



CITY COUNCIL MEETING

Tuesday, January 20, 2026 at 7:00 PM
Sandy City Hall and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/83531247859>
Or by phone: (253) 215-8782; Meeting ID: 83531247859

EXECUTIVE SESSION: The City Council will meet in executive session pursuant to ORS 192.660(2)(i)

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT (3-minute limit)

The Council welcomes your comments at this time. The Mayor will call on each person when it is their turn to speak for up to three minutes.

-- **If you are attending the meeting in-person**, please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

-- **If you are attending the meeting via Zoom**, please complete the online comment signup webform by 4:00 p.m. on the day of the meeting: <https://www.ci.sandy.or.us/citycouncil/webform/council-meeting-public-comment-signup-form-online-attendees>.

RESPONSE TO PREVIOUS COMMENTS

PRESENTATIONS

1. [Audit Presentation - Fiscal Year Ended June 30, 2025](#)

CONSENT AGENDA

2. [City Council Minutes: January 5, 2026](#)
3. [Purchase Authorization: Pavilions for Meinig Park Renovation](#)
4. [Resolution 2026-01: Audit Corrective Action Plan for Fiscal Year 2025](#)

NEW BUSINESS

5. [Municipal Judge Appointment](#)
6. [Contract Award: Revenue Avenue Reservoir Treatment Improvements](#)

REPORT FROM THE CITY MANAGER

COMMITTEE / COUNCIL REPORTS

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) or (Email: recorder@ci.sandy.or.us) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 20, 2026
From: Tyler Wallace, Finance Director
Subject: Audit Presentation - Fiscal Year Ended June 30, 2025

BACKGROUND / CONTEXT:

At the end of each fiscal year the City of Sandy and the Sandy Urban Renewal Agency are audited in accordance with state law. In addition to the state required audits, the City is subject to a federally required audit, known as a Single Audit, if the City expends over \$750,000 in federal funds during the year. A Single Audit was required for fiscal year 2025. The City has contracted with Talbot, Korvola & Warwick, LLP to conduct these required annual audits.

Tim Gillette, Partner, and Colleen Belford, Senior Manager, at Talbot, Korvola & Warwick LLP, will present the audited financial statements to the Council. The audited financial statements for the fiscal year ended June 30, 2025 have been linked below:

DOCUMENT LINKS:

- [Annual Comprehensive Financial Report](#)
- [Sandy Urban Renewal Agency Financial Statements](#)
- [Single Audit](#)



CITY COUNCIL MEETING

Monday, January 05, 2026 at 7:00 PM
Sandy City Hall and via Zoom

MINUTES

EXECUTIVE SESSION – The City Council met in executive session pursuant to ORS 192.660(2)(h)

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
Councilor Chris Mayton
Councilor Laurie Smallwood
Councilor Rich Sheldon
Councilor Kristina Ramseyer
Councilor Lindy Hanley

ABSENT

Council President Don Hokanson

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

1. City Council Minutes: December 15, 2025
2. Resolution 2025-40 - Supplemental Budget for Biennium 2025-27

MOTION: Adopt the consent agenda

Motion made by Councilor Ramseyer, Seconded by Councilor Sheldon.

Voting Yea: Mayor Walker, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

OLD BUSINESS

3. City Manager Evaluation Process Adoption

The City Recorder summarized the staff report in the meeting packet, and noted the lack of suggested changes from the Council and the slight modifications proposed by staff for clarity purposes. It was emphasized that evaluation forms will be due by January 12, 2026.

MOTION: Adopt the process and evaluation materials for the City Manager's annual performance evaluation as included in the meeting packet

Motion made by Councilor Smallwood, Seconded by Councilor Sheldon.

Voting Yea: Mayor Walker, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

REPORT FROM THE CITY MANAGER

- Note that the new Community Service Officer has started work
- Reminder of the County's transportation system plan update process, and the upcoming public input opportunities. Additional discussion related to potential County road improvements in the Sandy area.
- Note of the upcoming major modification request coming before the Planning Commission for Deer Pointe Park
- Note of the impending rate increase by Hoodview Disposal
- Recognition of all the effort put into the latest Winterfest, as well as an overview of visitor statistics

COMMITTEE / COUNCIL REPORTS

Councilor Hanley

- Thanks and appreciation for Winterfest

Councilor Ramseyer

- Thanks and appreciation for Winterfest, especially given the challenges presented by severe weather
- Note of the upcoming Planning Commission meeting
- Note of the upcoming Regional Water Providers Consortium meeting

Councilor Sheldon

- Note of the upcoming C-4 meeting
- Thanks and appreciation for Winterfest; encouragement to continue growing sponsorships

Councilor Smallwood

- Thanks and appreciation for Winterfest
- Praise for the new stop signs at the intersection of Bell and Jewelberry suggestion to consider additional installations

Councilor Mayton

- Note of the upcoming wastewater program oversight committee meeting

Mayor Walker

- Appreciation for the hiring of the new Community Service Officer
- Thanks and appreciation for Winterfest; recognition of the Merry Makeover winners
- Encouragement to participate in the County's transportation system plan update process
 - Councilor Smallwood agreed to be the Council's liaison to the process
- Note of the upcoming meeting with County economic development staff
- Observations on the upcoming Planning Commission hearing
- Note of the upcoming meeting of the League of Oregon Cities Water/Wastewater policy committee
- Discussion of additional needs for stop sign installations

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 20, 2026
From: Tiana Rundell, Interim Parks and Recreation Director
Subject: Purchase Authorization: Pavilions for Meinig Park Renovation

DECISION TO BE MADE:

Whether to authorize the City Manager to execute a purchase order for three pavilions required to complete the approved renovations at Meinig Park. Authorization will allow the vendor to finalize design details and begin the fabrication process in order to meet the established project timeline.

APPLICABLE COUNCIL GOAL:

- **Goal 5.1.1:** Complete Deer Pointe Park construction, Meinig Park renovations, and Tickle Creek Trail restoration.

BACKGROUND / CONTEXT:

In alignment with Council direction, Sandy Parks and Recreation is implementing phased improvements to Meinig Park. On [November 3, 2025](#), City Council reviewed and approved the proposed renovation plans for the park. The project is currently undergoing land use review with the City's Development Services Department.

The department has received authorization from Development Services to proceed with the replacement of three existing pavilions located directly behind City Hall. The pavilions are planned as an owner-provided and installed component of the overall project. This approach allows the city to procure the structures directly, avoiding contractor markup that would otherwise be applied if the pavilions were included in a future general contractor's scope of work.

Due to vendor production schedules and lead times, the pavilions must be ordered promptly to ensure fabrication and delivery align with the overall project timeline.

KEY CONSIDERATIONS / ANALYSIS:

Staff recommends approval of the pavilion purchase for the following reasons:

- The purchase is consistent with Council-approved Meinig Park renovation plans and supports the phased implementation strategy adopted on November 3, 2025.

- Multiple shelter options were researched and evaluated for quality, durability, maintenance needs, and lifecycle cost. The selected pavilions were determined to provide the best overall value and long-term performance for the city.
- The pavilion design is consistent with recent park development projects, supporting a cohesive and high-quality aesthetic across City parks.
- Procuring the pavilions as an owner-provided and installed component avoids contractor markup, resulting in a more cost-effective use of project funds.
- Immediate ordering is required to meet fabrication lead times and maintain the established project schedule, reducing the risk of construction delays.

BUDGET IMPACT:

The Parks and Recreation Department has allocated **\$1,000,000 in Parks SDC funds** in the 2025–2027 budget for Meinig Park improvements. In addition, the department secured **\$791,146 in grant funding** from Travel Oregon and the Oregon Parks and Recreation Department (OPRD) Local Government Grant Program. During the budget process, an additional **\$800,000** was allocated from the Sandy Urban Renewal Agency, resulting in a total project budget of **\$2,591,146**.

Preliminary “turnkey” pavilion cost estimates are as follows:

- Pavilion #1 (10' x 20'): \$155,315
- Pavilion #2 (10' x 14'): \$116,345
- Pavilion #3 (10' x 14'): \$129,314

During Phase Two cost estimating, the three pavilions were projected at approximately **\$450,000**. With refined scope and pricing, the anticipated total cost has been **reduced to \$400,974**. All costs are within the approved project budget.

GRAPHIC EXAMPLE:

Shelters and Restroom Building



RECOMMENDATION:

Staff recommends that City Council authorize the City Manager to execute a purchase order for three pavilions for the Meinig Park renovation project, in an amount not to exceed **\$400,974**, to be provided and installed by the owner, consistent with the approved renovation plans and available project funding.

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to execute a purchase order for three owner-provided and installed pavilions for the Meinig Park renovation project, in an amount not to exceed \$400,974, as included in the meeting packet."

LIST OF ATTACHMENTS / EXHIBITS:

- Pavilion vendor proposal and cost estimates

PURCHASE AGREEMENT

Page

Item # 3.



18240 North Bank Rd.
Roseburg, OR 97470
P: 541-496-3541
F: 541-496-0803
E: service@romtec.com

Proposal Date

1/8/2026



Meinig Memorial Park Pavilions Project

Customer: City of Sandy
Tiana Rundell
39348 Pioneer Blvd
Sandy, OR 97055

Oregon CCB#: 192589

Quantity	Building Proposal Description	Extended Price
1	Romtec Pavilion #1 - "Design & Supply ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 106,756.00
1	Romtec Pavilion #2 - "Design & Supply ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 80,188.00
1	Romtec Pavilion #3 - "Design & Supply ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 91,775.00
Sourcewell DISCOUNT: Available only to members of Sourcewell.		9.00% \$ (25,085.00)
Freight/Packaging to:		Sandy, OR \$ 5,607.00
ROMTEC INC. SUPPLY SUBTOTAL		\$ 259,241.00

Romtec Pavilion #1 - "Installation ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 56,299.00
Romtec Pavilion #2 - "Installation ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 41,505.00
Romtec Pavilion #3 - "Installation ONLY" per Romtec Drawings and Scope of Supply & Services dated 11/18/2025	\$ 43,929.00
ROMTEC INC. INSTALL WORK SUBTOTAL	\$ 141,733.00

ROMTEC INC. PURCHASE ORDER TOTAL \$ 400,974.00

***Sales or Use Tax is not included in the above price. Sales or Use taxes may be required for your project depending on state and local requirements.**

*The price above is valid for thirty (30) days from the proposal date. If the Customer has not returned the signed Purchase Agreement within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.

*The price above requires that the customer release the order for production within ninety (90) days of the proposal date. If, for any reason, Romtec, Inc. has not received formal Notice to Proceed with Production within ninety (90) days of the proposal date, Romtec, Inc. reserves the right to update the price to include inflationary cost changes.

*Romtec charges 2% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice.

The prices quoted herein and anticipated lead times are based on the current tariff rates, duties, government charges, trade regulations, and product availability as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority in a manner that affects Romtec or any of Romtec's applicable suppliers/vendors for this order, Romtec reserves the right to adjust the pricing and delivery schedule of the affected goods to reflect the increased costs and/or lead times.

The price above is contingent on the use of this Purchase Agreement only. Any proposed modifications to the terms or use of an external purchase agreement may result in a price increase. Signing this form is explicit acceptance of the Terms & Conditions.

Customer/Owner Authorized Signature

Date

Romtec Inc. Authorized Signature

Date

Customer/Owner Printed Name

Romtec Inc. Printed Name

Credit, Invoicing, and Payment

- For all purchases whereby Romtec's customer (Customer) is not pre-paying one-hundred percent (100%) of the total contract value, Romtec, Inc. (Romtec) will provide a Schedule of Values for the project based on the available project info, including but not limited to the Customer's credit report, any applicable bond info provided by the Customer, and the mutually agreed project schedule. Customer agrees to promptly provide project info upon Romtec's request, including but not limited to the Customer's legal info and billing address with accounts payable contact info, the project site address(es), and a copy of any applicable payment bond(s).
- Customer may submit payments via check, wire transfer, or credit card (Visa, MasterCard, Discover or American Express). A separate fee will be charged for payments exceeding \$20,000 made by credit card.
- For all purchases whereby the Customer is not pre-paying one-hundred percent (100%) of the total contract value, Romtec is effectively extending credit terms to the Customer by providing the Schedule of Values. Romtec reserves the right to modify the Schedule of Values based on changes to the customer's credit info, bond info, failure by the Customer to pay as agreed, or any other relevant info in Romtec's sole discretion.
- Unless otherwise specifically included in the Romtec Purchase Agreement, tax amounts for sales, use, consumption, value added, or other goods/services related taxation is not included in the purchase price. Sales tax for goods is assessed at the time of delivery, so any sales tax amount included in the purchase price and/or Schedule of Values is an estimate only until the time of delivery.
- Notwithstanding any external agreements between Customer and a project owner (Owner) or other entity, Customer's payment(s) to Romtec are not conditional upon Customer receiving payment from any other entity or per any external terms. Romtec may in its sole discretion coordinate the Schedule of Values to accommodate Customer payment preferences or Customer's external obligations, but no external terms shall affect the agreed Schedule of Values, payment terms, purchase agreement terms & conditions, or any other aspect of the purchase agreement unless explicitly agreed in writing by both Customer and Romtec.
- Unless otherwise specifically agreed in the Schedule of Values or in writing, Customer payments to Romtec are due Net 30 of invoice date.
- If the Customer fails to make timely payment(s) as agreed, past due amounts shall bear interest and Customer agrees to pay interest at the rate of fifteen percent (15%) per annum, or the highest rate allowed under applicable law, with interest accruing beginning at the original payment due date. Romtec may also require pre-payment of any remaining payment milestones as a condition of Romtec's continued performance.
- For all Customer accounts that are fifteen (15) days or more past due, Romtec may in its sole discretion withhold performance of Romtec's obligations under the purchase agreement until the Customer's account is fully paid and in good standing. Notwithstanding any terms herein, the Romtec warranty period will not be affected or tolled.
- If the Customer fails to pay as agreed for any reason, the Customer shall be liable to pay Romtec upon demand for any costs, expenses, and damages of any kind incurred in Romtec's pursuit of collecting payment, including but not limited to attorney fees, regardless of whether formal litigation is commenced.

Warranty

- Romtec's standard warranty terms can be reviewed at the link below:
<https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf>
- Romtec reserves the right to update its standard warranty terms at any time. The most current terms of the Romtec warranty at the date of purchase agreement execution will remain in effect for that agreement.
- Notwithstanding any other terms herein, any modification of the standard Romtec warranty that is explicitly included in the purchase agreement documents shall supersede the standard Romtec warranty terms. For example, if Romtec agrees to include an extended warranty period, the agreed warranty period will be as defined in the purchase agreement documents.

- Unless another specific time period is agreed in writing, the Romtec warranty period begins upon Romtec's completion of installation work and demobilization from the project site.
- In the event that for any reason Romtec delivers goods to the Customer prior to Romtec's mobilization for installation work, Romtec may, in Romtec's sole discretion, agree to delay the warranty start date for the delivered goods for up to six (6) months from the delivery date. The Customer (or Customer's receiving agent) remains responsible for protection and preservation of delivered goods while the goods are not in Romtec's possession.
- In Romtec's sole discretion, any request or requirement for Romtec to begin its warranty on delivered goods that Romtec has been prevented from installing later than six (6) months from delivery of the Romtec goods (other than a delay caused by Romtec) may result in a change order for the extended warranty period.

Changes, Delays, and Termination

- Customer may request change(s) to Romtec's scope of work at any time, and Romtec will respond to the Customer's request within a reasonable time to confirm whether the changes are feasible. If the requested change(s) are feasible, Romtec will provide a proposed change order for Customer's review that includes a description of the change(s) and the pricing for the change(s). If the Customer agrees with the change order, they shall sign and return the change order to confirm. If the Customer does not agree to the change order, they shall explicitly reject the change in writing, and Romtec will not proceed with the change order work or related price adjustment.
- Unless otherwise agreed in writing, Romtec's change order pricing is valid for 30 days from the CO date shown on Romtec's proposed change order. If the Customer has not formally accepted the change order before the 30-day expiration, Romtec may update the change order pricing at any time thereafter in its sole discretion.
- From time to time, Romtec may receive comments/markups on the Romtec preliminary submittal, full plan set, or construction submittals from various reviewers and authorities. If these comments/markups require Romtec to make changes that affect the price or project schedule, Romtec will provide a proposed change order and proceed in the same manner as described above.
- Time is of the essence of this purchase agreement for performance by both Romtec and the Customer.
- Customer agrees that the project schedule will be adjusted as needed for any changes.
- For any delay to the agreed project schedule that is not caused by Romtec or under Romtec's control, Romtec shall not be liable for any incurred costs nor liable for any affect on the project schedule, and the Customer agrees to accept and pay for a corresponding price change and project schedule adjustment, or else the Customer may terminate the purchase agreement for its convenience per the applicable terms herein. Furthermore, if such delay not caused by Romtec impedes Romtec's progress such that Romtec cannot complete the work within 6 months of the agreed time, Romtec may in its sole discretion invoice the customer for all work completed up to the invoice date, and Customer agrees to pay such invoice within a reasonable time, notwithstanding any separate agreed Schedule of Values or conflict to these terms therein.
- In the event that Romtec is responsible for a delay to the agreed project schedule, Romtec will make commercially reasonable efforts to mitigate the delay. Romtec is not liable for any damages of any kind to the Customer, Owner, or any other party in event of a delay by Romtec unless specific types and amounts of damages are explicitly agreed in writing by Romtec. Customer agrees to accept any required schedule change because of a delay, or else the Customer may terminate the agreement for its convenience per the terms defined herein.
- In the event of any other default or breach of this agreement by Romtec that is not cured by Romtec within a reasonable time, Customer's sole remedy shall be to terminate the agreement per the terms defined herein.
- Unless alternate termination terms are explicitly approved by Romtec in writing, in the event of termination of the purchase agreement by the Customer for any reason, Romtec shall cease work as quickly as commercially reasonable and attempt to mitigate costs of termination to the extent commercially reasonable. Upon termination for any reason, Customer shall pay Romtec a termination fee per the following fee schedule.

- a. Termination prior to Customer formally approving the Romtec preliminary submittal (SSDIS): 30% of the supply portion of the contract value plus 25% of the installation portion of the contract value.
- b. Termination prior to Customer formally releasing Romtec to begin production of the order, but after formally approving the preliminary submittal: 75% of supply portion of the contract value plus 25% of the installation portion of the contract value.
- c. Termination after Customer formally releases Romtec to begin production of the order, but prior to Romtec's mobilization for installation work: 100% of the supply portion of the contract value plus 25% of the installation portion of the contract value.
- d. Termination after Romtec has mobilized for installation work: 100% of the supply portion of the contract value plus payment for any installation work completed prior to the termination, payment for any installation materials procured prior to the termination, and payment for Romtec's demobilization and administrative costs.
- e. In any case, the total payment due for termination shall not exceed the total agreed purchase price, inclusive of any agreed change orders.

