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| Description: BKK | Construction Contracts Committee | | Form 1/04 drawn up by the Construction Contracts Committee (BKK) and adapted to AB 04 | |
|  | | CONSTRUCTION CONTRACT (AB 04) FIXED PRICE | |  |
| This form is intended for use in performance contracts at a fixed price according to General Conditions of Contract for Building and Civil Engineering Works and Building Services - AB 04. | | | | |

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| Employer | Company | | |  | Corporate identity number |  |
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|  | Address | | | | |  |
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| Contractor | Company | | |  | Corporate identity number |  |
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| Scope of Contract (AB 04 ch. 1) | The Contractor undertakes to perform work for the Employer in accordance with: | | |  |
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|  | 1. | this contract | |  |
|  | 2. | amendments to AB 04 which are included in summary in administrative instructions | |  |
|  | 3. | AB 04 – General Conditions of Contract for Building, Civil Engineering and Building Services | |  |
|  |  |  | Date |  |
|  | 4. | order | <yyyy-mm-dd> |  |
|  |  |  |  |  |
|  | 5. | tender | <yyyy-mm-dd> |  |
|  |  |  |  |  |
|  | 6. | Special provisions regarding measurement and payment |  |  |
|  |  |  |  |  |
|  | 7. | Schedule of Unit prices or priced Schedule of Quantities | <yyyy-mm-dd> |  |
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|  | 8. | supplementary instructions for the Total Works, given prior to the submission of the tender | <yyyy-mm-dd> |  |
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|  | 9. | administrative instructions | <yyyy-mm-dd> |  |
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|  | 10. | Schedule of Quantities, not priced | <yyyy-mm-dd> |  |
|  |  |  |  |  |
|  | 11. | specifications | <yyyy-mm-dd> |  |
|  |  |  |  |  |
|  | 12. | drawings | <yyyy-mm-dd> |  |
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|  | 13. | other documents | <yyyy-mm-dd> |  |
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|  | However, the obligation of the Contractor does not compromise the following work in the aforementioned documents | | |  |
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| Execution (AB 04 ch. 2) | The Employer shall provide the following documents |  |
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|  | The Contractor shall provide the following documents |  |
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|  | The Contractor must at the latest <yyyy-mm-dd> submit a quality plan and environmental plan according to AB 04 ch. 2 § 2 to the Employer for review and approval. The Employer must at the latest within <X> days after receiving these plans, state whether he approves them. |  |
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| Organisation (AB 04 ch. 3) | | The Employer´s representative is | | | | | |
| Name | | | | |  |
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|  | The Contractor's representative is | | | | | | |
|  | Name | | | | | |  |
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|  | Address | | | | | |  |
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|  | E-mail address | | | | | |  |
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|  | Initial meeting must be held <yyyy-mm-dd> at <hh:mm> <location>. | | | | | |  |
|  | Site meetings shall normally be held every <X>th day. | | | | | |  |
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| Times (AB 04 ch 4) |  | **Date** |  |
| The Contractor must submit a Time Schedule at the latest | <yyyy-mm-dd> |  |
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|  | Contract Works must begin at the earliest | <yyyy-mm-dd> |  |
|  | Contract Works must begin at the latest | <yyyy-mm-dd> |  |
|  | Contract Works in its entirety must be completed and available for final inspection at the latest | <yyyy-mm-dd> |  |
|  | If the Contract Works is divided into Main Sections each Section must be completed and available for final inspection according to the following:  Main Section 1  Main Section 2  Main Section 3 | <yyyy-mm-dd>  <yyyy-mm-dd>  <yyyy-mm-dd> |  |
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| Liability and rectification of defects (AB 04 ch. 5) | Liquidated damages |  |
| If the Contract Period is exceeded or the amended time for completion that shall apply, the Contractor is obliged to pay liquidated damages for each started week with:  <amount/per cent>  If the Contractor exceeds section times as set out above, he is obliged to pay liquidated damages according to the following: |  |
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|  | Insurance |  |
|  | The Contractor must at the latest <yyyy-mm-dd> provide the Employer with proof that agreed insurances have been taken out. |  |
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| Costs and Payment | Fixed price |  |
| (AB 04 ch. 6) | The Contract Price is exclusive of value added tax: SEK <X> |  |
| If the Contract Price is divided into Main Sections, the Contract Sum is allocated to each Main Section according to the following:  The Contract Price is paid according to the following: <payment plan/another method> |
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|  | Alterations and Additions |  |
|  | Remuneration adjustments for alteration and supplementary work:  1. According to the following rules of charging:  2. According to the prime cost principle (costs plus overheads and profit) in AB 04 ch. 6.  On which is paid:  a) Contractor´s fee according to AB 04 ch. 6 § 9 p. 8 a with <X>%  b) Contractor´s fee according to AB 04 ch. 6 § 9 p. 8 b with <X>%  For the sub-contracts listed below the following percentage/s shall apply for the contractor fee.  <X>% for <state the sub-contract>  <X>% for <state the sub-contract>  <X>% for <state the sub-contract> |  |
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|  | Other regarding remuneration | |
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|  | Surety | |
|  | As surety according to AB 04 ch. 6 § 21 submit  a) the Contractor to the Employer:  b) the Employer to the Contractor: |  |
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| Inspection (AB 04 ch. 7) | The inspector is appointed according to the following: |  |
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| Disputes | Dispute solution ch. 9 |  |
| (AB 04 ch. 9 and 10) | State whether disputes on account of the Contract must be determined in a manner other than according to ch. 9 § 1. |  |
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|  | Simplified resolution of disputes ch. 10 | |
|  | State whether the parties are agreed to hear the dispute through a simplified resolution of disputes according to ch. 10.  State arbitration persons according to ch. 10 if such have been appointed in advance. |  |
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| Miscellaneous | Other agreements |  |
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| Signature | Two identical copies of the contract have been drawn up and exchanged. | | | |
|  | Location and date |  |  |  |
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|  | For the client |  |  |  |
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|  |  | | | |
|  | Name in block letters |  |  |  |
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|  | Location and date |  |  |  |
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|  | For the contractor |  |  |  |
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|  | Name in block letters |  |  |  |
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