

# AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

This Agreement is by and between **Local Redevelopment Authority for Roosevelt Roads** (“Owner”) and **[name of contracting entity]** (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

## ARTICLE 1—WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: **[Brief description of Work]**

This section is a just a general outline of some of the construction activities to be performed at the Roosevelt Roads Water Filtration Plant. However, Contractor shall refer to the construction drawings and detailed technical specs for all the work activities. There are also construction activities at the Raw Water Intake, Raw Water Meter Vault, Raw Water Reservoir, Storage Tank 86, Sludge Lagoons, Backwash Tank and the Water Distribution System.

### Demolition Works:

1. Influent Raw Water Pipe
  - a. Remove control valves
2. Flash Mixing Basin
  - a. Removal of all the air piping, old mixing system and supporting elements.
  - b. Removal of all handrails.
  - c. Removal of old air mixing blowers located at the plant’s basement.
3. Flocculation basins
  - a. Remove all slide gates.
  - b. Remove all Draining valves.
  - c. Remove all handrails.
4. Sedimentation basins
  - a. Remove all stop plates
  - b. Remove all draining valves
  - c. Demolish part of the existing weirs.
  - d. These tasks shall be done in coordination with owner and engineer to minimize impacts to the treatment process.
  - e. Removal of all handrails.
5. Filters
  - a. Removal of all filters’ media: this task shall be done in coordination with owner and engineer to minimize impacts to the treatment process. Contractor shall not start work on additional filters until the impacted filter is completed, disinfected and operating.

Contractor shall be responsible for the disinfection of each filter, according to DOH standards, before placing online the unit. Refer to Section 46 61 13 and drawings for specification of the new media.

- b. Filters' bottom and shall be cleaned prior to the integrity inspection. Owner or Owner's representative will determine if the filter is clean enough to proceed with the inspection.
  - c. Removal of all instruments, actuators and valves on filters' pipes and backwash pipes, refer to construction drawings for details.
  - d. Removal of surface washer of all filters (4) and its segment in the basement of the plant.
  - e. Removal of all handrails.
  - f. Removal of all filter troughs in all filters.
  - g. All the activities outlined above shall be performed as per construction drawings and individual technical specifications.
6. Backwash Pumps
- a. Removal of existing backwash pump located at the plant's basement.
7. Clearwell
- a. Removal of existing clearwell's inside access ladders.
  - b. Removal of access hatches.
8. Chemical Storage and Injection area
- a. Removal of existing metering Pumps on both the alum and caustic soda area.
9. Chlorine Storage and Injection Area
- a. Removal of existing old 1-Ton cylinder weight scale and all existing chlorine application system.
  - b. Removal of existing chlorine injection system.

#### Site Work:

- 1. Install temporary erosion control and develop a CEST Plan
- 2. Install new fences
- 3.

#### Architectural & Structural

- 1. Replace doors and windows
- 2. New surface paint
- 3. New restrooms
- 4. Rails replacement
- 5. Structural Repairs

#### Electrical

- 1. Replace all electrical systems
- 2. New Electrical Room

#### HVAC

- 3. Replace all air conditioner and exhaust fan units

#### 4. New Electrical Room

#### New Construction:

1. Construction of concrete slab for new air scouring blowers.
2. Construction of new pipe supports for the air scouring piping.

#### Influent Raw Water 20in Ø pipe

1. Replacement of influent control valve.
2. Installation of new instruments and injection ports.
3. Replacements of valves.
4. All the activities outlined above shall be performed as per construction drawings and individual technical specifications.

#### Flash Mixing Basin

1. Installation of a new Rapid Mixer.
2. Installation of a new sampling pump.

#### Flocculation Basins

1. Installation of new slide gates (4).
2. Installation of new draining gate valves (2).

#### Sedimentation Basins

1. Installation of new slide gates (10).
2. Installation of new draining gate valve (4).
3. Installation of new effluent channels and weirs.

#### Filters

1. Inspection of filters' bottom (4).
2. Overhaul of filters' bottom (4).
3. Installation of air scouring diffusers (4).
4. Installation of new blowers (2).
5. Installation of Ceramic Spheres
6. Installation of filter media (4).
7. Installation of all electrical actuators and valves as per construction drawings.
8. Installation of instruments as per construction drawings and individual technical specifications.