25. Any other agreed termination terms notwithstanding, in any event the Customer shall pay Romtec upon request no less than the amount due for work completed prior to any termination.

Project Schedule

- 26. If a project schedule is included in the purchase agreement documents, then any changes to that project schedule must be agreed in writing by both Romtec and the Customer.
- 27. If a project schedule is not included in the purchase agreement, then no specific performance times by Romtec are guaranteed, and the Customer and Romtec shall establish a mutually agreed project schedule at their earliest convenience.
- 28. Romtec has no control over the timing of review and approval of any Romtec submittal(s) by the reviewing authority, and Romtec shall not be liable for any delay, interim cost increases, or damages caused by a reviewing authority's time to review and approve Romtec's submittal(s).
- 29. Romtec cannot provide firm production or delivery lead times until at minimum two (2) weeks after the Customer formally releases Romtec to begin production of the order.
- 30. If Romtec's installation work is delayed or suspended for any reason beyond Romtec's control, and Romtec agrees to adjust the project schedule, the project schedule shall be adjusted in accordance with the availability of Romtec's installation crew(s).

Shipping and Handling

- 31. For goods that Romtec will deliver to Romtec's installer at the final installation site, Romtec will remain responsible for all goods while the goods are in Romtec's possession. If for any reason Romtec delivers goods to the Customer prior to Romtec's mobilization to the site, Romtec will ship all items per FCA Origin terms from Roseburg, Oregon (from Romtec's facility) unless other shipping terms are specifically included in the purchase agreement.
- 32. Unloading is by the receiver, which is typically the Romtec installer. In the event that Romtec delivers goods to the Customer or Customer's representative prior to Romtec's mobilization to the project site, then neither Romtec nor Romtec's carrier is responsible for unloading of delivered goods at the destination.
- 33. Special equipment may be required for unloading, including but not limited to a fork lift with sufficient fork length and lifting capacity, and/or an appropriately sized crane for large items. Typically, Romtec will deliver goods to Romtec's installer at the project site. However, in the event that Romtec delivers goods to the Customer or Customer's representative prior to Romtec's mobilization to the project site, Romtec is not responsible for determining the means and methods for unloading.
- 34. Unless other arrangements are specifically included in the purchase agreement, Romtec will package the completed order with Romtec's standard packaging. Romtec's standard packaging includes shrink wrapping all palletized items and items that may be subject to degradation if exposed to weather during shipping. However, Romtec's packaging is not designed for ongoing exposed storage. Romtec's completed goods are intended for immediate construction/installation upon delivery. If the Customer intends to store the delivered Romtec goods for longer than 30 days after delivery before beginning construction/installation work, the Customer is responsible for opening the Romtec packaging and storing items under cover or in a climate controlled indoor environment as applicable for the particular type of items.

- 35. In addition to Romtec's specific storage and handling recommendations, Romtec may also provide manufacturer recommendations for individual components, and the Customer shall store and handle individual components that are in the Customer's possession per the recommendations of the component manufacturer.
- 36. Romtec is not liable for damage or degradation of items that were improperly stored or handled by the Customer (or Customer's agents). However, Romtec can assist the customer in obtaining repair or replacement of such items (at the Customer's expense).
- 37. Romtec will ship all items using the minimum number of deliveries for efficient transport, as determined by Romtec. If the Customer elects to increase the number of deliveries, it may result in a change order for the increased shipping costs.
- 38. Romtec does not have capacity for long-term storage of completed goods. In the event of any delay to Romtec's mobilization or delivery to the project site, Romtec may, in Romtec's sole discretion, offer to store completed goods for the Customer at a minimum rate of \$450/month depending on the nature of the completed goods and the availability of storage space.
- 39. Regardless of any delay to Romtec's mobilization or shipping completed goods, Romtec will invoice for and Customer shall pay as agreed for Romtec's completed work based upon the date the goods were ready to ship.
- 40. Unless otherwise specifically agreed in writing, Romtec shall not be liable to the Customer, Owner, or any other entity for any costs or damages related to delays in shipping or delivery for any reason.

Insurance

- 41. Romtec will provide its standard insurance certificate with the Customer and/or Owner listed as an additional insured upon request. Coverage includes:
 - a. Commercial General Liability: \$1 million per occurrence, \$2 million aggregate
 - b. Professional Liability: \$1 million
 - c. Professional Liability Excess: \$3 million
 - d. Automobile: \$1 million (any auto, owned, rented, not owned)
 - e. Installation Floater: \$2 million
 - f. Umbrella/Excess: \$5 million
- 42. Customer and Romtec agree to waive all rights of subrogation against each other and their respective officers, agents, subcontractors, and employees.
- 43. Customer and Romtec agree to waive any special, indirect, incidental, consequential, or punitive damages against each other and their respective officers, agents, subcontractors, and employees.

General

- 44. The contract documents consists of the Romtec Purchase Agreement, these Terms & Conditions, the Romtec preliminary submittal (SSDIS), any executed change orders, and any other documents specifically included with, attached to, or referenced within the Romtec Purchase Agreement and Terms & Conditions.
- 45. Except for specific changes agreed in writing in the Contract Documents, these Terms & Conditions shall control and supersede any other provisions, terms, conditions, writings, or agreements, including but not limited to a customer's Purchase Order, confirmation, or other communication between Romtec and the Customer.
- 46. The Purchase Agreement is effective and binding upon execution of the agreement by both parties, unless an alternate date of effect is included in the Purchase Agreement.
- 47. The Purchase Agreement may be executed in multiple counterparts, all of which shall constitute one agreement regardless whether all parties have signed the same counterpart.
- 48. The parties agree that electronically signed copies of the agreement shall be of the same effect as wet signed physical copies of the agreement.
- 49. Unless otherwise specifically agreed in the contract documents, all legal matter shall be interpreted per the laws of the State of Oregon, and the legal venue and jurisdiction for all legal proceedings shall be the courts of the State of Oregon in Douglas County, without regard for any conflict of law rules or principles.
- 50. For any required notices, the party providing the notice shall deliver the notice to the other party via one of the following methods: Physical via personal delivery by the sender or sender's agent at the design office of the recipient; Physical copy sent via recognized U.S. over

carrier; Physical copy sent via postage prepaid, registered/certified mail with the U.S. Postal Service; Electronic copy via email to and from a confirmed and valid email address; Electronic copy via facsimile. In any case, Notice shall be deemed delivered upon receipt by the recipient, but no later than two (2) days after being sent via any of the methods above.

Item # 3.

51. In the event of any legal proceeding between the parties, the prevailing party shall be entitled to recover from the non-prevailing party all applicable costs, damages, and expenses, including but not limited to reasonable attorney fees. This recovery is in addition to any monetary judgment or award resulting from litigation of any kind, including but not limited to arbitration, trial, bankruptcy, or similar proceedings.
52. If any term(s) of the agreement are found to be invalid or legally unenforceable, those terms shall be considered severed and shall not effect the remaining terms of the agreement, except to the extent such remaining terms may be revised in a legally acceptable manner to effect the intent of the parties in originally including the severed term(s).
53. A waiver of any provision or requirement of the agreement or failure by either party to enforce strict performance as agreed shall not be a waiver of any subsequent violation or prejudice either party's rights and remedies as defined herein.
54. Neither party shall be liable for any delay or failure to perform any obligation under this agreement nor shall either party be liable for damages (including indirect or consequential damages) to the extent such non-performance, delay, loss, or damage that results from circumstances beyond the reasonable control of the defaulting party (Force Majeure events). Such Force Majeure events include Acts of God, fire, flood, earthquake, explosion, extreme weather, war or related hostilities, blockades, public disorder, pandemic or other public health emergency, quarantine restrictions, embargo, labor strike or other labor disturbance, unavailability of electronic communication or equipment, and/or compliance with any legal requirement or lawful order, insistence, or directive from any government and/or military authority.



18240 NORTH BANK ROAD
ROSEBURG, OR 97470
Phone: 541-496-3541
Fax: 541-496-0803

Preliminary Project Information

Item # 3.

Romtec uses info provided on this form to create customer accounts in Romtec's accounting system. Please fill out the form as completely as possible.

- Please write "N/A" for any items that are not applicable.
- For duplicate items (such as if the customer and Owner are the same entity), feel free to write "same as above".
- If the project is not bonded, please write "No bond" in the Project Bond Information field.

Note: If the customer is not pre-paying 100% of the purchase order, Romtec will review the customer's publicly available credit info and provide a Schedule of Values (SoV) for review and approval by the customer.

Customer/Contractor Info

Company Name:

Year Established:

Billing Address:

Street Address:

City: _____ State: _____

Zip: _____ Phone: _____

Accounts Payable Contact:

AP Phone: _____

AP Email: _____

Federal ID No.: _____

Tax Exempt? No Yes (Please provide certificate)

Project Info

Project Name:

Government Agency:

Project Main Contact:

Phone: _____

Site Address:

City: _____ State: _____

Zip: _____

Prime Contractor (General Contractor)

Company Name:

Year Established:

Billing Address:

Street Address:

City: _____ State: _____

Zip: _____ Phone: _____

Owner

Org Name:

Year Established:

Billing Address:

Street Address:

City: _____ State: _____

Zip: _____ Phone: _____

Project Bond Info - If Project is Bonded, please provide a copy

Bonding Company: _____ Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Bond No.: _____ Underwriter: _____ Fax: _____



STAFF REPORT

Meeting Type:	City Council
Meeting Date:	January 20, 2026
From:	Tyler Wallace, Finance Director
Subject:	Resolution 2026-01: Audit Corrective Action Plan for Fiscal Year 2025

DECISION TO BE MADE:

Whether to adopt the required corrective action plan for the fiscal year June 30, 2025.

APPLICABLE COUNCIL GOAL:

n/a

BACKGROUND / CONTEXT:

As a result of the annual [financial audit for the period ended June 30, 2025](#), three findings were identified by the City's auditing firm, Talbot, Korvola & Warwick, LLP. The three findings were all classified as "Internal Controls over Financial Reporting." Per ORS 297.466, the City must adopt a "Plan of Action" to address the findings, then submit the plan to the Secretary of State's office within 30 days of the financial statements being issued. The financial statements were issued December 29, 2025.

KEY CONSIDERATIONS / ANALYSIS:**Findings**

Finding 2025-001 is a material weakness in internal controls over financial reporting related to recognition of debt. The cause was related to a missing control to identify a closing entry that should have been made to record new FY25 debt. The result was an understatement of debt. The error was corrected prior to the issuance of the financial statements.

Finding 2025-002 is a material weakness in internal controls over financial reporting related to recognition of capital assets. The cause was related to misapplication of Governmental Accounting Standards Board (GASB) Statement 34. The result was an understatement of capital assets and an overstatement of expenses. Additionally, there was a separate overstatement of capital assets and understatement of transfers within the internal service fund. The errors were corrected prior to the issuance of the financial statements.

Finding 2025-003 is a material weakness in internal controls over financial reporting related to recognition of revenue. The cause was a missing control to identify FY25 grant revenue received months after the close of FY25. The error was corrected prior to the issuance of financial statements.

Plan of Action

Finding 2025-001 – The Finance Department will implement additional internal controls to ensure that total outstanding debt is recorded timely and correctly.

Finding 2025-002 – The Finance Department will update City policy and implement additional internal controls to ensure capital assets are recorded correctly.

Finding 2025-003 – The Finance Department will implement additional internal controls to ensure that total grant proceeds are recorded timely and correctly

Upon of adoption of this resolution, the City Manager will submit the adopted resolution to the Secretary of State's office within seven days. This will meet the requirements under ORS 297.466 and finalize the audit and the necessary follow up items for the period ended June 30, 2025.

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends adopting Resolution 2026-01.

SUGGESTED MOTION LANGUAGE:

“I move to adopt Resolution 2026-01.”

LIST OF ATTACHMENTS / EXHIBITS:

- Resolution 2026-01



RESOLUTION NO. 2026-01

A RESOLUTION ADOPTING AN AUDIT CORRECTIVE PLAN OF ACTION FOR FISCAL YEAR 2025

WHEREAS, the City of Sandy has received and reviewed the Independent Auditor's Report for the fiscal year ending June 30, 2025, as prepared by our auditing firm Talbot, Korvola and Warwick, LLP; and

WHEREAS, three findings related to internal controls were reported ; and

WHEREAS, the City of Sandy is required by ORS 297.466 to adopt a plan of action in response to the audit findings and file the plan of action with the Secretary of State within 30 days of the completed audit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY:

Section 1:

Finding 2025-001 – The Finance Department will implement additional internal controls to ensure that total outstanding debt is recorded timely and correctly.

Finding 2025-002 – The Finance Department will update City policy and implement additional internal controls to ensure capital assets are recorded correctly.

Finding 2025-003 – The Finance Department will implement additional internal controls to ensure that total grant proceeds are recorded timely and correctly.

Section 2:

The Plan of Action shall take effect immediately upon the adoption of this Resolution.

Section 3:

The City Manager will file a copy of this Resolution with the Secretary of State in accordance with ORS 297.466.

This resolution is adopted by the City Council of the City of Sandy this 20th day of January, 2026.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 20, 2026
From: Tyler Deems, City Manager
Subject: Municipal Judge Appointment

DECISION TO BE MADE:

Appointment of a municipal judge to fill the vacancy left by the retirement of Judge Karen Brisbin.

APPLICABLE COUNCIL GOAL:

n/a

BACKGROUND / CONTEXT:

After 30 years of service, Judge Karen Brisbin retired on December 31, 2025. The Council approved an RFP on October 20, 2025 to fill the vacancy and Mayor Walker and Councilor Ramseyer were identified as the two Council members to participate in the process. The RFP closed on November 17, 2025, and the City received three proposals. A review committee consisting of the City Manager, Police Chief, and Finance Director reviewed the materials, and recommended two proposers to move forward in the process.

KEY CONSIDERATIONS / ANALYSIS:

Two potential candidates moved forward to an interview after proposals were reviewed. Interviews were conducted on January 9 and 12, 2026. After reviewing the proposers' materials, conducting interviews, the proposer with the highest overall score was Kyndre Lundquist. Highlights of Ms. Lundquist's resume include:

- Juris Doctor from Willamette University School of Law
- Oregon Bar member since 2012
- Over 8 years of experience as City prosecutor in various Clackamas County cities including Molalla, Gladstone, and West Linn

The terms of the agreement for municipal judge services include:

- Executing the powers of a municipal court judge set forth in the [City Charter](#)
- Two-year agreement, which is extendable if desired by both parties
- \$700 per month for judicial services

Ms. Lundquist will be in attendance at the January 20, 2026 Council Meeting to meet the City Council and answer any questions. Upon approval of the two-year agreement with Ms. Lundquist, it is anticipated that she would be serving in as the Judge as early as January 26, 2026 to ensure our initial appearances, show cause hearings, and trials are returned to their normal bi-weekly schedule.

BUDGET IMPACT:

Approximately \$3,000 - \$4,000 greater than the current budget for Municipal Court Judge services based on the current Court volume for Biennium 2025-27. This amount is absorbable within the overall Municipal Court department budget.

RECOMMENDATION:

Based on the scoring criteria outlined within the Municipal Court Judge RFP, it is recommended that a personal services agreement be executed between the City of Sandy and Kyndre Lundquist.

SUGGESTED MOTION LANGUAGE:

"I move to approve the agreement between the City of Sandy and Kyndre Lundquist for the Municipal Court Judge position."

LIST OF ATTACHMENTS / EXHIBITS:

- Personal Services Agreement

AGREEMENT FOR MUNICIPAL JUDGE FOR THE CITY OF SANDY

This AGREEMENT (“Agreement”) is made and entered into January 20, 2026, by and between the City of Sandy, a Municipal Corporation, hereinafter called “City,” and Kyndre Lundquist, hereinafter called “Judge” both of whom agree as follows:

WITNESSETH

WHEREAS, the City desires to contract for the services of said Judge as Municipal Judge of the City; and

WHEREAS, it is the desire of the Sandy City Council to establish certain terms under this Agreement with said Judge; and

WHEREAS, Judge desires to contract with City as Municipal Judge of City.

SECTION 1. CONTRACT

City hereby contracts with Judge as the Municipal Judge of City to perform the functions and duties specified in the City Charter and to perform such other legally permissible and proper duties and functions as may from time to time arise in the operation of the Municipal Court. The Judge is authorized to handle city ordinance matters as outlined in the municipal code and any and all traffic violations created under the City’s municipal code and/or adopted from the Oregon Revised Statutes. This Agreement may be modified only in writing signed by both parties.

SECTION 2. DUTIES

- a. Duties include all normal duties of a Municipal Judge acting in the capacity for a Municipal Court. These duties include, but are not limited to, having regular arraignments, accepting pleas, conducting bench trials, issuing orders and opinions, and conducting sentencing. The Judge also issues warrants, such as bench warrants for non-appearances, search warrants, administrative warrants, and abatement warrants. The Judge must be available for telephone calls or video conferences to consider probable cause affidavits and other matters.
- b. Judge will perform work in a manner according to professional standards observed by judges in the municipal court judge profession. Judge shall maintain membership in good standing with the Oregon State Bar.
- c. The Municipal Court Clerk assists the Judge with paperwork and necessary orders. The Judge may review court programs, court fines, court charges, and court procedures. The Judge may issue court orders establishing procedure. The Judge will keep the Municipal Court Clerk apprised of changes in the law and procedures. The Judge and Municipal Court Clerk will meet to review calendars and programs applicable to court operations.

- d. Judge shall arrange for pro-tem judges, who shall sit and hear cases as the Judge's designee when the Judge is absent due to illness, vacation, or when conflicts arise with other court schedules in the Judge's private practice. Any individual hired for such duties shall be members of the Oregon State Bar, and in good standing. Any pro tem judge shall also be an independent contractor and not an employee of the City and shall, in Judge's absence, provide the same services listed in this AGREEMENT.
- e. The Judge will not represent any clients in legal matters where the City is involved, whether in Municipal Court, Circuit Court, or any other competent jurisdiction.

SECTION 3. CONFLICT OF INTEREST

Judge will disclose any actual, apparent, or potential conflict of interest that may exist relative to the services to be provided pursuant to this Agreement. In the event of potential conflict of interest due to a former attorney-client relationship between Judge and an accused person, the accused and the City will be given the opportunity to waive the conflict after full disclosure. In the event a former client or the City declines to waive the conflict, a pro tem judge will handle the proceedings.

