

Building: **100XXXX – Building Name**

Project Name: **Project Name**

AEC Project #: **P000XXXXX**

DRAFT

**AGREEMENT**  
BETWEEN THE CONTRACTOR AND THE OWNER  
FOR CONSTRUCTION

OWNER: THE REGENTS OF THE UNIVERSITY OF MICHIGAN

CONTRACTOR: **Contractor Firm Name**  
**Contractor Address**  
**Contractor City, State Zip**

PROJECT: **Building Name**  
**Project Description**  
U-M Project Number P000XXXXX  
Bidpack **XX**

LOCATION: ANN ARBOR, MI

DESIGN PROFESSIONAL: **DP Firm Name**  
**DP Address**  
**DP City, State Zip**

WORK TO BE COMMENCED: IMMEDIATELY

SUBSTANTIAL COMPLETION DATE: **Completion Date**

CONTRACT SUM: \$ **XX,XXX,XXX**

NOTICE TO PROCEED DATE: **Date of NTP**

Building: **100XXXX – Building Name**

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THIS AGREEMENT made this day of **Date of Notice to Proceed** in the year Two Thousand and **Year** by and between **Contractor Firm Name** having its principal offices at **Contractor Address, Contractor City, State, ZIP**, hereinafter called the CONTRACTOR, and THE REGENTS OF THE UNIVERSITY OF MICHIGAN, a Constitutional Corporation, having its principal offices in Ann Arbor, Michigan, hereinafter called the OWNER.

The Contractor and the Owner, for the consideration stated herein, agree as follows:

SECTION 1 - SCOPE OF THE WORK:

The Contractor shall furnish all of the materials and perform all of the Work shown on the Drawings and described in the Specifications entitled:

**Building Name**

**Project Description**

UM Project Number P000XXXXX

Bidpack **XX**

Prepared by:

**DP Firm Name**

**DP Address**

**DP City, State ZIP**

and acting as the Design Professional in these Contract Documents.

SECTION 2 – THE CONTRACT TIME:

The Work to be performed under this Contract shall be commenced on **MM/DD/YYYY** (Notice to Proceed date) and shall be substantially completed ready for use on or before the Substantial Completion Date of **MM/DD/YYYY**.

SECTION 3 - THE CONTRACT SUM:

The Owner shall pay the Contractor for performance of the Contract, subject to additions and deductions provided therein, in current funds as follows:

**Write out dollar amount** \_\_\_\_\_ Dollars (\$ **XXX,XXX,XXX**)

The Contract Sum is determined on the basis of the following:

|                                     |    |                   |
|-------------------------------------|----|-------------------|
| Base Bid Amount:                    | \$ | <b>X,XXX,XXX</b>  |
| Alternates                          | \$ | <b>XX,XXX</b>     |
| Owner's Options/Voluntary Alternate | \$ | <b>XX,XXX</b>     |
| CONTRACT SUM                        | \$ | <b>XX,XXX,XXX</b> |

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SECTION 4 - PROGRESS PAYMENTS AND FINAL PAYMENT:

The Owner shall make Progress Payments and Final Payment on account of the Contract as provided in Sections 9.4 and 9.9, respectively, of the Standard General Conditions (**TBD**).

SECTION 5 - THE CONTRACT DOCUMENTS:

The Contract Documents form the Contract, and they are as fully a part of the Contract as if hereto attached or herein repeated. The Contract Documents are enumerated in the Standard General Conditions (**TBD**), Section 1.1.14, and include without limitations:

- This Agreement;
- U-M Standard General Conditions Where the Owner has Retained the Services of a Contractor (**TBD**);
- U-M Special Conditions, if included in the bidding documents;
- Project Specifications dated **MM/DD/YYYY**;
- Project Drawings dated **MM/DD/YYYY**;
- Pre-Bid Addenda Nos. **X, X, and X**; and
- Post-Bid Addenda Nos. **X, X, and X**.

The Contractor's signature on this Agreement indicates that the Contractor has read and will comply with the requirements of each of these documents.

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Project Name: **Project Name**

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AEC Project #: **P000XXXXX**

The parties hereto have executed this Agreement the day and year first above written.

(FIRM NAME)

THE REGENTS OF THE UNIVERSITY OF MICHIGAN

Contractor

Owner

By \_\_\_\_\_  
(Signature)

By \_\_\_\_\_  
Kevin P. Hegarty  
Executive Vice President and Chief Financial Officer

\_\_\_\_\_  
(Printed Name)

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