



Capital Planning & Budget
UW-Managed Program
780 Regent Street, Suite 210
Madison, WI 53715
(608) 263-4409

June 17, 2022

To: All Contractors Bidding on and Contracted Directly with UWSA/BOR in the UW-Managed program

Subject: Summary of 2022 changes in the June 17, 2022, GC Contract

This note summarizes the changes made to the currently used contracts, dated June 17, 2022, to the previous version dated June 30, 2021.

A101 Summary of changes:

1. Article 1, The Contract Documents. Updated to provide accurate enumeration of documents.
2. 5.2, Final Payment. Added language providing specificity regarding final payment.
3. Article 6, Dispute Resolution. Revised language to make it consistent with A201 dispute resolution provisions.
4. Article 9, Enumeration of Contract Documents. Deleted this article in its entirety because it is now duplicative of language in Article 1.
5. Various minor technical modifications throughout the document.

A201 Summary of Changes:

1. 1.1.1, The Contract Documents. Updated to provide further clarity regarding enumeration of documents.
2. 1.1.8, Initial Decision Maker. Revised to reflect that the Initial Decision Maker is the University of Wisconsin System Senior Associate Vice President.
3. 1.1.16, Owner's Representative. Changes related to Owner's Representative's authority to delegate responsibility.
4. 2.3.7, Information and Services Required of the Owner. Revisions regarding contractor responsibility to report discrepancies in information.
5. 3.1.1, The Contractor. Revisions intended to provide more concise definition of contractor.
6. 3.1.2, The Contractor. Revisions regarding contractor's standard of performance.
7. 3.2.4, Review of Contract Documents and Field Conditions by Contractor. Revisions regarding allocation of cost for construction activities involving errors in construction documents.
8. 3.3.3.9, Supervision and Construction Procedures. Deleted.
9. 3.5.1, Warranty. Revisions regarding warranty exclusivity.
10. 3.5.4, Warranty. Deleted.
11. 3.10.1, Contractor's Construction and Submittal Schedules. Revisions regarding contractor standard of performance.
12. 5.3.4, Subcontractor Relations. Clarifications regarding provisions contractor must include in subcontracts.

13. 7.1.4, Changes in the Work. Revisions regarding authorization for changes to work that increase contract sum or contract time.
14. 9.6.2, Progress Payments. Revisions regarding provisions contractor must include in subcontracts.
15. 11.2.6 Minimum Limits Required. Various changes to the minimum insurance coverage required for the Contractor. Some are based on the cost of the project. Please review for exact changes to: Excess Liability Umbrella each occurrence, Professional Liability, and Contractors Pollution Liability (CPL).
16. 11.3.3. This Deductible on insurance was clarified by stating the deductible cap amount in the Contractor's responsibility.
17. 11.3.4. Adjusted the language back towards the base AIA contract language (11.4 in the original AIA A201 document). The intent of this change is to clarify the Owner may carry Loss of Use Insurance. Owner will carry Property insurance or be covered by the State's self-insured coverage.
18. 14.1.3, Termination or Suspension of the Contract. Clarifying language on contractor remedies upon termination.
19. 14.2.1, Termination by the Owner for Cause. Clarifying language on what may trigger termination for cause.
20. 14.4.3, Termination by the Owner for Convenience. Clarifying language regarding reasonable costs incurred by reason of termination.
21. Article 15, Claims and Disputes. Various revisions clarifying and streamlining the contractor claims process.
22. 15.1.7, Waiver of Claims for Consequential Damages. This base AIA provision has been reinstated.
23. Various minor technical modifications throughout the document.