SECTION 4. JUDGE STATUS/INDEPENDENT CONTRACTOR

Judge is an agent of the City, and as a Judge, is responsible for all of Judge's employees, subcontractors, and agents performing portions of this work under this Agreement. Judge will not be considered an employee of the City of Sandy for the performance of work under this Agreement. Judge will not be a participant in, nor be in a qualified position as defined by Oregon PERS nor will the Judge be eligible for any other benefits provided for City employees.

SECTION 5. COMPENSATION AND REPORTING

Judge will perform the duties described herein at the fixed rate of \$700.00 per month.

Additional court days or night court can be added to the Court schedule. Times, dates, and additional compensation will be negotiated between the Judge and the City and agreed upon in writing.

Requests for any monthly compensation adjustments must be made to the City and approved by the City Council between January and March of a given year for budgeting purposes. Any adjustment granted will go into effect at the beginning of the following fiscal year (July 1.)

SECTION 6. NOTICES

All notices, bills and payments shall be made in writing and may be given by personal delivery, by mail, or email to the following:

City of Sandy
Attn: Finance Department

39250 Pioneer Blvd.
Sandy, OR 97055

SECTION 7. COMPLIANCE WITH LAW

- a. Judge shall comply with all applicable federal, state, and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Agreement.
- b. Judge shall not discriminate against any individual because of race, color, religion, sex, age, national origin, physical or mental disability, disabled veteran or veteran status, or any other protected status or activity in violation of state or federal law. Judge will administer the Court in compliance with City policy and applicable union collective bargaining agreements.
- c. Judge shall comply with all requirements associated with access to and confidentiality of law enforcement data system records and categories of records protected by law which come before the Court. Judge shall appropriately direct Court staff and the police department with respect to such matters.
- d. Judge shall be an independent contractor for all federal or state taxes applicable to any compensation or payments paid to Judge under this Agreement. Judge is not eligible for any federal Social Security, unemployment insurance, or workers' compensation benefits from compensation or payments paid under this Agreement.

SECTION 8. TERM OF AGREEMENT

This Agreement shall commence on the date first set forth above and will expire 2 years thereafter.

Judge serves at the pleasure of the City Council. Therefore, this Agreement may be terminated by the City at any time for convenience, effective immediately or at such later date as established in notice thereof, or by the Judge for any reason upon sixty (60) days' written notice to City. In the event this Agreement is terminated, Judge shall receive compensation only for services performed up to the last day of work.

SECTION 9. DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this Agreement, including without limitation, the making, performance, or interpretation of this Agreement or the Agreement documents, shall be attempted to be settled by mediation in good faith prior to any litigation being filed. Any litigation arising under or as a result of this Agreement shall be tried to the court without a jury. Each party agrees to be responsible for payment of its own professional fees, including attorneys' fees.

SECTION 10. INDEMNIFICATION AND INSURANCE

Except for the performance of judicial functions for which the City shall indemnify, defend, and hold Judge harmless, Judge acknowledges responsibility for any and all liability arising out of the performance of this Agreement and shall hold City harmless from, indemnify and defend City for any and all liability, settlements, loss, costs, and expenses in connection with any action, suit, or claim resulting or allegedly resulting from Judge's acts, omissions, activities or services in the course of performing this Agreement.

Judge shall maintain occurrence form commercial general liability and automobile liability insurance for the protection of Judge, City, its officers, agents, and employees. Coverage shall include personal injury, bodily injury (including death) and broad form property damage, including loss of use of property, occurring in the course of or in any way related to Judge's operations, in an amount not less than One Million dollars (\$1,000.000.00) combined single limit per occurrence. Such insurance shall name City as an additional insured.

Judge is self-employed and is responsible for any claims of workers' compensation that may arise from self-employment in accordance with Oregon law.

Judge shall furnish the City certificates evidencing the date, amount, and type of insurance required by this Agreement. All policies will provide for not less than thirty (30) days written notice to the City before they may be canceled.

The coverage provided by insurance required under this Agreement shall be primary, and any other insurance carried by City shall be excess

SECTION 11. GENERAL PROVISIONS

Judge shall maintain the confidentiality, both external and internal, of that confidential information which Judge receives in their capacity as Judge. This Agreement shall not be interpreted or applied to affect the proper and public sessions of the Court or proper access to judicial proceedings and Court records not under seal.

Judge shall not use any data, pictures, or other representations of the City in Judge's external advertising, marketing programs, or other promotional efforts except with prior specific written authorization from the City.

Judge shall furnish to City Judge's employer identification number, as designated by the Internal Revenue Service or Judge's Social Security number.

The Agreement shall be governed by the laws of the State of Oregon. Venue shall be in Clackamas County, Oregon.

Neither City nor Judge shall assign or transfer their interest or obligation hereunder in this Agreement without the written consent of the other. Except as otherwise provided above, Judge must seek and obtain City's written consent before subcontracting any part of the work required

of Judge under this Agreement. Any assignment, transfer, or subcontract attempted in violation of this subparagraph shall be void.

All work, including but not limited to documents, drawings, papers, computer programs, and photographs, performed or produced by Judge under this Agreement shall be the property of City. Judge shall retain all books, documents, papers, and records that are directly pertinent to this Agreement for at least ten years after City makes final payment on this Agreement and all other pending matters are closed.

This Agreement shall not create any rights in, or inure to the benefit of, any party other than the City and Judge.

The Agreement incorporates, without limitation, standard contract clauses that are required in every public contract in accordance with the Oregon Revised Statutes Chapter 279B and in particular the provisions of ORS 279B.220, 279B.225, 279B.230 and 279B.235. As such, to the extent applicable under State law, these paragraphs apply to this Agreement. This Agreement hereby incorporates by reference any other standard contract clauses required by federal, state, and local laws, ordinances, and regulations.

If any provision of this Agreement is held to be invalid, it will not affect the validity of any other provision. This Agreement will be construed as if the invalid provision had never been included.

A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

This Agreement contains the entire contract between the parties and supersedes all prior written or oral discussions or contracts regarding the same subject.

IN WITNESS WHEREOF, the City of Sandy has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by its City Recorder, and Judge has signed and executed the Agreement.

CITY OF SANDY:

Kathleen Walker, Mayor

JUDGE:

Kyndre Lundquist

ATTESTED:

By: _____
Jeffrey Aprati, City Recorder



STAFF REPORT

Meeting Type:	City Council
Meeting Date:	January 20, 2025
From:	AJ Thorne, Public Works Director
Subject:	Contract Award: Revenue Avenue Reservoir Treatment Improvements

DECISION TO BE MADE:

Whether to authorize the City Manager to execute an agreement for the construction of the Disinfection System as part of the Portland to Sandy series of water system projects.

APPLICABLE COUNCIL GOAL:

- **Goal 7.2:** Progress construction of Portland Filtration Transmission System to near completion.

BACKGROUND / CONTEXT:

The Portland Water Bureau (PWB) provides drinking water to several service areas within Multnomah, Washington, and Clackamas counties in Oregon, with the City of Sandy being one of the areas served in Clackamas County. In 2019, the PWB identified the need for a new filtration plant, the Bull Run Filtration Facility (BRFF), to remove potential contaminants, including the microorganism Cryptosporidium. The new filtration plant requires the City to stabilize its drinking water supply through a new connection to the Bull Run Supply at the proposed BRFF. This includes the construction of a new pump station and transmission pipeline to convey filtered water from the BRFF to the existing Hudson Road Transmission Main.

As part of the effort to stabilize the City's drinking water supply from the Bull Run Supply, the City will need to construct a pump station which will have the capacity to provide 5 million gallons per day (MGD) of finished water. The pump station will include a dechloramination/disinfection system, and approximately 5,500 feet of 16-inch, Class 52 ductile iron transmission pipeline to provide a connection between PWB's BRFF and the City's Revenue Reservoir.

KEY CONSIDERATIONS / ANALYSIS:

An invitation to bid for the construction of the Revenue Reservoir Treatment Improvements was released on November 12, 2025. On December 18, 2025, the City received eight (8) bids from contracts with the apparent lowest bidder being R.L. Reimers Company at \$1,359,463. The bids were reviewed by the design engineer, Consor. (The winning bid as well as the bid documents and plan set are attached and/or linked from this staff report).

While there is uncertainty for the future of this project due to land use delays for Portland's filtration site, there has been no movement to date for the deadline to filter water from Bull Run by September 2027. Staff recommends moving forward with this phase of the project to ensure water from Portland's Bull Run Filtration Facility can be properly disinfected.

BUDGET IMPACT:

Funds for the construction of the Revenue Reservoir Treatment Improvements are identified in the water capital appropriations for the BN25-27 budget as part of the Portland to Sandy Filtration Plant Transmission System project. The project's engineer's estimate was \$1,419,270. A Water Revenue Bond was secured in April 2025 to cover the construction costs; this project will be financed from the City's Water Fund account.

RECOMMENDATION:

Authorize the City Manager to execute a contract with R.L. Reimers Company for a maximum total fee of \$1,359,463.

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to execute a construction contract with R.L. Reimers Company for the Revenue Avenue Reservoir Treatment Improvements project for a maximum total fee of \$1,359,463."

LIST OF ATTACHMENTS / EXHIBITS:

- R.L. Reimers Company Bid
- Example Contract
- Bid Opening Summary
- Bid Documents and Plan Set (link):
https://www.ci.sandy.or.us/sites/default/files/fileattachments/city_council/meeting/23740/2025-10-29_w232464or_treatment_signed_bid_set_red.pdf

SECTION 00 41 43.01 - BID PROPOSAL
 FOR
 REVENUE RESERVOIR TREATMENT IMPROVEMENTS
 FOR
 CITY OF SANDY

THIS BID IS SUBMITTED TO:

City of Sandy
 39250 Pioneer Boulevard
 Sandy, OR 97055

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. Bidder accepts all of the terms and conditions of the Advertisement, Invitation to Bid and Instructions to Bidders, including without limitations those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within ten (10) days after the date of Owner's Notice of Intent to Award.
3. In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

- a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number)

Addendum No. < 1 > through Addendum No. < 2 >.

- b. Bidder is a resident Bidder in the State of Oregon as defined in ORS 279A.120.

(Check the Appropriate Box)

YES

NO

- c. Bidder is registered with the Oregon Construction Contractors Board.

(Check the Appropriate Box and provide license number)

YES State Contractor License No. 60891

NO

- d. Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work;
- e. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

- f. Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary General Conditions as provided in paragraph 5.03 of the General Conditions. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site.
- g. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.
- h. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents.
- i. Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
- j. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- k. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- l. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.
- m. Bidder agrees to be bound by and will comply with and further agrees that the provisions required by ORS 279C.800 through 279C.870 and 40 U.S.C. 276(a) pertaining to prevailing wage rates, as applicable, shall be included in this contract.
- n. Bidder agrees that if awarded the contract, Bidder will furnish to the Owner, within ten (10) days after receiving from the Owner Notice of Award, a signed Agreement, such Bonds, and certificates of insurance as are required by Owner, and evidence of having obtained a \$30,000 public works

bond with the Oregon Construction Contractors Board if the Project value exceeds \$100,000 and the Bidder is not exempted by the Board from the bond requirement.

- o. Bidder agrees that if awarded the contract, the Bidder will commence the Work within ten (10) calendar days after the date of receipt of written Notice to Proceed, and that the Bidder will complete the Work within the time limits specified in the Agreement.

4. Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

**Schedule of Unit Price Work
For
REVENUE RESERVOIR TREATMENT IMPROVEMENTS
For
CITY OF SANDY**

Item No.	Item	Quantity	Unit	Unit Price	Total Cost
1	Mobilization, Bonds, Insurance, and Demobilization	1	LS	\$ 87,000	\$ 87,000
2	Traffic Control, Including Temporary Protection, and Signage	1	LS	\$ 7,000	\$ 7,000
3	Erosion and Sediment Control Plan and maintenance	1	LS	\$ 3,700	\$ 3,700
4	Construction Survey and Staking	1	LS	\$ 6,000	\$ 6,000
5	Sheeting, shoring, and dewatering	1	LS	\$ 6,100	\$ 6,100
6	General Excavation	235	CY	\$ 68.00	\$ 15,980
7	Overexcavation of Unsuitable Material	25	CY	\$ 75.00	\$ 1,875
8	Furnish and Install 12" Class 52, ductile iron pipe, restrained with Class B trench backfill	20	LF	282.00	5,640
9	Furnish and Install 12" Butterfly Valves	2	EA	\$ 3,600	\$ 7,200
10	Furnish and install 24" x 12" Ductile Iron Reducers, restrained	2	EA	\$ 2,875	\$ 5,750
11	Furnish and Install 12" Flange Adapter	2	EA	\$ 853.00	\$ 1,706
12	Furnish and Install 12" Flow Meter	1	EA	\$ 15,800	\$ 15,800
13	Furnish and install 12" Static Mixer with injection points	1	EA	\$ 30,000	\$ 30,000
14	Furnish and install 12" Pipe Support	2	EA	\$ 500.00	\$ 1,000
15	Connections to existing water system piping	2	EA	\$ 2,800	\$ 5,600
16	Hydrostatic Testing, Flushing, and Disinfection of Water Mains	1	LS	\$ 2,800	\$ 2,800
17	96" Chlorine Manhole	1	EA	\$ 46,780	\$ 46,780
18	Reservoir Hydrodynamic Mixing System	1	LS	\$ 119,250	\$ 119,250
19	Furnish and Install 4" Building Drain Pipe	32	LF	\$ 90.00	\$ 2,880
20	Furnish and Install 6" Storm Drain Pipe	75	LF	\$ 202.00	\$ 15,150
21	Furnish and Install G-1 Catch Basin	1	EA	\$ 3,715	\$ 3,715
22	Connect Storm Pipe to existing 48" Manhole	1	EA	\$ 2,554	\$ 2,554

Item No.	Item	Quantity	Unit	Unit Price	Total Cost
23	Polyethylene Holding Tank and Alarm	1	LS	\$ 17,000	\$ 17,000
24	3" PVC Conduit	110	LF	\$ 79.00	\$ 8,690
25	Install Chlorine Building Gravel Raft	110	CY	\$ 171	\$ 18,810
26	Asphalt Pavement Removal	60	SY	\$ 34.00	\$ 2,040
27	Aggregate Base for Driveway, Sidewalk, and pedestrian access	135	SY	\$ 40.00	\$ 5,400
28	Drainage Geotextile	95	SY	\$ 12.00	\$ 1,140
29	Concrete Sidewalk	15	SY	\$ 159	\$ 2,385
30	Porous Asphalt Concrete	25	Ton	\$ 439	\$ 10,975
31	CMU Retaining Wall	171	SF	\$ 53.00	\$ 9,063
32	Transfer Pump Station 4 th Pump Improvements	1	LS	\$ 68,775	\$ 68,775
33	Transfer Pump Station and Site Electrical	1	LS	\$ 83,400	\$ 83,400
34	Furnish and Install Transfer Pump Station HVAC Improvements	1	LS	\$ 12,600	\$ 12,600
35	Chlorine Building	1	LS	\$ 548,105	\$ 548,105
36	Chlorine System (Double Wall Tank, Peristaltic Pumps, Tubing)	1	LS	\$ 83,200	\$ 83,200
37	Relocate Existing Natural Gas Generator	1	LS	\$ 42,400	\$ 42,400
38	Temporary Construction Generator and Transfer Switch	1	LS	\$ 39,500	\$ 39,500
39	Landscaping	1	LS	\$ 7,600	\$ 7,600
40	Landscaping Irrigation Allowance	1	LS	\$ 4,900	\$ 4,900
					Total: \$

Total Bid: \$ one million three hundred fifty nine thousand, four hundred Sixty three Dollars 1,359,463.00
 (Use words) (Use numbers)

*Abbreviations

LS – Lump sum

SY – Square yard

CY – Cubic yards

EA – Each

LF – Lineal feet

Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

Unit Prices have been computed in accordance with paragraph 10.05 of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.

5. Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with Paragraph 15.03 of the General Conditions of the Construction Contract on or before the dates or within the number of calendar days indicated in the Agreement. Bidder accepts the provisions of the

Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

6. The following documents are attached to and made a condition of this Bid:
 - a. Required Bid Security, in the form of bid bond in the amount of \$135,946.30 which is not more than ten percent (10%) of the total bid amount.
7. Bidder agrees that a completed First-Tier Subcontractor Disclosure Form is either included with this bid submission or will be provided within the time frame prescribed in these Bidding Documents. Bidder agrees that substitution of First-Tier Subcontractors will be made only in accordance with the provisions of ORS 279C.370.
8. Bidder certifies that Bidder will not discriminate against minority, women, or emerging small business enterprises in obtaining any subcontracts for this Work.
9. The signor certifies that he or she has knowledge regarding Bidder's payment of taxes and by signing below certifies that, to the best of his or her knowledge, Bidder is not in violation of any tax laws of the state or a political subdivision of the state, including, without limitation, ORS 305.620 and ORS chapters 316, 317 and 318.
10. Bidder understands that any statement or representation it makes, in response to this Invitation to Bid, if determined to be false or fraudulent, a misrepresentation, or inaccurate because of the omission of material information could result in a "claim" {as defined by the Oregon False Claims Act, ORS 180.750(1)}, made under the contract being a "false claim" {ORS 180.750(2)} subject to the Oregon False Claims Act, ORS 180.750 to 180.785, and to any liabilities or penalties associated with the making of a false claim under that Act.
11. Communications concerning this Bid shall be addressed to the address of Bidder indicated below.
12. Terms used in this Bid which are defined in the General Conditions of the Construction Contract or Instructions to Bidders will have the meanings indicated in the General Conditions of the Construction Contract or Instructions to Bidders.

SUBMITTED on December 18th, 2025.