#### Clearwell

1. Installation of access ladder inside the clearwell, Access ladder shall be stainless steel, non-slip and shall include a grab bar from the top of the access hatch. Also, a new access cover shall be provided.
2. Installation of new baffling system inside the clearwell as per construction drawings and specifications.
3. Construction of a new concrete wall inside the clearwell as per construction drawings and individual specifications.
4. Installation of instruments as per construction drawings and individual technical specifications.

#### Chemical Injection Skids

1. Installation of new Alum Injection Skid.
2. Installation of new Caustic Soda Injection Skid.
3. Installation of new Chlorine Injection System.

#### Control System Work:

1. Installation of new Control system for the entire plant.

### **ARTICLE 2—THE PROJECT**

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: **[Brief description of Project]**

This construction program is prepared to organize the construction sequence in such a way that the construction activities will cause the least impact to the treatment processes. It will be necessary for the Contractor at his own cost provide temporary bypasses between treatment processes. With the above retrofit construction criteria, the following general construction activities are presented as a guideline (the list does not pretend to mention all construction activities) for Contractor to develop his own construction program.

Approval of the Contractor Construction Program by Owner or Owner's representative is mandatory before starting construction activities. The Contractor Construction Program shall be presented to the Engineer for approval at least one week before construction startup date.

1. Units to be impacted:
  - Raw water influent pipe.
  - Flash mixing tank
  - Flocculation Basins
  - Sedimentation Basin
  - Filters

- Filters' valves
  - Backwash pumps
  - Instrumentation
  - Chemical Injection System
  - Chemical Storage area
  - Chlorine Injection system
  - Chlorine Storage Area.
  - Clearwell
2. Construction activities that can occur without impacting the present process:
- Removal and replacement of handrails.
  - Installation of new blowers.
  - Installation of new backwash pumps.
3. Construction activities that needs to be coordinated in advance with Plant Operator:
- Shutdown of any of the treatment units in operation.
4. Construction activities that will impact treatment plant process:
- Removal and replacement of filter media.
  - Removal and replacement of filters' valves.
  - Installation of the new air scouring diffuser of filters.
  - Installation of a new rapid mixer.
  - Replacement of valves on raw water influent pipe.
  - Installation of baffle in clearwell.
  - Installation of effluent channel and weirs in both sedimentation basins.
  - Replacement of draining valves of:
    - i. Flash mixing tank, flocculation chambers, influent channel of sedimentation basins, sedimentation basins.
  - Removal of air mixing diffusers in existing flash mixing tank.
  - Installation of new slide gates.
5. Important landmarks during the retrofit:
- Startup of Filter underdrain and Backwash System.

- Instruments and Controls Integration.

### ARTICLE 3—ENGINEER

- 3.01 The Owner has retained **[insert name of engineering firm]** (“Engineer”) to act as Owner’s representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.
- 3.02 The part of the Project that pertains to the Work has been designed by **Integra Design Group, PSC.**

### ARTICLE 4—CONTRACT TIMES

#### 4.01 *Time is of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

#### 4.02 *Contract Times: Dates*

- ~~A. The Work will be substantially complete on or before **[date]**, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before **[date]**.~~

#### 4.03 *Contract Times: Days*

- A. The Work will be substantially complete within **365** days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within **[number]** days after the date when the Contract Times commence to run.

#### ~~4.04 *Milestones*~~

- ~~A. Parts of the Work must be substantially completed on or before the following Milestone(s):~~
- ~~1. Milestone 1 **[event & date/days]**~~
  - ~~2. Milestone 2 **[event & date/days]**~~
  - ~~3. Milestone 3 **[event & date/days]**~~

#### 4.05 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):
1. *Substantial Completion:* Contractor shall pay Owner **\$(number)** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.

