

# DRAFT AIA® Document A312® - 2010

## Performance Bond

**CONTRACTOR:**

(Name, legal status and address)

«TBD»  
«TBD»  
«TBD»

**SURETY:**

(Name, legal status and principal place of business)

«TBD»  
«TBD»  
«TBD»

**OWNER/MANAGER:**

(Name, legal status and address)

«AEG Management HCC, LLC» «a Delaware Limited Liability Company»  
«1801 Kalakaua Avenue  
Honolulu, Hawaii 96815»

**CONSTRUCTION CONTRACT**

Date: «TBD»

Amount: \$ «\$TBD»

Description:

(Name and location)

«Parking Lot and Equipment Upgrade»  
«Hawaii Convention Center ("HCC")  
1801 Kalakaua Avenue  
Honolulu, Hawaii 96815»

**BOND**

Date:

(Not earlier than Construction Contract Date)

«TBD»

Amount: \$ «Contract Sum»

Modifications to this Bond:  None  See Section 16

**CONTRACTOR AS PRINCIPAL**

Company: (Corporate Seal)

Signature:

Name and « »

Title:

(Any additional signatures appear on the last page of this Performance Bond.)

**SURETY**

Company: (Corporate Seal)

Signature:

Name and « »

Title:

(FOR INFORMATION ONLY — Name, address and telephone)

**AGENT or BROKER:**

«TBD»  
«TBD»  
«TBD»

**OWNER'S/MANAGER'S****REPRESENTATIVE:**

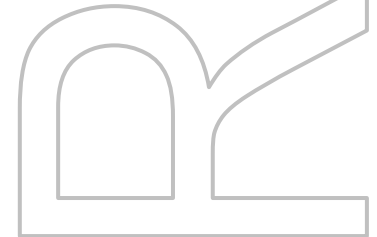
(Architect, Engineer or other party:)

«Teri Orton, Chief Procurement  
Officer»  
«AEG/Hawaii Convention Center»  
«1801 Kalakaua Avenue»  
«Honolulu, Hawaii 96815»  
«Email: hccrfp@hccasm.com»  
« »

**ADDITIONS AND DELETIONS:** The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.



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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner-Manager for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner-Manager Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner-Manager first provides notice to the Contractor and the Surety that the Owner-Manager is considering declaring a Contractor Default. Such notice shall indicate whether the Owner-Manager is requesting a conference among the Owner-Manager, Contractor and Surety to discuss the Contractor's performance. If the Owner-Manager does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's-Manager's notice, request such a conference. If the Surety timely requests a conference, the Owner-Manager shall attend. Unless the Owner-Manager agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's-Manager's notice. If the Owner-Manager, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's-Manager's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner-Manager declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner-Manager has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner-Manager to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner-Manager has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner-Manager, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner-Manager for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner-Manager and a contractor selected with the Owner's-Manager's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner-Manager the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner-Manager as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner-Manager and, as soon as practicable after the amount is determined, make payment to the Owner-Manager; or
- .2 Deny liability in whole or in part and notify the Owner-Manager, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner-Manager to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner-Manager shall be entitled to enforce any remedy available to the Owner-Manager. If the Surety proceeds as provided in Section 5.4, and the Owner-Manager refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner-Manager shall be entitled to enforce any remedy available to the Owner-Manager.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner-Manager shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner-Manager to the Surety shall not be greater than those of the Owner-Manager under the Construction Contract. Subject to the commitment by the Owner-Manager to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner-Manager or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner-Manager or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner-Manager or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### § 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner-Manager to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner-Manager in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner-Manager and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner-Manager Default.** Failure of the Owner-Manager, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner-Manager and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner-Manager shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

« »

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

Company: \_\_\_\_\_  
(Corporate Seal)

**SURETY**

Company: \_\_\_\_\_  
(Corporate Seal)

Signature:

Name and Title: «TBD» «TBD»

Address: «TBD»

Signature:

Name and Title: «TBD»«TBD»

Address: «TBD»