If Bidder is:

An Individual

By: _____ (SEAL)
(Signature)

_____ (Print Individual's Name)

doing business as: _____

Business address: _____

Phone No.: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of General Partner)

_____ (Print General Partner's Name)

Business address: _____

Phone No.: _____

A CorporationCorporation Name: R.L. Reimers Co. (SEAL)State of Incorporation: OregonBy: R.L. Reimers (SEAL)
(Signature of Person Authorized to Sign)Ronald Reimers
(Print Name of Person Authorized to Sign)President
(Title)

(Corporate Seal)

Attest: Son Reim
(Signature of Corporate Secretary)Business address: 3939 Old Salem Rd. Suite 200, Albany, OR 97321Phone No.: 541-926-7766Date of Qualification to do business is: 1977

A Joint Venture

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of Joint Venture Partner)_____
(Print Name of Joint Venture Partner)_____
(Title)Business Address: _____

Joint Venturer Name: _____ (SEAL)

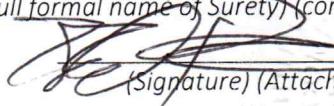
By: _____
(Signature of Joint Venture Partner)_____
(Print Name of Joint Venture Partner)_____
(Title)Business Address: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

END OF SECTION

SECTION 00 43 13

BID BOND

Bidder Name: R.L. Reimers Co. Address (principal place of business): 3939 Old Salem Rd NE Albany, OR 97321	Surety Name: The Hanover Insurance Company Address (principal place of business): 440 Lincoln St. Worcester, MA 01653
Owner Name: CITY OF SANDY, OR	Bid Project: REVENUE RESERVOIR TREATMENT IMPROVEMENTS, PROJECT # W25007
City Address: 39250 Pioneer Boulevard Sandy, OR 97055	Site Address: Revenue Avenue, between the intersections of Hood Street and Idleman Street
Bid Due Date: December 18, 2025	
Bond Penal Sum: ten percent of bid amount (10%) Date of Bond: December 18, 2025 Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder R.L. Reimers Co.	Surety The Hanover Insurance Company
(Full formal name of Bidder) By:  (Signature)	(Full formal name of Surety) (corporate seal) By:  (Signature) (Attach Power of Attorney)
Name: Ron Reimers (Printed or typed)	Name: Todd Brem (Printed or typed)
Title: President	Title: Attorney-in-fact
Attest: <u>Carol Brem</u> (Signature)	Attest: <u>Carol Brem</u> (Signature)
Name: Carol Brem (Printed or typed)	Name: Carol Brem (Printed or typed)
Title: Witness	Title: Witness
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project, and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

THE HANOVER INSURANCE COMPANY
 MASSACHUSETTS BAY INSURANCE COMPANY
 CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
 CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Todd Brem and/or Carol Brem

of Beaverton, OR and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States, not to exceed Thirty Million and No/100 (\$30,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 6th day of September 2013.

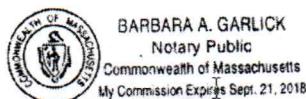


THE HANOVER INSURANCE COMPANY
 MASSACHUSETTS BAY INSURANCE COMPANY
 CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas
 Robert Thomas, Vice President

Joe Brenstrom
 Joe Brenstrom, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF WORCESTER) ss.



Barbara A. Garlick

Barbara A. Garlick, Notary Public
 My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 18th day of December 2025.

THE HANOVER INSURANCE COMPANY
 MASSACHUSETTS BAY INSURANCE COMPANY
 CITIZENS INSURANCE COMPANY OF AMERICA

J. Michael Pete
 J. Michael Pete, Vice President

**SECTION 00 43 38 - RESPONSIBILITY DETERMINATION FORM
FOR
CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS**

Project Name: REVENUE RESERVOIR TREATMENT IMPROVEMENTS

Project Number: W25007

Bidder's Business Entity Name: < R.L Reimers Company >

Bidder's CCB License Number: < 60891 >

Form Submitted By (Contracting Agency): < City of Sandy >

Form Submitted By (Representative Name): < _____ >

Title: < _____ > Date: < _____ >

Owner has:

- Checked the list created by the Construction Contractors Board under [ORS 701.227] for bidders who are not qualified to hold a public improvement contract.
- Determined whether the Bidder has met the standards of responsibility. In doing so, Owner has considered whether the Bidder:
 - Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or the ability to obtain the resources and expertise, necessary to meet all contractual responsibilities.
 - Holds current licenses that businesses or service professionals operating in this state must hold in order to undertake or perform the work specified in the contract.
 - Is covered by liability insurance and other insurance in amounts required in the solicitation documents.
 - Qualifies as a carrier-insured employer or a self-insured employer under [ORS 656.407] or has elected coverage under [ORS 656.128].
 - Has disclosed the bidder's first-tier subcontractors in accordance with [ORS 279C.370].
 - Has a satisfactory record of performance.
 - Has a satisfactory record of integrity.
 - Is qualified legally to contract with Owner.
 - Has supplied all necessary information in connection with the inquiry concerning responsibility.
- Determined the BIDDER to be (check only one of the following):
 - Responsible under [ORS 279C.375 (3)(a) and (b)].
 - Not responsible under [ORS 279C.375 (3)(a) and (b)].

(Attach documentation if Owner finds the bidder not to be responsible)

This form and any attachments must be submitted within 30 days after the date of Contract Award to the Oregon Construction Contractors Board, 201 High St SE UNIT 600, Salem, OR 97301, (503) 378-4621.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 00 45 13

BIDDER QUALIFICATION STATEMENT

ITB No.: W25007Bidder Name: R.L. Reimers Co.Bidder Address: 3939 Old Salem Rd. Suite 200 Albany, OR 97321Bidder Contact for Qualification Statement: Ross MeyerPhone Number for Contact: 971-304-5661E-mail for Contact: Ross@rlreimers.com

The above-named Bidder submits the information on this form and attached to this form as evidence that it is a responsible bidder. The Bidder acknowledges that this information shall be used by the Owner to make an award determination. In addition to this form, Owner may obtain any information Owner deems necessary to make the determination. Owner will notify the Bidder of any other documentation required, which may include, but is not limited to, Oregon Department of Revenue Letter of Debt Compliance, recent profit-and-loss history; current balance statements and cash flow information; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity; insurability, credit information; material; equipment; facility and personnel information; record of performance under previous contracts; etc. Owner may postpone the award of the Contract in order to complete its investigation and evaluation. Failure to promptly provide requested information and clearly demonstrate Responsibility may result in offer rejection and ineligibility of contract award.

SUPPLEMENTAL RESPONSIBILITY REQUIREMENTS

A. In making a determination whether or not the Bidder is a responsible bidder, the Owner will evaluate the Bidder on the following Responsibility Criteria:

1. The Bidder has the necessary resources to complete the Work to the quality specified within the Contract Time.

In evaluating the "success" of such project Work, completion, resources and quality, the Owner may check owner references for prior projects and evaluate the owner's assessment of the Bidder's performance, including but not limited to the following areas:

- a. Quality and timeliness of required submittals and associated paperwork;
- b. Adherence to standards;
- c. Utilization and management of qualified subcontractors;
- d. Financial capability to obtain the requisite bonds and procure supplies;
- e. Financially responsible of payments to subcontractors, suppliers, and workers;

- f. Compliance with applicable laws and regulations applicable to the Work, including by not limited to health and safety laws and regulations;
- g. Communication with owner and other affected parties;
- h. Cost control; and
- i. Compliance with contract documents.

2. The Bidder has experienced personnel with the knowledge, skills and abilities to carry out the Work including:

- a. Superintendent has a minimum of five (5) years' experience supervising the construction of at least two (2) construction projects of a similar scope and complexity to the Project; and
- b. Project Manager has at least five (5) years of successful experience performing the same type of work that will be assigned to them for this project on projects of a similar scope and complexity to the Project.

In evaluating the "success" of such project management staff, the Owner may check owner references for prior projects and evaluate the owner's assessment of the Bidder's performance, including but not limited to the following areas:

- 1) Names of Superintendent and Project Manager;
- 2) Contractor's name and Superintendent and Project Manager's employer, if different than the Contractor;
- 3) Project Name;
- 4) Project Value;
- 5) Construction Duration;
- 6) Owner Name/Contact Information;
- 7) Project Description including the Scope of Work, project location, and a description of any required specialty work;
- 8) Description of the work the Superintendent was responsible for supervising; and
- 9) Description of the work performed by the Project Manager.

B. To demonstrate its compliance with the above Responsibility Criteria, please submit the below information:

1. Provide a description of five (5) projects of a nature, scope, and magnitude equal to or greater than the Project that the Bidder has completed in the past ten (10) years noted for Items 1, 2 and 3 listed under A. above. Attach a document containing the following information and please label it as a response to question B1. **See Attached**
 - a. Project Name;

- b. Project Value and Final Contract Amount;
- c. Project Duration/Term and Final Contract Term;
- d. Owner Name/Contact Information;
- e. Project Description including the Scope of Work, project location, and a description of any required specialty work;
- f. Project Superintendent;
- g. Description of delays or problems experienced on each project;
- h. Project compliance in relation to health and safety laws and regulations;
- i. Management of safety and safety record with an Experience Modification Rate (EMR) scores relating to construction activities performed;
- j. Project resources utilized (qualified subcontractors, suppliers, etc.); and
- k. Project compliance regarding applicable laws and regulations.

2. Demonstrate the Bidder's commitment to safety by providing a listing of any major "incidents" relating to construction activities in the last 5 years. For each event, please attach a detailed explanation of the circumstances, the allegations and the findings, whether the matter is still pending or has been resolved, and contacts that the District may contact for additional information. Please label this "response to question B2". **See attached.**

3. Besides the five projects listed above, provide any other statements, qualifications, certifications, or other evidence that the Bidder has the ability, capacity, and skill to successfully perform the Contract. If you attach a document containing this information, please label it as a response to question B3. **N/A**

4. Provide any other references, awards, certifications, or other proof that the Bidder has the character, integrity, reputation, judgment, experience, and efficiency to successfully perform the Contract. If you attach a document containing this information, please label it as "response to question B4". **N/A**

5. Provide a schedule, sourcing list and other documentation to show the Bidder has the ability to perform the Contract within the time specified. The Bidder has the necessary resources to complete the Work to the quality specified within the Contract Time. If you attach a document containing this information, please label it as "response to question B5".
R.L. Reimers has the resources and ability to complete the project within the specified contract time.

6. Has the Bidder ever been ticketed, fined, charged, sued, or otherwise found to be out of compliance with the laws relating to the Work, this Contract, or the Project? If yes, please attach a detailed explanation of the circumstances, the allegations, and the findings, whether the matter is still pending or has been resolved, and contacts that the Owner may contact for additional information. Label attachment as "response to question B6".

Yes: _____ No: x _____

7. Provide any other evidence (if any) that the Bidder has which demonstrates its previous and existing compliance with laws relating to this Contract and this Project. If you attach a document containing this information, please label it as "response to question B7".
8. Attach resumes, statements or other documentation for each member of the Bidder's proposed project management staff (project manager, superintendent, engineer or similar level personnel) to show that the Bidder's proposed project management staff members each have at least five (5) years of successful experience performing the same type of work that will be assigned to them for this project on projects of a similar nature, scope and complexity to the Project noted for Item 4 listed under A. above.

The list may include projects supervised on behalf of Bidder and projects supervised on behalf of the proposed Supervisor's prior employer(s). If more than one Supervisor may be used provide the information for each Supervisor.

If you attach a document containing this information, please label it as a response to question B8.

9. Is the Bidder currently a party to a claim against, or a formal dispute resolution process with, the Owner—i.e., pending mediation, arbitration or litigation?

Yes: _____ No:

If "No," please explain in an attached document.

10. Demonstrate the responsibility of its proposed Subcontractors. The verification may include a representation that each Subcontractor, at the time of subcontract execution, meets the Responsibility Criteria and possesses all required licenses. The Owner reserves the right to request additional information or to investigate the veracity of any statements provided and to make its own determination of responsibility. If you attach a document containing this information, please label it as a response to question B10.

Does the Bidder have all required licenses, insurance and/or registrations, if any, and is the business legally authorized to do business in the state of Oregon?

Yes: No: _____

If "No," please explain in an attached document.

11. Within the last 3-year period, has your business been notified of any delinquent Federal or State taxes in an amount that exceeds \$3,000 for which the liability remains unsatisfied.

Yes: _____ No:

If "YES," please explain in an attached document.

12. Within the last 3-year period, has your business filed a bankruptcy action, filed for reorganization, made a general assignment of assets for the benefit of creditors, or had an action for insolvency instituted against it?

Yes: _____ No:

If "YES," please explain in an attached document.

13. Within the last 3-year period, has your business had one or more contracts terminated for default by any federal, state or local government agency, or any lawsuits filed against it by creditors or involving contract disputes?

Yes: _____ No: _____

If "YES," please explain in an attached document.

14. Is your business experiencing financial distress or having difficulty securing financing?

Yes: _____ No: _____

If "YES," please explain in an attached document.

15. Does your business have sufficient cash flow to fund day-to-day operations throughout the proposed contract period?

Yes: _____ No: _____

If "NO," please explain in an attached document.

On behalf of the Bidder, I have read through the responses to this form and the attached information and declare under penalty of perjury under the law of Oregon that the information contained in this Bidder's Qualification Statement with attachments is true and correct.

Signed on the 18th day of December, 2025.

at Albany, Oregon, Linn County (city, state and county)

Print Name: Ronald Reimers Title: President

Signed: 

END OF SECTION

CONFIDENTIALITY STATEMENT

The City of Sandy abides by the public records laws of the State of Oregon. As such, proposal documents are generally considered to be a matter of public record after the contract for work has been awarded. Information in a proposal may or may not be considered to be exempt from public disclosure based on the following:

- Trade secrets as identified in ORS 192.345(2);
- Information submitted in confidence as identified in ORS 192.355(2).

To the extent of the law, the City will endeavor to keep information confidential if the proposer marks the subject information as confidential. If a proposal contains any information that the Proposer believes is exempt from disclosure under the various grounds specified in the Oregon Public Records Law, the Proposer must clearly designate each such portion of its proposal as exempt at the time of proposal submission, along with a justification and citation to the legal authority relied upon. Identifying the proposal, in whole, as exempt from disclosure is not acceptable. Failure to identify specific portions of the proposal as exempt shall be deemed a waiver of any future claim of that information as exempt.

The City will make available to any person requesting information, through the City processes for disclosure of public records, any and all information submitted as a result of this RFP not exempted from disclosure without obtaining permission from any Proposer to do so. City may also, in its sole discretion, elect to publish all such information at any time, regardless of whether or not a public records request has been received. However, if a public records request is made for material marked by the Proposer as exempt, the City will attempt to notify the impacted Proposer prior to any release of the material. Application of the Oregon Public Records Law by the City will determine whether any information is actually exempt from disclosure. The City accepts no liability for the release of any information submitted.

*R.L. Reiners Company
RLW
Ronald Reiners
President*

CERTIFICATION OF EMPLOYEE DRUG-TESTING PROGRAM

Bidder Company Name: R.L. Reimers Co.Address: 3939 Old Salem Road, Suite 200, Albany, OR 97321

The following information and **signature** must be provided **by the company which provides employee drug-testing services** to the company submitting this bid proposal, **not** by the bidder.

I hereby attest that my company provides employee drug-testing services to the firm submitting this bid proposal, consistent with ORS 279C.505(2) and the applicable administrative rules.

Drug-Testing Company Name: Butterfield Testing SolutionsAddress: 15205 SW Arrow St. Sherwood, OR 97140Drug-Testing Company Signature: Kami AndrewsPrinted Name: Kami AndrewsTitle: Director of TPA OperationTelephone: 503-925-8428



R.L. REIMERS COMPANY GENERAL CONTRACTORS

Bidders Qualification

Response to Question B1: Similar Project Experience

1. **Project Name:** Cleveland Reservoir and Pump Station Project

Original Contract = \$1,599,500
Original Completion = August 2015

Final Contract = \$1,602,658
Final Completion = December 2015

Owner Contact Information:

Jeremy Hudson
Rockwood Water PUD
(503) 665-4179

Engineer Contact Information:

Eddie Kreipe
Consort
(503) 989-2414

Description: The project was located in Gresham, OR and consisted of demolition of an existing pump station structure and replacing with a 1,000 square foot CMU style pump station with 3 vertical turbine pumps along with associated mechanical piping, HVAC, electrical and I&C work. Also included in the work was the seismic improvements and rehabilitation of a 3MG cylindrical welded steel tank reservoir and installation of approximately 600' of yard piping.

Project Superintendent/Project Manager: Ross Meyer

Cause of Delays: Owner had to stop construction for city of approval on unanticipated tree removal and delays in valve delivery times.

Project Compliance: City and state construction codes, NSF drinking water, Oregon BOLI & prevailing wage, Oregon OSHA.

Safety: See SAIF ERM Form in B2.

Project Resources: HD Fowler – Pipe, Fittings, Valves & Appurtenances, Apsco/Flowserve – Vertical Turbine Pumps, Santiam Heating & Sheetmetal – HVAC & Sheetmetal

2. **Project Name:** 2017 WWTP Sludge Storage Improvements

Original Contract = \$1,951,025
Original Completion = July 2017

Final Contract = \$1,921,523
Final Completion = November 2017

Owner Contact Information:

Bob Wengert
City of Canby

Cause of Delays:

Owner found the building that the chemical system was being installed in to not be up to current seismic requirements and added scope for Reimers to bring the building up seismic code.

Project Compliance: City and state construction codes, DEQ, Oregon BOLI & prevailing wage, Oregon OSHA.

Safety: See SAIF ERM Form in B2.

Project Resources:

Core & Main – Pipe, Fittings, Valves & Appurtenances, Team/Stoner Electric – Electrical & I&C, Santiam Heating & Sheetmetal – HVAC & Sheetmetal, MJE Industrial – Coatings, PumpTech – Blowers & Chemical Pumps, Correct Equipment – Diffusers

4. Project Name: Aumsville Water Storage Tank and Pump Station

Original Contract = \$3,170,250 Final Contract = \$3,066,202

Original Completion = January 2025 Final Completion = March 2025

Owner Contact Information:

Matt Etzel
City of Aumsville
(503) 749-1185

Engineer:

Chris Brugato
Westech Engineering, Inc.
(503) 585-2474

Description: Construction of a new one-million-gallon steel water storage tank, booster pump station and associated site work included paving and fencing.

Project Superintendent: Tony Davidson

Project Manager: Brandon Hageman

Cause of Delays:

Owner added work relating to change orders increased the contract completion date.

Project Compliance: City and state construction codes, DEQ, Oregon BOLI & prevailing wage, Oregon OSHA.

Safety: See SAIF ERM Form in B2.

Project Resources:

Core & Main – Pipe, Fittings, Valves & Appurtenances, Five Star – Electrical & I&C, Santiam Heating & Sheetmetal – HVAC, MJE Industrial – Coatings, PumpTech – Pumps.

5. Project Name: City of Gresham WWTP Disinfection Improvements

Original Contract = \$1,126,555 Final Contract = \$1,155,773

Original Completion = April 2025 Final Completion = August 2025

Owner Contact Information:

Rob Chapler
City of Gresham
(503) 618-3458

Response to Question B2: Commitment to Safety

R.L. Reimers Company has had no major incidents relating to construction activities in the last 5 years.
See attached 2024 ERM Letter from SAIF



February 18, 2025

R L Reimers Co.
3939 Old Salem Rd. NE Suite 200
Albany, OR 97321-4886

RE: Policy Number: 812835

To Whom It May Concern:

Enclosed please find the Experience Rating Modifiers assigned to the above insured for the dates indicated below. Experience Rating is a mandatory merit rating plan administered by the National Council on Compensation Insurance (NCCI), the authorized rating organization for Oregon. The NCCI computes all experience ratings and makes them available electronically to each policyholder's carrier of record.

Effective Date	Experience Rating Modifier
10/1/2024	.72
10/1/2023	.69
10/1/2022	.69

Please feel free to call me if you have any questions about this information.

