>SMA - INTERIORS</td>
<td>670.5263</td>
<td></td>
<td>arivera@commedia</td>
</tr>
<tr>
<td>Myrna Marquez</td>
<td>CWM</td>
<td>224.4560</td>
<td></td>
<td><a href="mailto:mmarquez@ecsm.edu">mmarquez@ecsm.edu</a></td>
</tr>
</tbody>
</table>
Central NM Community College, Purchasing Dept. Bid Invitation 2012

BID NUMBER: T-2867
SMa Project No. 1203

Pre-Bid CONFERENCE & SITE VISIT AGENDA
Tuesday, 14 August, 2012 — 1:30 PM

Student Services Center
900 University Blvd. SE / Albuquerque, NM

Prospective Bidders Please Sign-in
1:30 PM Tuesday, 14 August 2012
Meet in Room No. 205

Introductions
CNM Community College
Lead Project Manager.— Myrna Marquez
Enrollment Services, Assoc. V.P. — Eugene Padilla, Ed.D.
Purchasing Dept., Sr. Buyer — Greg Van Wart

A/E Team
Sandoval Moots Architects, L.L.C.
Greg G. Sandoval, AIA - Principal Architect In Charge
Ariela Rivera, Interior Architecture

Electrical/Communications Engineer:
Harvey Peel, Principal, Engineer-of-Record
Central NM Community College

**BIDDING PHASE**

**CNM MAIN – Student Services Center Improvements**

**Project Descriptions**

Greg Sandoval, AIA, Principal Architect

A single phase project (with two possible alternate Bid Lots) consisting of tenant improvements to a two story building. The Work includes Architectural, Electrical, and Special Systems work.

**BID LOT NO. 1: (Refer to Construction Documents/Specifications for details)**

- General Demolition (H. Metal Frames, Rolling Grilles, …)
- New Storefront Entry Systems
- New Doors, Hardware & HC Automatic Door Operators
- New Suspended Ceiling Grid & Tiles
- New 2x4 Light Fixtures @ Vestibule
- New Entry Walk-off Tile Carpet
- New Data/Electrical/Power
- Misc. Drywall, Patching, Painting

**BID LOT NO. 2: (Refer to Construction Documents/Specifications for details)**

- General Demolition (Light Fixtures, Acoustical Panels, …)
- New Light Fixtures @ Atrium
- New Acoustical Panels
- Clean Mechanical Supply Grilles
- Misc. Drywall, Patching, Painting
- Paint - Vault, Window Frames, Glazing Assemblies, Associated Doors /Frames

**BID LOT NO. 3: (Refer to Construction Documents/Specifications for details)**

- Paint – Remaining Door/Window Assemblies, Parapet Coping, Guard Railing, Exterior Railing, Misc.

**Location**

900 University Blvd. SE, Albuquerque NM 87106

**Construction Schedule**

- Base Bid (Lot 1): 60 Consecutive Calendar Days
- Alternate #1 (Lot 2): 40 Consecutive Calendar Days
- Alternate #2 (Lot 3): 30 Consecutive Calendar Days
- Liquidated Damages: $1000/day- After Contract Completion

**Summary of Work**

See Section 011000 – Owner will maintain occupancy of facility. ALL WORK will be performed after business hours.

**Alternates (Bid Lots)**

- Base Bid (Lot 1) and Two (2) Alternates (Bid Lots 2 & 3). Refer to Construction Documents delimiting the area for Bid Lots (Alternates).

**Bid Response Forms**

Refer to Sections 002000. INCLUDE ALL REQUIRED BID DOCUMENTS in Bid packages.

**Bid Addenda**

Addendum No. 1 – will be released shortly following the pre-bid conference. Questions and requests for clarification are to be presented in written form. Responses will be written and issued as addenda. No verbal response shall be binding.

**SANDOVAL MOOTS ARCHITECTS, L.L.C.**
BIDS DUE
3:00 PM (local time) – Thursday, 30 August 2012
Central New Mexico Community College (CNM)
Main Campus
525 Buena Vista SE, A Building, Room #A109
Albuquerque, New Mexico, 87106
NOTE: Bids received after that time will not be accepted. Bids will be opened publicly and read aloud at that time and location. All interested parties are invited to attend. The reading of Bids is for information only.

