

2027

Assuming

[X] By the following date: State Approval of Contract 06/01/2026, substantial completion 01/15/2027.
This is a preliminary estimate of construction time. Construction start date is subject to permitting and state approval of the construction contract. Schedule duration to remain fixed regardless of construction start date (subject to adjustment based on seasonal limitations).

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	N/A

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

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 Eight Hundred and Eighty Five Thousand Dollars and Zero Cents (\$885,000.00), subject to additions and deductions as provided in the Contract Documents.

Note: Gilbane Insurances, in the amount of \$24,897.77, which is included in the above total, will be funded by and billed directly to the Maryland Zoo in Baltimore. State of Maryland Funding: \$885,000-\$24,897.77= \$860,102.23

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

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

Item	Price	Conditions for Acceptance
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§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
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§ 4.4 Unit prices, if any:

(Identify the item 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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§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

N/A

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Adam Wyatt, Project Manager
1876 Mansion House Drive
Baltimore, MD 21217

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Mark Blanchard, Project Executive
1215 E. Fort Ave.
Baltimore, MD 21230

Contractor's insurance shall identify the following parties as named insureds: Maryland Zoological Society, Inc. (d/b/a Maryland Zoo in Baltimore); State of Maryland; and the City of Baltimore.

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

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, 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.)

§ 8.7 Other provisions:

«8.7.1 The Owner shall be responsible for the removal, encapsulation, transportation and disposal of any hazardous material including, without limitation, any asbestos-related products as may be required in connection with the Project.

8.7.2 It is expressly understood that the Owner shall be directly retaining the services of any Architect Engineer.

8.7.3 Notwithstanding anything contained herein, it is expressly understood that the Contractor's Project Control System, including without limitation, estimating, scheduling, purchasing, cost reporting and project engineering systems, and all modifications, additions, or alterations thereto, are and shall remain the sole property of the Contractor.

8.7.4 Notwithstanding the event of any claim, dispute, or other matter in question arising out of or relating to this