Sincerely,

Martha M. Lesmeister, Senior Account Representative
400 High Street SE
Salem, Oregon 97312
P: 503.373.8359 or 800.285.8525 ext. 8359
F: 503.584.9525
marles@saif.com

SPECIFICATIONS & CONTRACT DOCUMENTS



CITY OF SANDY

Revenue Reservoir Treatment Improvements

VOLUME No. 1 of 2
CITY OF SANDY PROJECT #: W25007

NOVEMBER 2025



Consor North America, Inc.
One SW Columbia Street, Suite 1700
Portland, Oregon 97204

SECTION 00 01 07 - SEALS PAGE
FOR
CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS

See Table of Contents for author of each specification section, identified by author's initials as follows:

AUTHOR'S NAME = INITIALS

BART E. STEPP = BES (CIVIL, LANDSCAPING, PROCESS, MECHANICAL)
HEATHER K. PINA = HKP (PROCESS)
JAMES E. MITCHELL = JEM (ELECTRICAL, INSTRUMENTATION)
ETHAN D. ALTON = EDA (STRUCTURAL)
ALAN P. ARMSTRONG = APA (ARCHITECTURAL)

BES STAMP

HKP STAMP

JEM STAMP

EDA STAMP

APA STAMP

SECTION 00 01 10 – TABLE OF CONTENTS

REVENUE RESERVOIR TREATMENT IMPROVEMENTS SPECIFICATIONS

Section	Person Responsible	Title	Page
BIDDING REQUIREMENTS			
00 01 11	BES	Invitation to Bid	1-4
00 21 13.13	BES	Instruction to Bidders	1-12
00 21 13.13.A	BES	Attachment A – Certification of Employee Drug Testing Program	1-1
00 21 13.13.B	BES	Attachment B – Confidentiality Statement	1-1
00 41 00.01	BES	First-Tier Subcontractor Disclosure Form	1-2
00 41 13.01	BES	Bid Proposal	1-8
00 43 13	BES	Bid Bond	1-4
00 43 38	BES	Responsibility Determination Form	1-2
00 45 13	BES	Bidder Qualification Statement	1-6
CONTRACT FORMS			
00 52 43	BES	Agreement	1-8
00 61 13.13	BES	Performance Bond	1-4
00 61 14.01	BES	Payment Bond	1-4
CONDITIONS OF THE CONTRACT			
00 72 00	BES	Standard General Conditions	1-82
00 73 00	BES	Supplementary Conditions	1-28
00 73 43	BES	Oregon Prevailing Wage Rates	1-2
TECHNICAL SPECIFICATIONS			
Division 01 – General Requirements			
01 10 00	BES	Summary of Work	1-18
01 22 20	BES	Unit Price Measurement and Payment	1-6
01 31 19	BES	Project Meetings	1-8
01 33 00	BES	Submittal Procedures	1-12
01 45 00	BES	Quality Control	1-4
01 60 00	BES	Product Requirements	1-2
01 61 10	BES	Seismic Requirements for Non-Structural Components	1-6
01 64 00	BES	Owner Furnished Products	1-2
01 70 00	BES	Execution and Closeout Requirements	1-12
01 75 00	BES	Testing, Training, and System Startup	1-6
01 78 23	BES	Operation and Maintenance Data	1-16
01 79 10	BES	Training	1-2
Division 02 – Existing Conditions			
02 30 00	BES	Subsurface Investigation	1-2
Division 03 – Concrete			
03 21 00	EDA	Reinforcing Steel	1-6
03 30 00	EDA	Cast-In-Place Concrete	1-30
03 60 00	EDA	Grouting	1-6

03 64 23	BES	Concrete Repair Crack Injection	1-8
Division 04 – Masonry			
04 05 17	EDA	Masonry Mortar and Grout	1-10
04 22 00	EDA	Concrete Masonry Units	1-6
Division 05 – Metals			
05 50 00	APA	Metal Fabrications	1-6
Division 06 – Wood, Plastics, and Composites			
06 05 23	EDA	Wood, Plastic, and Composite Fasteners	1-2
06 10 00	EDA	Rough Carpentry	1-4
06 16 00	APA	Sheathing	1-4
06 17 53	EDA	Shop-Fabricated Wood Trusses	1-6
06 61 00	EDA	FRP Grating	1-6
Division 07 – Thermal and Moisture Protection			
07 21 00	APA	Thermal Insulation	1-4
07 27 15	APA	Nonbituminous Self-Adhering Sheet Air Barriers	1-4
07 41 13.16	APA	Standing Seam Metal Roof Panels	1-12
07 42 13.13	APA	Formed Metal Wall Panels	1-8
07 62 00	APA	Sheet Metal Flashing and Trim	1-10
07 72 53	APA	Snow Guards	1-4
07 92 00	APA	Joint Sealants	1-10
Division 08 – Openings			
08 11 13	APA	Hollow Metal Doors and Frames	1-10
08 16 13	APA	Fiberglass Doors and Frames	1-10
08 33 23	APA	Overhead Coiling Doors	1-4
08 71 00	APA	Door Hardware	1-20
Division 09 – Finishes			
09 22 16	APA	Non-Structural Metal Framing	1-6
09 90 00	BES	Painting and Coating	1-18
09 91 14	APA	Exterior Painting	1-4
09 91 23	APA	Interior Painting	1-8
Division 10 – Specialties			
10 44 00	APA	Fire Protection Specialties	1-2
Division 11 – Equipment			
11 95 00	BES	Reservoir Hydrodynamic Mixing System	1-10
Division 12 – 21 – Not Used			
Division 22 – Plumbing			
22 30 00	BES	Plumbing Equipment	1-4
22 40 00	BES	Plumbing Fixtures	1-6
Division 23 – HVAC			
23 05 93	BES	Testing, Adjusting, and Balancing for HVAC	1-4

23 08 00	BES	Commissioning of HVAC	1-18
23 09 13	BES	Instrumentation and Control Devices for HVAC	1-4
23 31 13	BES	Metal Ducts and Accessories	1-16
23 34 00	BES	HVAC Fans	1-6
23 37 00	BES	Air Outlets and Inlets	1-2
23 82 00	BES	Electric Unit Heaters	1-4

Division 24 – Division 25 – Not Used

Division 26 – Electrical

26 05 00	JEM	General Requirements for Electrical Work	1-18
26 05 05	JEM	Selective Demolition for Electrical	1-2
26 05 19	JEM	Low-Voltage Conductors Wires and Cables	1-24
26 05 26	JEM	Grounding System	1-8
26 05 29	JEM	Hangers and Supports for Electrical Systems	1-6
26 05 33	JEM	Raceways, Boxes, & Fittings	1-22
26 05 53	JEM	Identification for Electrical Systems	1-12
26 05 73	JEM	Power System Studies	1-8
26 05 85	JEM	Utility Coordination	1-4
26 08 00	JEM	Commissioning of Electrical Systems	1-4
26 22 13	JEM	Low Voltage Distribution Transformers	1-6
26 24 16	JEM	Panelboards	1-6
26 27 16	JEM	Cabinets and Enclosures	1-6
26 27 26	JEM	Wiring Devices	1-6
26 28 13	JEM	Fuses	1-6
26 28 16.13	JEM	Enclosed Circuit Breakers	1-8
26 28 16.16	JEM	Enclosed Switches	1-8
26 29 13.16	JEM	Reduced Voltage Motor Controllers	1-18
26 32 13.14	BES	Natural Gas – Engine Generators	1-10
26 36 13	JEM	Manual Transfer Switches	1-6
26 43 13	JEM	Surge Protective Devices for Low-Voltage Electrical Power Circuits	1-10
26 50 00	JEM	Luminaires	1-8

Division 27 – Division 30 – Not Used

Division 31 – Earthwork

31 05 13	BES	Soils for Earthwork	1-4
31 05 16	BES	Aggregates for Earthwork	1-6
31 10 00	BES	Site Clearing	1-6
31 23 16	BES	Excavation	1-8
31 23 17	BES	Trenching	1-18
31 23 18	BES	Rock Removal	1-4
31 23 19	BES	Dewatering	1-4
31 23 23	BES	Fill	1-6
31 23 24	BES	Flowable Fill	1-6
31 25 00	BES	Erosion and Sediment Controls	1-4
31 37 00	BES	Rip Rap	1-4
31 50 00	BES	Excavation Support and Protection	1-4

Division 32 – Exterior Improvements

32 05 16	BES	Aggregates for Exterior Improvements	1-4
32 11 23	BES	Aggregate Base Courses	1-6
32 12 16.10	BES	Porous Asphalt Concrete Pavement	1-4
32 14 13	BES	Precast Concrete Unit Paving	1-4
32 16 23	BES	Sidewalks	1-10
32 32 23	BES	Segmental Retaining Walls	1-10
32 84 00	BES	Planting Irrigation	1-6
32 91 21	BES	Finish Grading and Seeding	1-10
32 93 00	BES	Planting	1-10

Division 33 – Utilities

33 05 13	BES	Manholes	1-12
33 11 10	BES	Water Utility Distribution and Transmission Piping	1-24
33 12 16	BES	Water Utility Distribution and Transmission Valves	1-8
33 13 00	BES	Testing and Disinfection of Water Utility Piping	1-8
33 30 10.13	BES	Sewer and Manhole Testing	1-6
33 41 10	BES	Storm Utility Drainage Piping	1-12

Division 34 – Division 39 – Not Used

Division 40 – Process Integration

40 05 13	BES	Common Work Results for Process Piping	1-16
40 05 13.73	BES	Thermoplastic Process Piping	1-10
40 05 23.72	HKP	Pump Control Valves	1-2
40 05 51	BES	Common Requirements Results for Process Valves	1-6
40 05 51.12	BES	Ball Valves	1-4
40 05 51.15	BES	Gate Valves	1-6
40 05 51.18	BES	Butterfly Valves	1-4
40 05 70	HKP	Solenoid Control Valves for Flow Control	1-2
40 61 13	JEM	Process Control System General Provisions	1-12
40 61 21	JEM	Process Control System Testing	1-18
40 61 26	JEM	Process Control System Training	1-4
40 61 96.19	JEM	Process Control Descriptions – Pumping & Chlorination	1-8
40 63 43	JEM	Programmable Logic Controllers	1-4
40 63 43.13	JEM	PLC Input-Output Modules	1-4
40 67 33	JEM	Panel Wiring	1-6
40 71 13.16	JEM	Magnetic Flow Meters – ZERO D	1-6
40 71 79	JEM	Flow Switches	1-4
40 72 13	JEM	Ultrasonic Level Meters	1-6
40 75 21	BES	Chlorine Analyzers	1-6
40 80 00	JEM	Commissioning of Process Systems	1-4

Division 41 – Division 42 – Not Used

Division 43 – Process Gas and Liquid Handling, Purification, and Storage Equipment

43 21 00	HKP	Liquid Pumps General	1-10
43 21 13	HKP	Centrifugal Liquid Pumps	1-6
43 41 43.2	BES	Double Wall Polyethylene Tanks	1-8

43 41 43.3	BES	Underground Polyethylene Holding Tanks	1-4
------------	-----	--	-----

Division 44 – Division 45 – Not Used

Division 46 – Water and Wastewater Equipment

46 05 13	BES	Common Motor Requirements for Water and Wastewater Equipment	1-4
46 20 00	BES	Miscellaneous Chemical Feed Equipment	1-10
46 33 44	BES	Peristaltic Metering Pumps	1-8
46 41 17	BES	Inline Static Mixers	1-4

SUPPLEMENTARY INFORMATION

1. Delve Underground	Geotechnical Engineering Report	1-61
----------------------	---------------------------------	------

VOLUME 2 - PROJECT PLANS (DRAWINGS)

See Sheet G-001 for Drawing Index

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

BIDDING REQUIREMENTS

	<p>City of Sandy</p> 	
--	---	--

BID ADVERTISEMENT DATE:
November 13, 2025

INVITATION TO BID ON

REVENUE RESERVOIR TREATMENT IMPROVEMENTS

PROJECT No. W25007

Deliver proposals to:

AJ Thorne, PE
Public Works Director
City of Sandy
39250 Pioneer Boulevard
Sandy, OR 97055

Refer all technical questions in writing to:

Bart Stepp, PE
Consor
One Columbia Street, Suite 1700
Portland, Oregon 97204
Phone: 503-714-3187
Email: Bart.Stepp@Consoreng.com
**All questions must be received
by 2:00 PM, December 11, 2025**

Invitation to Bid and Contract

Documents are available for
download at no charge from the
City's website at
<https://www.ci.sandy.or.us/rfps>

Bids due: By 2:00 PM, December 18, 2025.

Envelopes must be sealed, plainly marked: "Revenue Reservoir Treatment Improvements," and delivered to the attention of AJ Thorne, PE, Public Works Director, and include the name and address of the bidder. The City of Sandy (Owner) reserves the right to reject any or all bid proposals or cancel this solicitation in the best interests of the Owner.

SECTION 00 01 11

INVITATION TO BID

Revenue Reservoir Treatment Improvements

Sealed bids for the construction of **Revenue Reservoir Treatment Improvements (Project)** must be delivered to the City of Sandy (Owner), 39250 Pioneer Boulevard, Sandy, Oregon 97055, and addressed to AJ Thorne, Public Works Director, no later than **2:00 PM, December 18, 2025**. The options for sealed bid proposal packet delivery are as follows: 1) Mail in to the above address and recipient; or 2) Drop off at the above address during business hours and call the recipient at 503-489-2162 to make aware of the delivery. Either option must be delivered prior to the deadline mentioned above. No bids will be received after **2:00 PM, December 18, 2025**. Bidders must submit the First-tier Sub-contractor Disclosure Form (Section 00 41 00.01) in a separate envelope by **4:00 PM, December 18, 2025**. Failure to submit the required first-tier subcontractors list within the required two hours of the date and time for receipt of bids will disqualify the bidder from further consideration. At **2:00 PM, December 18, 2025**, in person and via Zoom Meeting, bids will be publicly opened and read. The Owner reserves the right to change the date and time for opening bids. All bidders will receive an emailed invite to attend the Zoom Meeting.

The Project includes furnishing all labor, materials, and equipment necessary for the installation of a breakpoint chlorination system and the addition of a fourth pump at the transfer pump station at the City's Revenue Reservoir Site. Work includes new CMU building housing the chlorine system and natural gas generator, reservoir mixing system, driveway improvements, landscaping, and transfer pump station improvements. Owner's Engineer estimates the cost of this Project to be in the range of \$1.5 million to \$1.8 million.

This Project will be funded by City of Sandy Bonds. The Contractor awarded the Project shall adhere to all requirements stated within the Specifications.

Copies of the Invitation to Bid and Contract Documents for the Project may be obtained electronically only, and are available for download at no charge from the City's website at <https://www.ci.sandy.or.us/rfps>.

The Project is a public works project as defined in ORS 279C. Prevailing Wage Rates and Davis-Bacon Wage Rates will apply for this Project. Bidders shall comply with the requirements of those statutes and codes.

The Owner reserves the right to reject any and all bids not in compliance with all prescribed public bidding procedures and requirements and to reject for good cause any or all bids upon a finding of the Owner that it is in the public interest to do so. Bidders are solely responsible for all of their costs incurred in preparing and submitting a bid.

Bidders must be qualified by the State of Oregon Construction Contractors Board, hold all other necessary licenses, and be qualified in accordance with the applicable portions of ORS 279C in order to enter into a contract with the Owner for a public works project in Oregon.

CITY OF SANDY
AJ Thorne, PE
Public Works Director
Dated: November 13, 2025

BID PROPOSAL INSTRUCTIONS AND PROJECT SCHEDULE

Bid Proposal Title: Revenue Reservoir Treatment Improvements

SCHEDULE OF EVENTS:

Release Invitation to Bid documents	November 13, 2025
Pre-Bid On-Site Meeting	December 2, 2025, at 10:00 AM
Deadline to Ask Project Questions	December 11, 2025, at 2:00 PM
Deadline to Protest Invitation to Bid Materials	November 20, 2025, at 2:00 PM
Deadline for Proposal Submission	December 18, 2025, at 2:00 PM
Bid Opening	December 18, 2025, at 2:00 PM
First-Tier Subcontractor Disclosure Form	December 18, 2025, at 4:00 PM

Owner reserves the right to modify this schedule of events at any time in the best interests of the Owner. Any changes to the schedule occurring before bid opening will be issued within an addendum.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 00 21 13.13

INSTRUCTIONS TO BIDDERS

REVENUE RESERVOIR TREATMENT IMPROVEMENTS

PART 1 DEFINED TERMS

1.1 Terms used in these Instructions to Bidders have the meanings indicated in the Standard General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:

- A. Apparent Low Bidder – that Bidder whose Bid as offered in the Bid Form represents the lowest total as determined by the Lump Sum Bid.
- B. First-Tier Subcontractor - an individual, firm or corporation having a direct contract with the Contractor for furnishing labor or furnishing labor and materials in connection with the performance of a part of the work and will have a contract value that is equal to or greater than five percent of the total bid project or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid.
- C. Issuing Office—The office and/or website from which the Bidding Documents are to be issued, and which registers plan holders.
- D. Lump Sum Bid – Bid for Lump Sum Work including indicated Base Bid Major Equipment items listed on the Major Equipment Schedule.
- E. Major Equipment Schedule – a form, included in the Bid Form, listing certain Major Equipment items per the instructions included in the Instructions to Bidders.
- F. Successful Bidder – the lowest, responsible Bidder with a responsive Bid to whom Owner (on basis of Owner's evaluation as hereinafter provided) makes an award.

PART 2 BIDDING DOCUMENTS

2.1 Bidder shall obtain a complete set of Bidding Requirements and proposed Contract Documents (together, the Bidding Documents). See the Agreement for a list of the Contract Documents. It is Bidder's responsibility to determine that it is using a complete set of documents in the preparation of a Bid. Bidder assumes sole responsibility for errors or misinterpretations resulting from the use of incomplete documents, by Bidder itself or by its prospective Subcontractors and Suppliers.

2.2 Bidding Documents are made available for the sole purpose of obtaining Bids for completion of the Project and permission to download or distribution of the Bidding Documents does not confer a license or grant permission or authorization for any other use. Authorization to download documents, or other distribution, includes the right for plan holders to print documents solely for their use, and the use of their prospective Subcontractors and Suppliers, provided the plan holder pays all costs associated with printing or reproduction. Printed documents may not be re-sold under any circumstances.

2.3 Bidding Documents for the Project may be obtained electronically only, at no charge from the City's Bidding Documents Website at <https://www.ci.sandy.or.us/rfps>. Bidders may rely that sets of Bidding Documents obtained from the Bidding Documents Website are complete unless an omission is blatant. Registered plan holders can obtain Addenda issued by Owner from the Bidding Documents Website.