Overview of Bidding Requirements
See Section 00010. Bids will be received as specified in the Bidding/Contract Documents. **CONDITIONAL BIDS WILL NOT BE ACCEPTED.**

Information
Any and all Questions regarding the Bid must be submitted in writing to the CNM Buyer:
Greg Van Wart  
gvanwart@cnm.edu  
tel. 505.224.4546
525 Buena Vista SE
Attn: Purchasing Department
Albuquerque, NM 87106

Plan Checking & Permitting (CID)
Each Bidder shall include as part of the Bid any Plan Checking Fee & Permit Fee as charged NM CID (or any other applicable entity or agency with jurisdiction over the Project)

Overview of Contract Requirements
CNM General Terms and Conditions – 00150
Bid Response Forms – Section 00200
AIA Document A201-2007 – Section 00300
State of NM Wage Decision no. BE-12-1199 B – Section 00400

Consideration of Bids
It is the intent of the Owner to award a Contract to the lowest responsible Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available.
Overview of Project Procedures

Notice to Proceed - 006810
Modification Change Request (MCR) / CO’s – Section 00500
ASIs, RFPs, CCDs, - Section 013100
Pay Requests - Section 012900
Schedule of Values / Construction Schedule – Section 013200

SANDOVAL MOOTS
ARCHITECTS, L.L.C.
Central NM Community College
BIDDING PHASE
AGENDA

CNM MAIN – Student Services Center Improvements

Section 013100  Project Management and Coordination: As a minimum, the Contractor shall provide one (1) Project Manager to administer the project, and one (1) full-time Superintendent on-site.

Section 013300  Submittal Procedures: requirements.

Section 015000  Temporary Facilities and Controls: Overview requirements.

Section 016000  Product Requirements: Substitutions will not be reviewed during Bidding Period, refer to 2.2.A. “Comparable Products”. Any requested

Section 017700  Closeout Procedures: Overview of requirements.
• Substantial Completion
  Base Bid (Lot 1) – 60 days
  Bid Lot 2 – 40 days
  Bid Lot 3 – 30 days
• Punchlist – 30 days (Over 30 days = Liquidated Damages)
• Certificate of Final Completion (Issued upon punchlist completion)
• Warranty Period = 11 Months (After Certificate of Final Completion is issued)

Other Issues / Topics

Section 099113  Painting: Preparation and Finishes for Metal for Paint over existing Anodized Aluminum Frames.

SANDOVAL MOOTS
ARCHITECTS, L.L.C.
# Pre-Bid Conference & Site Visit

**AGENDA**

**Central NM Community College**  
**BIDDING PHASE**

**CNM MAIN – Student Services Center Improvements**

| Contract Documents | Overview Construction Documents:  
|                    | Albuquerque Reprographics  
|                    | Project Manual and Construction Documents  
|                    | (reimbursable deposit = $100 each) |

| Additional Locations for Viewing | Available at Plan Rooms and Albuquerque Reprographics |

| Permitting | Construction Documents review NM Construction Industries Division is required for Permit on Architectural and Electrical portions. Submit after Contract Award.  
|            | The Awarded General Contractor is responsible for paying all the plan check/permit fees at CID. |

| Inspections & Testing | All required inspections & testing fees for all portions of the construction are the responsibility of General Contractor. |

| Contract Agreement | See attached: AIA 101-2007 Standard Form of Agreement Between Owner & Contractor |

**Greg Van Wart, Sr. Buyer**  
**CNM Purchasing Dept.**  

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**Sandoval Moores Architects, L.L.C.**
Central NM Community College  
BIDDING PHASE  
CNM MAIN – Student Services Center Improvements