2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner **\$(number)** for each day that expires after such time until the Work is completed and ready for final payment.
  3. ~~*Milestones:* Contractor shall pay Owner **\$(number)** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of Milestone 1, until Milestone 1 is achieved, or until the time specified for Substantial Completion is reached, at which time the rate indicated in Paragraph 4.05.A.1 will apply, rather than the Milestone rate.~~
  4. Liquidated damages for failing to timely attain Milestones, Substantial Completion, and final completion are not additive, and will not be imposed concurrently.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.
- C. Deleted

#### 4.06 *Special Damages*

- A. Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.
- C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

### ARTICLE 5—CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:
- A. For all Work other than Unit Price Work, a lump sum of **\$(number)**.
- All specific cash allowances are included in the above price in accordance with Paragraph 13.02 of the General Conditions.
- B. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item).

Unit Price Work					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities)					\$

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

- C. Total of Lump Sum Amount and Unit Price Work (subject to final Unit Price adjustment) \$[number].
- D. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

## ARTICLE 6—PAYMENT PROCEDURES

### 6.01 Submittal and Processing of Payments

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

### 6.02 Progress Payments; Retainage

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the [ordinal number, such as 5th] day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
  - 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.
    - a. 95 percent of the value of the Work completed (with the balance being retainage).
      - 1) Deleted
    - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).



~~Notes to Users—Typical values used in Paragraph 6.02.B are 100 percent and 200 percent respectively, subject to Laws and Regulations specific to the Project.~~

- B. Upon Substantial Completion of the entire construction to be provided under the construction Contract Documents , Owner shall pay an amount sufficient to increase total payments to Contractor to [number] percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less [number] percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

~~6.05 *Interest*~~

- ~~A. All amounts not paid when due will bear interest at the rate of [number] percent per annum.~~

**ARTICLE 7—CONTRACT DOCUMENTS**

7.01 *Contents*

- A. The Contract Documents consist of all of the following:
1. This Agreement.
  2. Bonds:
    - a. Performance bond (together with power of attorney).
    - b. Payment bond (together with power of attorney).
  3. General Conditions.
  4. Supplementary Conditions.
  5. Specifications as listed in the table of contents of the project manual (copy of list attached).
  6. Drawings (not attached but incorporated by reference) consisting of **246** sheets with each sheet bearing the following general title: **Water Infrastructure Improvements (Phase I) at Roosevelt Roads Re-development.**
  - ~~7. Drawings listed on the attached sheet index.~~
  8. Addenda (numbers [number] to [number], inclusive).

Geotechnical Study

Lead-Asbestos Study

PR General Conditions

9. Exhibits to this Agreement (enumerated as follows):
  - a. **[list exhibits]**
10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
  - a. Notice to Proceed.
  - b. Work Change Directives.
  - c. Change Orders.
  - d. Field Orders.
  - e. Warranty Bond, if any.
- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

## **ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS**

### **8.01 Contractor's Representations**

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
  1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
  2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
  3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
  4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
  5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
  6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the

effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

#### 8.02 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
  1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
  2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
  3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
  4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

#### 8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the

standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on **[indicate date on which Contract becomes effective]** (which is the Effective Date of the Contract).

Owner:

\_\_\_\_\_  
(typed or printed name of organization)

By: \_\_\_\_\_  
(individual's signature)

Date: \_\_\_\_\_  
(date signed)

Name: \_\_\_\_\_  
(typed or printed)

Title: \_\_\_\_\_  
(typed or printed)

Attest: \_\_\_\_\_  
(individual's signature)

Title: \_\_\_\_\_  
(typed or printed)

Address for giving notices:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Designated Representative:

Name: \_\_\_\_\_  
(typed or printed)

Title: \_\_\_\_\_  
(typed or printed)

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(If **[Type of Entity]** is a corporation, attach evidence of authority to sign. If **[Type of Entity]** is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Contractor:

\_\_\_\_\_  
(typed or printed name of organization)

By: \_\_\_\_\_  
(individual's signature)

Date: \_\_\_\_\_  
(date signed)

Name: \_\_\_\_\_  
(typed or printed)

Title: \_\_\_\_\_  
(typed or printed)

(If **[Type of Entity]** is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: \_\_\_\_\_  
(individual's signature)

Title: \_\_\_\_\_  
(typed or printed)

Address for giving notices:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Designated Representative:

Name: \_\_\_\_\_  
(typed or printed)

Title: \_\_\_\_\_  
(typed or printed)

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

License No.: \_\_\_\_\_  
(where applicable)

State: \_\_\_\_\_