2.4 Bids shall be submitted on unaltered Bid Forms furnished by the Owner, or on exact duplicates thereof. Bids shall be made in accordance with all instruction, requirements and specification to be considered. All blanks on Bid Forms shall be completed in ink or typewritten. Alterations and erasures shall be initialed by the signatory of the Bid. Bidder shall not make their Bid contingent upon the Owner's acceptance of specifications, plans or contract terms that conflict with or are in addition to those in the Invitation to Bid documents.

2.5 Bids shall be digitally signed or a copy signed in ink, with the signer's name typed or printed in the space provided. Where Bidder is a corporation, Bids shall be signed with the legal name of the corporation and the legal signature of an officer authorized to bind the corporation to a contract. At least one Bid submitted by Bidder must bear an original signature.

2.6 Electronic Documents

A. When the Bidding Requirements indicate that electronic (digital) copies of the Bidding Documents are available, such documents will be made available to the Bidders as Electronic Documents in the manner specified.

1. Bidding Documents will be provided in Adobe PDF (Portable Document Format, .pdf). It is the intent of the Engineer and Owner that such Electronic Documents are to be exactly representative of the paper copies of the documents. However, because the Owner and Engineer cannot totally control the transmission and receipt of Electronic Documents nor the Contractor's means of reproduction of such documents, the Owner and Engineer cannot and do not guarantee that Electronic Documents and reproductions prepared from those versions are identical in every manner to the paper copies.

B. Unless otherwise stated in the Bidding Documents, the Bidder may use and rely upon complete sets of Electronic Documents of the Bidding Documents, described in Paragraph 2.3 above. However, Bidder assumes all risks associated with differences arising from transmission/receipt of Electronic Documents versions of Bidding Documents and reproductions prepared from those versions and, further, assumes all risks, costs, and responsibility associated with use of the Electronic Documents versions to derive information that is not explicitly contained in printed paper versions of the documents, and for Bidder's reliance upon such derived information.

C. After award and per the process described in Section 01 33 00 - Submittals of the technical specifications, Engineer can provide Electronic Documents in native file formats that were developed by Engineer as part of the Project design process for the use of the Successful Bidder (Contractor).

1. Release of such documents will be solely for the convenience of the Contractor. No such document is a Contract Document.

2. Contractor is not entitled to rely on the availability or accuracy of such information in the preparation of its Bid or pricing of the Work. In all cases, the Contractor shall take appropriate measures to verify that information provided in Electronic Documents is appropriate and adequate for the Contractor's specific purposes.
3. In no case will the Contractor be entitled to additional compensation or time for completion due to any differences between the actual Contract Documents and any related Electronic Documents in native file format.

PART 3 BIDDER RESPONSIBILITY CRITERIA AND OTHER REQUIREMENTS

- 3.1 Bidder Responsibility. It is the intent of Owner to award a contract to the lowest responsible Bidder. Before award, the Bidder must meet the following Bidder responsibility criteria to be considered a responsible Bidder. The Bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The Bidder must fully complete and return the Bidder Qualifications Statement in order for the Owner to determine its responsibility. Submission of a signed Bid shall constitute approval for the Owner to obtain any information that the Owner deems necessary to conduct the evaluation.
- 3.2 Appeals
 - A. If the Owner determines Bidder does not meet the criteria in the Qualifications Statement and is therefore not a responsible Bidder, the Owner shall notify Bidder in writing with the reasons for its determination. If Bidder disagrees with this determination, it may appeal the determination within 24 hours of receipt of the Owner's determination by presenting additional information to the Owner. The Owner will consider the additional information before issuing its final determination.
- 3.3 Request to Change Criteria During Bidding:
 - A. Bidders with concerns about the relevancy or restrictiveness of the Bidder Qualifications Statement required in these bidding documents may make or submit requests to the Owner to modify the criteria. Such requests shall be in writing, describe the nature of the concerns, and propose specific modifications to the criteria that will make the criteria more relevant and/or less restrictive of competition. Bidders must submit such requests to the Owner and Engineer no later than ten (10) business days prior to the bid submittal deadline and address the request to AJ Thorne, PE, Public Works Director at ajthorne@ci.sandy.or.us and Bart Stepp, PE at bart.stepp@consoreng.com.

PART 4 SITE EXISTING CONDITIONS AND EXAMINATION

- 4.1 Site and Other Areas
 - A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

4.2 Existing Site Conditions

A. Subsurface and Physical Conditions; Hazardous Environmental Conditions

1. The Supplementary Conditions identify the following regarding existing conditions at or adjacent to the Site:
 - a. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data.
 - b. Those drawings known to Owner of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data.
 - c. Reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.
 - d. Technical Data contained in such reports and drawings.
2. Owner will make copies of reports and drawings referenced above available to any Bidder on request. These reports and drawings are not part of the Contract Documents, but the Technical Data contained therein upon whose accuracy Bidder is entitled to rely, as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any Technical Data or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.
3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General and Supplementary Conditions will apply.

B. *Underground Facilities:* Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05 of the General and Supplementary Conditions, and not in the drawings referred to in Paragraph 5.2.A of these Instructions to Bidders. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.

4.3 Site Visit and Testing by Bidders

- A. Bidder may conduct site visits during normal working hours, 8:00 a.m. to 3:30 p.m.
- B. Bidder is not required to conduct any subsurface testing of Site conditions.

PART 5 BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

5.1 Express Representations and Certifications in Bid Form, Agreement

- A. The Bid Form that each Bidder will submit contains express representations regarding the Bidder's examination of Project documentation, Site visit, and preparation of the Bid, and certifications regarding lack of collusion or fraud in connection with the Bid. Bidder should

review these representations and certifications and assure that Bidder can make the representations and certifications in good faith, before executing and submitting its Bid.

B. If Bidder is awarded the Contract, Bidder (as Contractor) will make similar express representations and certifications when it executes the Agreement.

PART 6 INTERPRETATIONS AND ADDENDA

6.1 Owner on its own initiative or upon request from a Bidder may issue Addenda to clarify, correct, supplement, or change the Bidding Documents. All Bidder questions must be received by the deadline identified in the Invitation to Bid schedule.

6.2 Bidder shall submit all questions about the meaning or intent of the Bidding Documents to Owner and Engineer in writing and address the request to AJ Thorne, PE, Public Works Director at ajthorne@ci.sandy.or.us and Bart Stepp, PE at bart.stepp@consoreng.com.

6.3 Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all registered plan holders. Questions received less than seven (7) days prior to the date for opening of Bids may not be answered.

6.4 Only responses set forth in an Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Responses to questions are not part of the Contract Documents unless set forth in an Addendum that expressly modifies or supplements the Contract Documents.

PART 7 BID SECURITY

7.1 A Bid must be accompanied by Bid Security made payable to Owner in an amount of no more than (10) percent of Bidder's maximum Bid price (determined by adding the base bid and all alternates) and in the form of a Bid Bond issued by a surety meeting the requirements of Paragraph 6.01 of the General and Supplementary Conditions. Such Bid Bond will be issued in the form included in the Bidding Documents.

A. Bidder shall deliver to the Owner a hard copy of the original Bid Bond within 48 hours of the Bid Opening.

7.2 The Bid Security of the Apparent Low Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract and furnish the required Contract security within fifteen (15) days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid Security of that Bidder will be forfeited in whole in the case of a penal sum bid bond. Such forfeiture will be Owner's exclusive remedy if Bidder defaults.

7.3 The Bid Security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of ten (10) days after the Effective Date of the Contract or 91 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

7.4 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within seven (7) days after the Bid opening.

PART 8 CONTRACT TIMES

8.1 The number of days within which, or the dates by which, the Work is to be (a) substantially completed and (b) ready for final payment, and (c) Milestones (if any) are to be achieved, are set forth in the Agreement.

8.2 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Agreement.

PART 9 MATERIAL & EQUIPMENT OTHER THAN LISTED IN MAJOR EQUIPMENT SCHEDULE

9.1 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or "or-equal" items. In cases in which the Contract allows the Contractor to request that Engineer authorize the use of a substitute or "or-equal" item of material or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract.

9.2 All prices that Bidder sets forth in its Bid will be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of "or-equal" or substitution requests are made at Bidder's sole risk.

PART 10 SUBCONTRACTORS, SUPPLIERS, AND OTHERS

10.1 Bidder shall submit to the Owner, within the Subcontractor Disclosure Submittal Deadline, the names of the Subcontractors, with whom the Bidder, if awarded the contract, will subcontract for performance of the work.

PART 11 PREPARATION OF BID

11.1 The Bid Form is included with the Bidding Documents. All blanks on the Bid Form must be completed. A Bid price must be indicated for each section, Bid item, alternate, adjustment unit price item, and price item listed therein.

11.2 If Bidder has obtained the Bidding Documents as Electronic Documents, then Bidder shall prepare its Bid on a copy of the Bid Form from the Electronic Documents version of the Bidding Documents. The Bid Form must be clearly legible and as closely identical in appearance to the Electronic Document version of the Bid Form as may be practical. The Owner reserves the right to accept Bid Forms which nominally vary in appearance from the original version of the Bid Form, providing that all required information and submittals are included with the Bid.

11.3 A Bid by a corporation must be executed in the corporate name by a corporate officer (whose title must appear under the signature). The corporate address and state of incorporation must also be shown.

- 11.4 A Bid by a partnership must be executed in the partnership name and signed by a partner (whose title must appear under the signature). The official address of the partnership must be also shown.
- 11.5 A Bid by a limited liability company must be executed in the name of the firm by a member or other authorized person. The state of formation of the firm and the official address of the firm must also be shown.
- 11.6 A Bid by an individual must show the Bidder's name and official address.
- 11.7 A Bid by a joint venture must be executed by an authorized representative in the manner indicated on the Bid Form. The joint venture must have been formally established prior to submittal of a Bid, and the official address of the joint venture must also be shown.
- 11.8 All names must be printed below the signatures.
- 11.9 Bidder, at City's request, must provide evidence of Bid signatory's authority to authority to sign the Bid Form.
- 11.10 The Bid must contain an acknowledgment of receipt of all Addenda, the numbers of which must be filled in on the Bid Form.
- 11.11 Postal and email addresses and telephone number for communications regarding the Bid must be shown.
- 11.12 If Bidder is required to be licensed to submit a Bid or perform the Work in the state where the Project is located, the Bid must contain evidence of Bidder's licensure. Bidder's state Contractor license number, if any, must also be shown on the Bid Form. Bidders shall be licensed with the Oregon Construction Contractors Board prior to bidding on this project. The Owner may not receive or consider a bid unless the bidder is licensed by the Oregon Construction Contractors Board.
- 11.13 Work to be performed under the contract will not require the Bidder or any subcontractors to be licensed for asbestos abatement work under ORS 468A.720.

PART 12 BASIS OF BID

12.1 Unit Price Bid

- A. Bidders must submit a Bid on a unit price basis for each item of Work listed in the unit price section of the Bid Form.
- B. The "Bid Price" (sometimes referred to as the extended price) for each unit price Bid item will be the product of the "Estimated Quantity", which Owner or its representative has set forth in the Bid Form, for the item and the corresponding "Bid Unit Price" offered by the Bidder. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.
- C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

PART 13 SUBMITTAL OF BID

- 13.1 The Bid Form, Bid Security and the other documents required are to be submitted under the terms of Article 2 of the Bid Form.
- 13.2 Bids will only be accepted electronically. Bids must be received no later than the date and time prescribed and at the place indicated in the Invitation to Bid.
- 13.3 Bids received after the date and time prescribed for the submission of bids, or not submitted at the correct location or in the designated manner, will not be accepted.
- 13.4 Bidder shall complete and submit the following attachments with its Bid, or within the time required after the published bid submittal time (consistent with ORS 279C):
 - A. Bid Security
 - B. Section 00 21 13.13.A Attachment A – Certification of Employee Drug Testing Program
 - C. Section 00 21 13.13.B Attachment B – Confidentiality Statement
 - D. Section 00 45 13 Bidder Qualifications Statement

PART 14 MODIFICATION AND WITHDRAWAL OF BID

- 14.1 A submitted electronic Bid may be withdrawn prior to the date and time for the opening of Bids.
- 14.2 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 16.1 and submit a new Bid prior to the date and time for the opening of Bids.
- 14.3 If within three (3) hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, the Bidder may request to withdraw its Bid, and if accepted, Bid security will be returned. Thereafter, if the Work is rebid, the Bidder will be disqualified from further bidding on the Work.

PART 15 OPENING OF BIDS

- 15.1 Bids will be opened at the time and place indicated in the Invitation to Bid and, unless obviously non-responsive, announced as indicated in the Invitation to Bid. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

PART 16 BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 16.1 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid Security prior to the end of this period.

PART 17 EVALUATION OF BIDS AND AWARD OF CONTRACT

- 17.1 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner also reserves the right to waive immaterial irregularities as an informality. Irregularities involving price, time, or changes in the Work are not generally material.
- 17.2 Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible.
- 17.3 Owner reserves the right to reject any Bid not in compliance with all prescribed public bidding procedures and requirements.
- 17.4 Owner reserves the right to reject Bids based upon Owner's finding that the Bidder (a) has been declared ineligible under ORS 279C.860 by the Commissioner of Bureau of Labor and Industries; or (a) has been identified by the Oregon Construction Contractors Board as ineligible to hold public contracts in accordance with ORS 701.227.
- 17.5 If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, whether in the Bid itself or in a separate communication to Owner or Engineer, then Owner will reject the Bid as nonresponsive.
- 17.6 If, at the time the contract is to be awarded, the total of the lowest acceptable Bid exceeds the funds then estimated by the Owner as available, the Owner may reject all Bids or take such other action that best serves the Owner's interests.
- 17.7 If Owner awards the contract for the Work, such award will be to the responsible Bidder submitting the lowest responsive Bid.
- 17.8 If two or more Bidders quote identical amounts for the same Work, Owner may award the contract by drawing lots between such Bidders or by such other means as it deems appropriate.
- 17.9 Owner may return the Bids unopened, if only one Bid is received.

17.10 Evaluation of Bids

In evaluating Bids, Owner will consider whether the Bids comply with the prescribed requirements, and such other data as may be requested in the Bid Form or prior to the Notice of Intent to Award.

- 17.11 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder as discussed in Paragraph 3.2.
- 17.12 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.

PART 18 BONDS AND INSURANCE

- 18.1 Article 6 of the General and Supplementary Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds, other required

bonds (if any), and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it must be accompanied by required bonds and insurance documentation.

18.2 Part 8, Bid Security, of these Instructions, addresses the requirements for providing bid bonds as part of the bidding process.

PART 19 SIGNING OF AGREEMENT

19.1 When Owner issues a Notice of Award to the Successful Bidder, it will be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 10 days thereafter, Successful Bidder must execute and deliver the required number of counterparts of the Agreement and any bonds and insurance documentation required to be delivered by the Contract Documents to Owner. Within 10 days thereafter, Owner will deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General and Supplementary Conditions.

PART 20 SALES TAX

20.1 Retail sales tax to be collected from the Owner on the Contract Price shall be stated separately in the spaces provided, as applicable, and shall not be included in the amounts for Lump Sum or Unit Price Work stated in the Bid. The amount of retail sales tax stated will not be considered as a competitive bid item and will not be included in determining the Successful Bidder and will be considered to be an estimate only.

20.2 All other federal, state, and local sales, use, or other taxes as required by federal, state, or local laws shall be included in the amount Bid for Lump Sum or Unit Price Work, or other prices stated in the Bid.

PART 21 FUNDING

21.1 The work performed for this project is subject to the wage requirements of ORS 279C.800.

PART 22 PROTESTS

22.1 Solicitation Protest.

A. Any Bidder may submit a protest of solicitation terms and conditions, in writing, in accordance with OAR 137-049-0260 to AJ Thorne, PE, Public Works Director at aithorne@ci.sandy.or.us. To be considered, the protest must be received within 24 hours following the question deadline identified in the Invitation to Bid schedule. The protest shall include the legal and factual grounds for the protest, a description of the resulting prejudice to the Bidder if the protest is not granted, and a statement of the relief or changes proposed.

B. The Owner shall promptly respond to each properly-submitted written protest. Where appropriate, the Owner will issue ITB revisions via email.

- C. Failure to protest solicitation terms and conditions, contract terms and conditions or specifications, as indicated in this section, precludes appeal or protest of a decision to award based upon such solicitation terms and conditions, contract terms and conditions, or specifications.

22.2 Addenda Protest. Requests for clarification, requests for change and protests of Addendum must be received by the time and date specified in the Addendum or they will not be considered.

22.3 Protest of Intent to Award.

- A. Adversely affected or aggrieved Bidders shall have seven (7) calendar days from the date of the Notice of Intent to Award within which to file a written protest of award. Protests received after that date will not be considered. Protests must specify the grounds upon which the protest is based. Protests must be emailed to AJ Thorne, PE, Public Works Director at ajthorne@ci.sandy.or.us.
- B. In order to be an adversely affected or aggrieved Bidder, the Bidder must claim to be eligible for award of the contract as the lowest responsible and responsive Bidder and that any and all lower Bids are ineligible to receive contract award. An actual Bidder who is adversely affected or aggrieved by the award of the contract to another Bidder may protest award, in writing, within the timeline established. The written protest shall state the grounds upon which the protest is based. No protest of award shall be considered after the deadline.
- C. Pursuant to OAR 137-049-0260, no protest against award shall be considered because of the content of Bid Specifications, Plans, or contract terms after the deadline established for submitting protests of Bid Specifications, Plans or contract terms.
- D. The Project Manager will respond in writing to intent-to-award protests submitted by adversely-affected or aggrieved Bidders. The Owner may also respond to intent-to-award protests submitted by other Bidders for purposes of clarification. However, any response provided by the Owner is not intended to, and shall not in and of itself constitute, confirmation that the Bidder is, in fact, adversely affected or aggrieved, and therefore entitled to protest an intent to award, or that the protest was timely filed.

PART 23 ATTACHMENTS

23.1 The attachments listed below and following “END OF SECTION” are part of this Instructions to Bidders:

- A. Section 00 21 13.13.A Attachment A – Certification of Employee Drug Testing Program
- B. Section 00 21 13.13.B Attachment B – Confidentiality Statement
- C. Section 00 45 13 Bidder Qualifications Statement

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

CERTIFICATION OF EMPLOYEE DRUG-TESTING PROGRAM

Bidder Company Name: _____

Address: _____

The following information and **signature** must be provided **by the company which provides employee drug-testing services** to the company submitting this bid proposal, **not** by the bidder.

I hereby attest that my company provides employee drug-testing services to the firm submitting this bid proposal, consistent with ORS 279C.505(2) and the applicable administrative rules.