Pre-Bid CONFERENCE & SITE VISIT  
AGENDA

SMA - AGENDA  
Overview of Architectural Requirements and Special Issues:
1. **Base Bid = Bid Lot no. 1, Alternates = Bid Lots no.s 2 and 3.**
2. **Demolition:**
   - All demolition shall take place after business hours (business hours are 7:00 a.m. to 5:30 p.m., Monday through Friday) and/or on weekends, Contractor must coordinate with Owner for scheduling all demolition work.
   - **Clean-up of demolition**, dust and debris is the responsibility of the Contractor and must be completed on a daily basis in construction Work area and adjacent spaces affected.
   - **Smoke Detectors:** After coordination with Owner for all demolition and new construction work, assure that all smoke detectors, in the area of Work and immediately adjacent, are covered and protected from dust. Remove all covers at the end of each work day to assure proper operation during normal business hours.
3. **New Construction / On-Site Work Hours**
   - All shall take place outside of business hours unless granted prior approval by Owner. Proposed Work hours shall be after 5:30 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m., Saturday and Sunday; unless otherwise indicated or approved by Owner.
   - Building shall be maintained to allow Owner full operation. Contractor shall have limited use of portions of the building for construction operations as indicated on Drawings by the Contract (Bid Lot) limits.
4. Construct temporary barriers for only the immediate area comprising each Bid Lot construction operation. Coordinate with the Owner for the location of temporary barriers.
5. Allowance (Sec. 012100): **Temporary way-finding signage** is the responsibility of the Contractor. Coordinate text, type and location with Owner.
6. **Owner-Furnished Products:** Systems furniture and associated equipment as indicated on drawings. Coordinate with Owner for delivery and installation and connection of data/phone/electrical.
7. **Salvage of Existing Materials:** Owner reserves the first right of refusal to accept any other removed items.
8. **Security and Door Hardware:** Coordinate with Owner prior to ordering products and installation.
Pre-Bid CONFERENCE & SITE VISIT

AGENDA

Central NM Community College

BIDDING PHASE

CNM MAIN – Student Services Center Improvements

Technical Spec’s - Div. 26
Harvey Peel, P.E. - Electrical Engineer

Eng3 Group, Inc. - Agenda

Overview of Electrical Requirements and Special Issues:

1. All removed luminaire ballast and lamps when being disposed of shall be in accordance with all Environmental State and Federal Standards. Complete and distribute required paperwork to Architect.

2. New luminaires were specified in concert with Architect, Engineer, and Owner. Any proposed substitutions will be required to meet or exceed those of the specified product.

3. Follow Electrical Specifications. Metal Clad Cable / NEC Article 330 and other similar wiring methods are not approved unless specifically written approval is granted by Owner.

Closing

Contact Greg Van Wart, CNM Sr. Buyer with additional questions.
PHONE (505) 224-4546 / FAX (505) 224-4548
E-mail address: gvanwart@cnm.edu

All questions (in written form only), must be received prior to 5 PM, Thursday, 23 August 2012.
Final Addendum, if required, will be issued no later than Tuesday, 28 August 2012.

Final Questions

Questions and/or Observations from those in attendance.

Site Visit

Immediately following the meeting we will make a group visit through the existing SSC facility located at 900 University Blvd., Albuquerque, NM.

Please sign in, if you haven’t already.

END OF MEETING

S A N D O V A L    M O O T S
ARCHITECTS, L.L.C.
AGREEMENT made as of the ___ day of ___ in the year ___
(In words, indicate day, month and year)

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

Governing Board of Central New Mexico Community College (CNM)
525 Buena Vista Dr. SE
Albuquerque, NM 87106
Telephone Number: 505-224-4546
Fax Number: 505-224-4548

and the Contractor:
(Name, address and other information)

Gerald Martin, Ltd.
8501 Jefferson NE
Albuquerque, NM 87113
Telephone Number: 505-828-1144
Fax Number: 505-828-9491

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

CNM Student Resource Center
835 Buena Vista SE
Albuquerque, NM 87106Template

The Architect:
(Name, address and other information)

AECOM (DMJM) Design
2777 E. Camelback Rd., Suite 200
Phoenix, AZ 85016
Telephone Number: 602-337-2700
Fax Number: 602-337-2620

The Owner and Contractor agree as follows.
TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS
2 THE WORK OF THIS CONTRACT
3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4 CONTRACT SUM
5 PAYMENTS
6 DISPUTE RESOLUTION
7 TERMINATION OR SUSPENSION
8 MISCELLANEOUS PROVISIONS
9 ENUMERATION OF CONTRACT DOCUMENTS
10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS
The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT
The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The commencement date will be fixed in a notice to proceed.