Drug-Testing Company Name: _____

Address: _____

Drug-Testing Company Signature: _____

Printed Name: _____

Title: _____

Telephone: _____

CONFIDENTIALITY STATEMENT

The City of Sandy abides by the public records laws of the State of Oregon. As such, proposal documents are generally considered to be a matter of public record after the contract for work has been awarded. Information in a proposal may or may not be considered to be exempt from public disclosure based on the following:

- Trade secrets as identified in ORS 192.345(2);
- Information submitted in confidence as identified in ORS 192.355(2).

To the extent of the law, the City will endeavor to keep information confidential if the proposer marks the subject information as confidential. If a proposal contains any information that the Proposer believes is exempt from disclosure under the various grounds specified in the Oregon Public Records Law, the Proposer must clearly designate each such portion of its proposal as exempt at the time of proposal submission, along with a justification and citation to the legal authority relied upon. Identifying the proposal, in whole, as exempt from disclosure is not acceptable. Failure to identify specific portions of the proposal as exempt shall be deemed a waiver of any future claim of that information as exempt.

The City will make available to any person requesting information, through the City processes for disclosure of public records, any and all information submitted as a result of this RFP not exempted from disclosure without obtaining permission from any Proposer to do so. City may also, in its sole discretion, elect to publish all such information at any time, regardless of whether or not a public records request has been received. However, if a public records request is made for material marked by the Proposer as exempt, the City will attempt to notify the impacted Proposer prior to any release of the material. Application of the Oregon Public Records Law by the City will determine whether any information is actually exempt from disclosure. The City accepts no liability for the release of any information submitted.

SECTION 00 41 00.01 - FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM
FOR
REVENUE RESERVOIR TREATMENT IMPROVEMENTS
FOR
CITY OF SANDY
Project #W25007

Bid Period Closing Date & Time: _____

Disclosure Submittal Deadline: Within two hours after closing of the bid period.

This form must be submitted at the location specified in the Invitation to Bid on the advertised bid closing date and within two working hours after the advertised bid closing time.

List below the name of each Subcontractor that is required to be disclosed, the category of work that the Subcontractor will be performing and the dollar value of the subcontract. A Subcontractor is required to be disclosed if (A) it will be furnishing labor or labor and materials in connection with the contract; and (B) it will have a contract value that is equal to or greater than five percent of the total bid project or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid.

Enter "NONE" if there are no Subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

Subcontractor Name*	Dollar Value	Category of Work

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award and will be rejected by the City.

Form Submitted by (Bidder Name): _____

Contact Name: _____ Phone No.: _____

THIS PAGE INTENTIONALLY LEFT BLANK

**SECTION 00 41 43.01 - BID PROPOSAL
FOR
REVENUE RESERVOIR TREATMENT IMPROVEMENTS
FOR
CITY OF SANDY**

THIS BID IS SUBMITTED TO:

City of Sandy
39250 Pioneer Boulevard
Sandy, OR 97055

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. Bidder accepts all of the terms and conditions of the Advertisement, Invitation to Bid and Instructions to Bidders, including without limitations those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for sixty (60) days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within ten (10) days after the date of Owner's Notice of Intent to Award.
3. In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

- a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number)

Addendum No. <_____> through Addendum No. <_____>.

- b. Bidder is a resident Bidder in the State of Oregon as defined in ORS 279A.120.

(Check the Appropriate Box)

YES

NO

- c. Bidder is registered with the Oregon Construction Contractors Board.

(Check the Appropriate Box and provide license number)

YES State Contractor License No. _____

NO

- d. Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work;
- e. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

- f. Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary General Conditions as provided in paragraph 5.03 of the General Conditions. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site.
- g. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.
- h. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents.
- i. Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
- j. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- k. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- l. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.
- m. Bidder agrees to be bound by and will comply with and further agrees that the provisions required by ORS 279C.800 through 279C.870 and 40 U.S.C. 276(a) pertaining to prevailing wage rates, as applicable, shall be included in this contract.
- n. Bidder agrees that if awarded the contract, Bidder will furnish to the Owner, within ten (10) days after receiving from the Owner Notice of Award, a signed Agreement, such Bonds, and certificates of insurance as are required by Owner, and evidence of having obtained a \$30,000 public works

bond with the Oregon Construction Contractors Board if the Project value exceeds \$100,000 and the Bidder is not exempted by the Board from the bond requirement.

- o. Bidder agrees that if awarded the contract, the Bidder will commence the Work within ten (10) calendar days after the date of receipt of written Notice to Proceed, and that the Bidder will complete the Work within the time limits specified in the Agreement.

4. Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

**Schedule of Unit Price Work
For
REVENUE RESERVOIR TREATMENT IMPROVEMENTS
For
CITY OF SANDY**

Item No.	Item	Quantity	Unit	Unit Price	Total Cost
1	Mobilization, Bonds, Insurance, and Demobilization	1	LS	\$	\$
2	Traffic Control, Including Temporary Protection, and Signage	1	LS	\$	\$
3	Erosion and Sediment Control Plan and maintenance	1	LS	\$	\$
4	Construction Survey and Staking	1	LS	\$	\$
5	Sheeting, shoring, and dewatering	1	LS	\$	\$
6	General Excavation	235	CY	\$	\$
7	Overexcavation of Unsuitable Material	25	CY	\$	\$
8	Furnish and Install 12" Class 52, ductile iron pipe, restrained with Class B trench backfill	20	LF		
9	Furnish and Install 12" Butterfly Valves	2	EA	\$	\$
10	Furnish and install 24" x 12" Ductile Iron Reducers, restrained	2	EA	\$	\$
11	Furnish and Install 12" Flange Adapter	2	EA	\$	\$
12	Furnish and Install 12" Flow Meter	1	EA	\$	\$
13	Furnish and install 12" Static Mixer with injection points	1	EA	\$	\$
14	Furnish and install 12" Pipe Support	2	EA	\$	\$
15	Connections to existing water system piping	2	EA	\$	\$
16	Hydrostatic Testing, Flushing, and Disinfection of Water Mains	1	LS	\$	\$
17	96" Chlorine Manhole	1	EA	\$	\$
18	Reservoir Hydrodynamic Mixing System	1	LS	\$	\$
19	Furnish and Install 4" Building Drain Pipe	32	LF	\$	\$
20	Furnish and Install 6" Storm Drain Pipe	75	LF	\$	\$
21	Furnish and Install G-1 Catch Basin	1	EA	\$	\$
22	Connect Storm Pipe to existing 48" Manhole	1	EA	\$	\$

Item No.	Item	Quantity	Unit	Unit Price	Total Cost
23	Polyethylene Holding Tank and Alarm	1	LS	\$	\$
24	3" PVC Conduit	110	LF	\$	\$
25	Install Chlorine Building Gravel Raft	110	CY	\$	\$
26	Asphalt Pavement Removal	60	SY	\$	\$
27	Aggregate Base for Driveway, Sidewalk, and pedestrian access	135	SY	\$	\$
28	Drainage Geotextile	95	SY	\$	\$
29	Concrete Sidewalk	15	SY	\$	\$
30	Porous Asphalt Concrete	25	Ton	\$	\$
31	CMU Retaining Wall	171	SF	\$	\$
32	Transfer Pump Station 4 th Pump Improvements	1	LS	\$	\$
33	Transfer Pump Station and Site Electrical	1	LS	\$	\$
34	Furnish and Install Transfer Pump Station HVAC Improvements	1	LS	\$	\$
35	Chlorine Building	1	LS	\$	\$
36	Chlorine System (Double Wall Tank, Peristaltic Pumps, Tubing)	1	LS	\$	\$
37	Relocate Existing Natural Gas Generator	1	LS	\$	\$
38	Temporary Construction Generator and Transfer Switch	1	LS	\$	\$
39	Landscaping	1	LS	\$	\$
40	Landscaping Irrigation Allowance	1	LS	\$	\$
				Total:	\$

Total Bid: \$

(Use words)

(Use numbers)

*Abbreviations

LS – Lump sum

SY – Square yard

CY – Cubic yards

EA – Each

LF – Lineal feet

Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

Unit Prices have been computed in accordance with paragraph 10.05 of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid Items will be based on actual quantities provided, determined as provided in the Contract Documents.

- Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with Paragraph 15.03 of the General Conditions of the Construction Contract on or before the dates or within the number of calendar days indicated in the Agreement. Bidder accepts the provisions of the

Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

6. The following documents are attached to and made a condition of this Bid:
 - a. Required Bid Security, in the form of <_____> in the amount of \$<_____> which is not more than ten percent (10%) of the total bid amount.
7. Bidder agrees that a completed First-Tier Subcontractor Disclosure Form is either included with this bid submission or will be provided within the time frame prescribed in these Bidding Documents. Bidder agrees that substitution of First-Tier Subcontractors will be made only in accordance with the provisions of ORS 279C.370.
8. Bidder certifies that Bidder will not discriminate against minority, women, or emerging small business enterprises in obtaining any subcontracts for this Work.
9. The signor certifies that he or she has knowledge regarding Bidder's payment of taxes and by signing below certifies that, to the best of his or her knowledge, Bidder is not in violation of any tax laws of the state or a political subdivision of the state, including, without limitation, ORS 305.620 and ORS chapters 316, 317 and 318.
10. Bidder understands that any statement or representation it makes, in response to this Invitation to Bid, if determined to be false or fraudulent, a misrepresentation, or inaccurate because of the omission of material information could result in a "claim" {as defined by the Oregon False Claims Act, ORS 180.750(1)}, made under the contract being a "false claim" {ORS 180.750(2)} subject to the Oregon False Claims Act, ORS 180.750 to 180.785, and to any liabilities or penalties associated with the making of a false claim under that Act.
11. Communications concerning this Bid shall be addressed to the address of Bidder indicated below.
12. Terms used in this Bid which are defined in the General Conditions of the Construction Contract or Instructions to Bidders will have the meanings indicated in the General Conditions of the Construction Contract or Instructions to Bidders.

SUBMITTED on _____, 2025.

If Bidder is:

An Individual

By: _____ (SEAL)
(Signature)

(Print Individual's Name)

doing business as: _____

Business address: _____

Phone No.: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of General Partner)

(Print General Partner's Name)

Business address: _____

Phone No.: _____

A Corporation

Corporation Name: _____ (SEAL)

State of Incorporation: _____

By: _____ (SEAL)
(Signature of Person Authorized to Sign)

_____ (Print Name of Person Authorized to Sign)

_____ (Title)

(Corporate Seal)

Attest: _____
(Signature of Corporate Secretary)

Business address: _____

Phone No.: _____

Date of Qualification to do business is: _____

A Joint Venture

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of Joint Venture Partner)

(Print Name of Joint Venture Partner)

(Title)

Business Address: _____

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of Joint Venture Partner)

(Print Name of Joint Venture Partner)

(Title)

Business Address: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

END OF SECTION

SECTION 00 43 13

BID BOND

Bidder Name: Address (<i>principal place of business</i>):	Surety Name: Address (<i>principal place of business</i>):
Owner	Bid
Name: CITY OF SANDY, OR	Project: REVENUE RESERVOIR TREATMENT IMPROVEMENTS, PROJECT # W25007
City Address: 39250 Pioneer Boulevard Sandy, OR 97055	Site Address: Revenue Avenue, between the intersections of Hood Street and Idleman Street
	Bid Due Date: December 18, 2025
Bond	
Penal Sum:	
Date of Bond:	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder	Surety
(Full formal name of Bidder)	
By:	(Full formal name of Surety) (corporate seal)
(Signature)	
(Signature) (Attach Power of Attorney)	
Name:	Name:
(Printed or typed)	
Title:	(Printed or typed)
Attest:	Attest:
(Signature)	
(Signature)	
Name:	Name:
(Printed or typed)	
Title:	(Printed or typed)

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project, and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

**SECTION 00 43 38 - RESPONSIBILITY DETERMINATION FORM
FOR
CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS**

Project Name: REVENUE RESERVOIR TREATMENT IMPROVEMENTS

Project Number: W25007

Bidder's Business Entity Name: <_____>

Bidder's CCB License Number: <_____>

Form Submitted By (Contracting Agency): <_____>

Form Submitted By (Representative Name): <_____>

Title: <_____> Date: <_____>

Owner has:

- [] Checked the list created by the Construction Contractors Board under [ORS 701.227] for bidders who are not qualified to hold a public improvement contract.
- [] Determined whether the Bidder has met the standards of responsibility. In doing so, Owner has considered whether the Bidder:
 - [] Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or the ability to obtain the resources and expertise, necessary to meet all contractual responsibilities.
 - [] Holds current licenses that businesses or service professionals operating in this state must hold in order to undertake or perform the work specified in the contract.
 - [] Is covered by liability insurance and other insurance in amounts required in the solicitation documents.
 - [] Qualifies as a carrier-insured employer or a self-insured employer under [ORS 656.407] or has elected coverage under [ORS 656.128].
 - [] Has disclosed the bidder's first-tier subcontractors in accordance with [ORS 279C.370].
 - [] Has a satisfactory record of performance.
 - [] Has a satisfactory record of integrity.
 - [] Is qualified legally to contract with Owner.
 - [] Has supplied all necessary information in connection with the inquiry concerning responsibility.
- [] Determined the BIDDER to be (check only one of the following):
 - [] Responsible under [ORS 279C.375 (3)(a) and (b)].
 - [] Not responsible under [ORS 279C.375 (3)(a) and (b)].

(Attach documentation if Owner finds the bidder not to be responsible)

This form and any attachments must be submitted within 30 days after the date of Contract Award to the Oregon Construction Contractors Board, 201 High St SE UNIT 600, Salem, OR 97301, (503) 378-4621.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 00 45 13

BIDDER QUALIFICATION STATEMENT

ITB No.: _____

Bidder Name: _____

Bidder Address: _____

Bidder Contact for Qualification Statement: _____

Phone Number for Contact: _____

E-mail for Contact: _____

The above-named Bidder submits the information on this form and attached to this form as evidence that it is a responsible bidder. The Bidder acknowledges that this information shall be used by the Owner to make an award determination. In addition to this form, Owner may obtain any information Owner deems necessary to make the determination. Owner will notify the Bidder of any other documentation required, which may include, but is not limited to, Oregon Department of Revenue Letter of Debt Compliance, recent profit-and-loss history; current balance statements and cash flow information; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity; insurability, credit information; material; equipment; facility and personnel information; record of performance under previous contracts; etc. Owner may postpone the award of the Contract in order to complete its investigation and evaluation. Failure to promptly provide requested information and clearly demonstrate Responsibility may result in offer rejection and ineligibility of contract award.

SUPPLEMENTAL RESPONSIBILITY REQUIREMENTS

A. In making a determination whether or not the Bidder is a responsible bidder, the Owner will evaluate the Bidder on the following Responsibility Criteria:

1. The Bidder has the necessary resources to complete the Work to the quality specified within the Contract Time.

In evaluating the “success” of such project Work, completion, resources and quality, the Owner may check owner references for prior projects and evaluate the owner’s assessment of the Bidder’s performance, including but not limited to the following areas:

- a. Quality and timeliness of required submittals and associated paperwork;
- b. Adherence to standards;
- c. Utilization and management of qualified subcontractors;
- d. Financial capability to obtain the requisite bonds and procure supplies;
- e. Financially responsible of payments to subcontractors, suppliers, and workers;

- f. Compliance with applicable laws and regulations applicable to the Work, including by not limited to health and safety laws and regulations;
- g. Communication with owner and other affected parties;
- h. Cost control; and
- i. Compliance with contract documents.

2. The Bidder has experienced personnel with the knowledge, skills and abilities to carry out the Work including;

- a. Superintendent has a minimum of five (5) years' experience supervising the construction of at least two (2) construction projects of a similar scope and complexity to the Project; and
- b. Project Manager has at least five (5) years of successful experience performing the same type of work that will be assigned to them for this project on projects of a similar scope and complexity to the Project.

In evaluating the "success" of such project management staff, the Owner may check owner references for prior projects and evaluate the owner's assessment of the Bidder's performance, including but not limited to the following areas:

- 1) Names of Superintendent and Project Manager;
- 2) Contractor's name and Superintendent and Project Manager's employer, if different than the Contractor;
- 3) Project Name;
- 4) Project Value;
- 5) Construction Duration;
- 6) Owner Name/Contact Information;
- 7) Project Description including the Scope of Work, project location, and a description of any required specialty work;
- 8) Description of the work the Superintendent was responsible for supervising; and
- 9) Description of the work performed by the Project Manager.

B. To demonstrate its compliance with the above Responsibility Criteria, please submit the below information:

1. Provide a description of five (5) projects of a nature, scope, and magnitude equal to or greater than the Project that the Bidder has completed in the past ten (10) years noted for Items 1, 2 and 3 listed under A. above. Attach a document containing the following information and please label it as a response to question B1.
 - a. Project Name;

- b. Project Value and Final Contract Amount;
- c. Project Duration/Term and Final Contract Term;
- d. Owner Name/Contact Information;
- e. Project Description including the Scope of Work, project location, and a description of any required specialty work;
- f. Project Superintendent;
- g. Description of delays or problems experienced on each project;
- h. Project compliance in relation to health and safety laws and regulations;
- i. Management of safety and safety record with an Experience Modification Rate (EMR) scores relating to construction activities performed;
- j. Project resources utilized (qualified subcontractors, suppliers, etc.); and
- k. Project compliance regarding applicable laws and regulations.

2. Demonstrate the Bidder's commitment to safety by providing a listing of any major "incidents" relating to construction activities in the last 5 years. For each event, please attach a detailed explanation of the circumstances, the allegations and the findings, whether the matter is still pending or has been resolved, and contacts that the District may contact for additional information. Please label this "response to question B2".

3. Besides the five projects listed above, provide any other statements, qualifications, certifications, or other evidence that the Bidder has the ability, capacity, and skill to successfully perform the Contract. If you attach a document containing this information, please label it as a response to question B3.

4. Provide any other references, awards, certifications, or other proof that the Bidder has the character, integrity, reputation, judgment, experience, and efficiency to successfully perform the Contract. If you attach a document containing this information, please label it as "response to question B4".

5. Provide a schedule, sourcing list and other documentation to show the Bidder has the ability to perform the Contract within the time specified. The Bidder has the necessary resources to complete the Work to the quality specified within the Contract Time. If you attach a document containing this information, please label it as "response to question B5".

6. Has the Bidder ever been ticketed, fined, charged, sued, or otherwise found to be out of compliance with the laws relating to the Work, this Contract, or the Project? If yes, please attach a detailed explanation of the circumstances, the allegations, and the findings, whether the matter is still pending or has been resolved, and contacts that the Owner may contact for additional information. Label attachment as "response to question B6".