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner’s time requirement shall be as follows:

N/A

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

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than 540 days
from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

N/A
<table>
<thead>
<tr>
<th>Portion of Work</th>
<th>Substantial Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

$1,500.00

ARTICLE 4  CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be Twenty-four Million Eight Hundred Thirty-two Thousand One Hundred Eighty-five Dollars and Zero Cents ($24,832,185.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

Alternate #1

§ 4.3 Unit prices, if any:

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Units and Limitations</th>
<th>Price Per Unit</th>
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</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
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</table>

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

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

ARTICLE 5  PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

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

N/A

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the Fifteenth day of the sameFollowing month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Fifteen (15) days after the Architect receives the Application for Payment.

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

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported...
by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor’s Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Zero Percent (0.00%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of Zero Percent (0.00%);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and

(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

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

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

N/A

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

N/A
ARTICLE 6   DISPUTE RESOLUTION
§ 6.1 INITIAL DECISION MAKER
The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless
the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker,
if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION
For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the
method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution
below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims
will be resolved by litigation in a court of competent jurisdiction.)

   □ Arbitration pursuant to Section 15.4 of AIA Document A201–2007
   □ Litigation in a court of competent jurisdiction
   □ Other (Specify)

ARTICLE 7   TERMINATION OR SUSPENSION
§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document
A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8   MISCELLANEOUS PROVISIONS
§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract
Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract
Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated
below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is
located.
(Insert rate of interest agreed upon, if any.)

   per annum

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

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

§ 8.5 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days written notice to the
other party.
§ 8.6 Other provisions:

ARTICLE 9  ENUMERATION OF CONTRACT DOCUMENTS
§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

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

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

§ 9.1.3 The Supplementary and other Conditions of the Contract:

<table>
<thead>
<tr>
<th>Document</th>
<th>Title</th>
<th>Date</th>
<th>Pages</th>
</tr>
</thead>
</table>

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

| Title of Specifications exhibit |

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

| Title of Drawings exhibit |

§ 9.1.6 The Addenda, if any:

<table>
<thead>
<tr>
<th>Number</th>
<th>Date</th>
<th>Pages</th>
</tr>
</thead>
</table>

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

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

ARTICLE 10  INSURANCE AND BONDS
The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.
(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)
This Agreement entered into as of the day and year first written above.

OWNER (Signature)
(Printed name and title)

CONTRACTOR (Signature)
(Printed name and title)
### CNM Main campus Student Services Center tenant Improvements

Click on a row heading to sort.  

<table>
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<tr>
<th>Date/Status</th>
<th>Company</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
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<td>Simard Electric, Albuquerque, NM</td>
<td>#35/Thomas/SUB Tel: 505-268-2272 Fax: 505-286-0247</td>
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<td>Duke City Builders, Albuquerque, NM</td>
<td>#34/Dustin/GC Tel: 505-504-0013 Fax: 505-435-4043</td>
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<td>210 Construction, Albuquerque, NM</td>
<td>#31/Michael/Sub Tel: 505-459-3231 Fax: 505-833-0186</td>
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<td>K &amp; L Electric, Albuquerque, NM</td>
<td>#29/Jose/Sub Tel: 505-200-4905 Fax:</td>
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<td>EF/Tiffany/PR Tel: 800-304-2099 Fax: 866-570-8187</td>
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<td>#25/#25/veretti/GC Tel: 505-843-8990 Fax: 505-843-8992</td>
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<td>#21/Anthony/Sub Tel: 505-797-1889 Fax: 505-821-8666</td>
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<td>Steel Specialties Inc.</td>
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<td>AMC - GC</td>
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