Yes: _____

No: _____

7. Provide any other evidence (if any) that the Bidder has which demonstrates its previous and existing compliance with laws relating to this Contract and this Project. If you attach a document containing this information, please label it as "response to question B7".
8. Attach resumes, statements or other documentation for each member of the Bidder's proposed project management staff (project manager, superintendent, engineer or similar level personnel) to show that the Bidder's proposed project management staff members each have at least five (5) years of successful experience performing the same type of work that will be assigned to them for this project on projects of a similar nature, scope and complexity to the Project noted for Item 4 listed under A. above.

The list may include projects supervised on behalf of Bidder and projects supervised on behalf of the proposed Supervisor's prior employer(s). If more than one Supervisor may be used provide the information for each Supervisor.

If you attach a document containing this information, please label it as a response to question B8.

9. Is the Bidder currently a party to a claim against, or a formal dispute resolution process with, the Owner—i.e., pending mediation, arbitration or litigation?

Yes: _____ No: _____

If "No," please explain in an attached document.

10. Demonstrate the responsibility of its proposed Subcontractors. The verification may include a representation that each Subcontractor, at the time of subcontract execution, meets the Responsibility Criteria and possesses all required licenses. The Owner reserves the right to request additional information or to investigate the veracity of any statements provided and to make its own determination of responsibility. If you attach a document containing this information, please label it as a response to question B10.

Does the Bidder have all required licenses, insurance and/or registrations, if any, and is the business legally authorized to do business in the state of Oregon?

Yes: _____ No: _____

If "No," please explain in an attached document.

11. Within the last 3-year period, has your business been notified of any delinquent Federal or State taxes in an amount that exceeds \$3,000 for which the liability remains unsatisfied.

Yes: _____ No: _____

If "YES," please explain in an attached document.

12. Within the last 3-year period, has your business filed a bankruptcy action, filed for reorganization, made a general assignment of assets for the benefit of creditors, or had an action for insolvency instituted against it?

Yes: _____ No: _____

If "YES," please explain in an attached document.

13. Within the last 3-year period, has your business had one or more contracts terminated for default by any federal, state or local government agency, or any lawsuits filed against it by creditors or involving contract disputes?

Yes: _____ No: _____

If "YES," please explain in an attached document.

14. Is your business experiencing financial distress or having difficulty securing financing?

Yes: _____ No: _____

If "YES," please explain in an attached document.

15. Does your business have sufficient cash flow to fund day-to-day operations throughout the proposed contract period?

Yes: _____ No: _____

If "NO," please explain in an attached document.

On behalf of the Bidder, I have read through the responses to this form and the attached information and declare under penalty of perjury under the law of Oregon that the information contained in this Bidder's Qualification Statement with attachments is true and correct.

Signed on the _____ day of _____, 2025.

at _____ (city, state and county)

Print Name: _____ Title: _____

Signed: _____

END OF SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

CONTRACT FORMS

SECTION 00 52 43
AGREEMENT
FOR
CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS

THIS AGREEMENT is dated as of the _____ day of _____ in the year _____ by and between _____ (hereinafter called Owner) and _____ (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1—WORK

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

REVENUE RESERVOIR TREATMENT IMPROVEMENTS
SANDY, OREGON

The Work to be performed under this Contract consists of furnishing all labor, materials, and equipment necessary for the installation of installing a breakpoint chlorination system at Revenue Reservoir consisting of a chlorine system, reservoir mixing system, additional transfer station pump, and other work as described below. The project location is indicated on the Drawings.

ARTICLE 2—THE PROJECT

The Project, of which the Work under the Contract Documents is a part, consists of, but is not limited to, the following:

- Constructing 26' x 15'4" concrete masonry unit building to house chlorine system and generator;
- New manhole to house flow meter and injection system into existing 24-inch ductile iron pipe going into reservoir;
- Addition of a 4th pump at the transfer pump station;
- Installation of a passive mixing system on the inlet into the reservoir;
- Miscellaneous transmission system piping and appurtenance connections within the project area;
- Other miscellaneous work as shown and specified, including erosion control, landscaping, on-site paving, and other restoration measures as required.

ARTICLE 3—ENGINEER

The Project has been designed by Consor North America, Inc., One SW Columbia Street, Suite 1700, Portland, Oregon 97204, who is hereinafter called Engineer and who is to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 4—CONTRACT TIMES

- 4.1 Time is of the Essence: 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.
- 4.2 Work shall be substantially completed on or before **December 1, 2026**. Substantially completed, as defined generally within Paragraph 15.03 of the General Conditions of the Agreement, hereinafter termed the General Conditions, and more specifically herein, shall be when the Engineer and Owner agree that the entire Work is operational following successful testing and start-up and the Owner is able to take possession of and have full operational use of the facilities. The Work shall be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before **December 31, 2026**. As further identified in the General Conditions, the number of days or the dates by which Contractor shall (a) achieve Milestones, if any; (b) achieve Substantial Completion; and (c) complete the Work shall be referred to as the "Contract Times."

The above completion dates are based on the following:

- Notice of Award no more than 45 days after Bid Opening Date, and
- Owner Signing of Agreement and Issuance of Notice to Proceed within 30 days after Notice of Award.

Where the Owner is prevented from signing of Agreement and issuing Notice to Proceed due to a delay in receiving signed agreements, bonds, and insurance certificates from Contractor in the form required by the Contract Documents, the Contract Times will not be extended.

Where the Contractor is prevented from starting to perform the Work due to a reasonable and documented delay in issuance of Notice to Proceed beyond the control of the Contractor, the Contract Times will be extended in an amount equal to the time lost due to such delay, and such extension of the Contract Times shall be Contractor's sole and exclusive remedy for such delay.

- 4.3 *Liquidated Damages.* Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.2 above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. Owner and Contractor also recognize the delays, expense and difficulties involved in proving 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

Five Hundred dollars (\$ 800)

for each day that expires after the time specified in Paragraph 4.2 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 time specified in Paragraph 4.2 for completion and readiness for final payment or any proper extension thereof granted by Owner, Contractor shall pay Owner

One Thousand dollars (\$1,000)

for each day that expires after the time specified in Paragraph 3.2 for completion and readiness for final payment.

ARTICLE 5—CONTRACT PRICE.

Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in the attached Bid Proposal, said sum being the Contract Price:

(_____)) (\$_____)
(use words) (use figures)

As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by Engineer as provided in Paragraph 13.03 of the General Conditions. Unit prices have been computed as provided in Paragraph 13.03 of the General Conditions.

ARTICLE 6—PAYMENT PROCEDURES.

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.

6.1 *Progress Payments; Retainage.* OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER monthly during construction as provided in Paragraphs 5.1.1 and 5.1.2. below. All such payments will be measured by the schedule of values established in Paragraph 2.03 of 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 in the General Requirements.

6.1.1. 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 ENGINEER shall determine, or OWNER may withhold, in accordance with Paragraph 15.01 of the General Conditions:

a) 95% of Work completed (with the balance of 5% being retainage).

6.1.2. If the project is subject to state or federal prevailing rates of wages, the retained amount shall be increased to 25% of Work completed until CONTRACTOR has filed with OWNER certified statements as required by ORS 279C.845. OWNER will pay the excess amount retained under this requirement within fourteen (14) days after CONTRACTOR files with OWNER said certified statements.

- 6.2 *Final Payment.* Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said Paragraph 15.06.
- 6.3 *Consent of Surety:* Owner will make final payment, or return or release retainage at Final Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.
- 6.4 *Interest:* All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest from the date payment is due at the rate set forth in ORS 279C.570..

ARTICLE 7—CONTRACTOR'S REPRESENTATIONS.

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

- 7.1 CONTRACTOR has examined and carefully studied the Contract Documents (including the Addenda listed in Article 9) and the other related data identified in the Bidding Documents.
- 7.2 CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, performance or furnishing of the Work.
- 7.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- 7.4 CONTRACTOR has carefully studied (or assumes responsibility for having done so) all reports of explorations and tests of subsurface conditions at or contiguous to the Site, all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site, all examination, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site.
- 7.5 CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.
- 7.6 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.
- 7.7 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all

additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

- 7.8 CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.
- 7.9 The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 8—CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of the following:

- 8.1 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying or supplementing the Contract Documents pursuant to Article 11 of the General Conditions.
- 8.2 This Agreement (pages 1 to 8, inclusive)
- 8.3 Exhibits to this Agreement
- 8.4 Performance, Payment, and other Bonds, consisting of 8 pages
- 8.5 Prevailing Wage Rates
- 8.6 Notice to Proceed
- 8.7 Supplementary Conditions (pages 1 to 28, inclusive)
- 8.8 Standard General Conditions (pages 1 to 82, inclusive)
- 8.9 Specifications bearing the title Technical Specifications and consisting of 20 divisions and 1012 pages, as listed in table of contents thereof
- 8.10 Drawings consisting of a cover sheet and sheets numbered 1 through 64, inclusive with each sheet bearing the following general title:

REVENUE RESERVOIR TREATMENT IMPROVEMENTS

Attached Yes/No
(Circle One)

- 8.11 Addenda numbers ____ to ____, inclusive.
- 8.12 CONTRACTOR's Bid Proposal (pages 1 to ____, inclusive).
- 8.13 Documentation submitted by CONTRACTOR prior to Notice of Award (pages _____ to _____ inclusive).

The documents listed in Paragraphs 8.1 et seq. above are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Paragraphs 11.01 of the General Conditions.

In the event of a conflict between the Contract Documents, the Contract Documents shall be given precedence in the order listed above.

ARTICLE 9—MISCELLANEOUS.

- 9.1 Terms used in this Agreement which are defined in Article I of the General Conditions will have the meanings indicated in the General Conditions.
- 9.2 Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- 9.3 By its signature on this Agreement, Contractor certifies that the service or services to be performed under the Contract Documents are those of an independent contractor as defined in ORS 670.600, and that Contractor is solely responsible for the work performed under the Contract Documents. Contractor represents and warrants that Contractor, its subcontractors, employees, and agents are not "officers, agents, or employees" of the City within the meaning of the Oregon Tort Claims Act (ORS 30.260 through 30.300). Contractor shall be responsible for all federal, state, and local taxes and any and all fees applicable to payments for services under this Agreement.
- 9.4 Nothing contained in these Contract Documents shall create a contractual relationship with or a cause of action in favor of a third party against City or Contractor. Contractor's Work under these Contract Documents shall be performed solely for City's benefit, and no other entity or person shall have any claim against Contractor because of the Contract Documents for the performance or non-performance of Work hereunder.
- 9.5 Entire Agreement. The Contract Documents represent the entire agreement of the parties with respect to the subject matter hereof, and supersede and replaces all prior and contemporaneous oral and written agreements with respect to such subject matter. No amendment, modification or variation of the terms and conditions of the Contract Documents shall be valid unless it is in writing and signed by all parties hereto.
- 9.6 Governing Law, Jurisdiction and Venue; Waiver of Jury Trial. The parties acknowledge that the Contract Documents have been negotiated and entered into in the State of Oregon. The parties expressly agree that the Contract Documents shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the Oregon. Venue and jurisdiction for any action at law or in equity relating to this Agreement shall lie exclusively in the Circuit Court of the State of Oregon for Clackamas County, and not in any other state or federal court that may have concurrent jurisdiction. Should any action or proceeding arising under or as a result of this Agreement proceed to court, it shall be tried without a jury.
- 9.7 Attorney Fees. In the event action is instituted to enforce any term of the Contract Documents, the prevailing party shall recover from the losing party reasonable attorney's fees incurred in such action as set by the Trial Court and, in the event of an appeal, as set by the Appellate Court.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in triplicate. One counterpart each has been delivered to OWNER, CONTRACTOR and ENGINEER. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR or identified by ENGINEER on their behalf.

This Agreement will be effective on _____, 2025 (which is the Effective Date of the Agreement).

OWNER:

CONTRACTOR:

City of Sandy

By:

By:

Attest:

Attest:

Address for giving notices:

Address for giving notices:

(If OWNER is a public body,
attach evidence of authority
to sign and resolution or other
documents authorizing
execution of Agreement.

Contractor License No.: _____

Agent for service of process:

(If CONTRACTOR is a corporation, attach evidence of authority to sign).

SECTION 00 61 13.13

PERFORMANCE BOND

Seller Name: Address (<i>principal place of business</i>):	Surety Name: Address (<i>principal place of business</i>):
Buyer Name: CITY OF SANDY Mailing address (<i>principal place of business</i>): 39250 Pioneer Boulevard Sandy, OR 97055	Contract Revenue Reservoir Treatment Improvements Contract Price: Effective Date of Contract:
Bond Bond Amount: Date of Bond: (<i>Date of Bond cannot be earlier than Effective Date of Contract</i>) Modifications to this Bond form: <input type="checkbox"/> None <input type="checkbox"/> See Paragraph 16	
Surety and Seller, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.	
Seller as Principal <i>(Full formal name of Seller)</i> By: _____ <i>(Signature)</i>	Surety <i>(Full formal name of Surety) (corporate seal)</i> By: _____ <i>(Signature)(Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Seller, Surety, Buyer, or other party is considered plural where applicable.	

1. The Seller and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Buyer for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Seller performs the Construction Contract, the Surety and the Seller shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Buyer Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Buyer first provides notice to the Seller and the Surety that the Buyer is considering declaring a Seller Default. Such notice may indicate whether the Buyer is requesting a conference among the Buyer, Seller, and Surety to discuss the Seller's performance. If the Buyer does not request a conference, the Surety may, within five (5) business days after receipt of the Buyer's notice, request such a conference. If the Surety timely requests a conference, the Buyer shall attend. Unless the Buyer agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Buyer's notice. If the Buyer, the Seller, and the Surety agree, the Seller shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Buyer's right, if any, subsequently to declare a Seller Default;
 - 3.2. The Buyer declares a Seller Default, terminates the Construction Contract, and notifies the Surety; and
 - 3.3. The Buyer 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 Seller selected to perform the Construction Contract.
4. Failure on the part of the Buyer to comply with the notice requirement in Paragraph 3.1 does 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 Buyer has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Seller, with the consent of the Buyer, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent Sellers;
 - 5.3. Obtain bids or negotiated proposals from qualified Sellers acceptable to the Buyer for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Buyer and a Seller selected with the Buyers 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 Buyer the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Buyer as a result of the Seller Default; or
 - 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new Seller, and with reasonable promptness under the circumstances;

5.4.1 After investigation, determine the amount for which it may be liable to the Buyer and, as soon as practicable after the amount is determined, make payment to the Buyer; or

5.4.2 Deny liability in whole or in part and notify the Buyer, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 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 Buyer to the Surety demanding that the Surety perform its obligations under this Bond, and the Buyer shall be entitled to enforce any remedy available to the Buyer. If the Surety proceeds as provided in Paragraph 5.4, and the Buyer refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Buyer shall be entitled to enforce any remedy available to the Buyer.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Buyer will not be greater than those of the Seller under the Construction Contract, and the responsibilities of the Buyer to the Surety will not be greater than those of the Buyer under the Construction Contract. Subject to the commitment by the Buyer to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

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

8. If the Surety elects to act under Paragraph 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 Buyer or others for obligations of the Seller that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Buyer 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 must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Seller Default or within two years after the Seller 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 periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.

12. Notice to the Surety, the Buyer, or the Seller must 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 will be deemed deleted therefrom and provisions conforming to such

statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will 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 Buyer to the Seller under the Construction Contract after all proper adjustments have been made including allowance for the Seller for any amounts received or to be received by the Buyer in settlement of insurance or other claims for damages to which the Seller is entitled, reduced by all valid and proper payments made to or on behalf of the Seller under the Construction Contract.
- 14.2. *Construction Contract*—The agreement between the Buyer and Seller identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.
- 14.3. *Seller Default*—Failure of the Seller, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.
- 14.4. *Buyer Default*—Failure of the Buyer, which has not been remedied or waived, to pay the Seller 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 Buyer and Seller.

15. If this Bond is issued for an agreement between a Seller and subcontractor, the term Seller in this Bond will be deemed to be Subcontractor and the term Buyer will be deemed to be Seller.

16. Modifications to this Bond are as follows: None

END OF SECTION

SECTION 00 61 14.01

PAYMENT BOND

Seller Name: Address (<i>principal place of business</i>):	Surety Name: Address (<i>principal place of business</i>):
Buyer Name: CITY OF SANDY Mailing address (<i>principal place of business</i>): 39250 Pioneer Boulevard Sandy, OR 97055	Contract Revenue Reservoir Treatment Improvements Contract Price: Effective Date of Contract:
Bond Bond Amount: Date of Bond: (<i>Date of Bond cannot be earlier than Effective Date of Contract</i>) Modifications to this Bond form: <input type="checkbox"/> None <input type="checkbox"/> See Paragraph 18	Surety and Seller, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.
Seller as Principal	Surety
(<i>Full formal name of Contractor</i>) By: _____ (<i>Signature</i>)	(<i>Full formal name of Surety</i>) (<i>corporate seal</i>) By: _____ (<i>Signature</i>) (<i>Attach Power of Attorney</i>)
Name: _____ (<i>Printed or typed</i>)	Name: _____ (<i>Printed or typed</i>)
Title: _____	Title: _____
Attest: _____ (<i>Signature</i>)	Attest: _____ (<i>Signature</i>)
Name: _____ (<i>Printed or typed</i>)	Name: _____ (<i>Printed or typed</i>)
Title: _____	Title: _____
Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Seller, Surety, Buyer, or other party is considered plural where applicable.	

1. The Seller and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Buyer to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Seller promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Buyer from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Seller shall have no obligation under this Bond.
3. If there is no Buyer Default under the Construction Contract, the Surety's obligation to the Buyer under this Bond will arise after the Buyer has promptly notified the Seller and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Buyer or the Buyer's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Seller and the Surety.
4. When the Buyer has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Buyer against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond will arise after the following:
 - 5.1. Claimants who do not have a direct contract with the Seller
 - 5.1.1. have furnished a written notice of non-payment to the Seller, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 5.2. Claimants who are employed by or have a direct contract with the Seller have sent a Claim to the Surety (at the address described in Paragraph 13).
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Buyer to the Seller, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1. Send an answer to the Claimant, with a copy to the Buyer, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 7.2. Pay or arrange for payment of any undisputed amounts.
 - 7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Seller may have or acquire as to a Claim, except as

to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Buyer to the Seller under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Seller furnishing and the Buyer accepting this Bond, they agree that all funds earned by the Seller in the performance of the Construction Contract are dedicated to satisfying obligations of the Seller and Surety under this Bond, subject to the Buyer's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Buyer, Claimants, or others for obligations of the Seller that are unrelated to the Construction Contract. The Buyer shall not be liable for the payment of any costs or expenses of any Claimant under this Bond and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
11. 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.
12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. 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 will be applicable.
13. Notice and Claims to the Surety, the Buyer, or the Seller must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.
14. 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 will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Seller and Buyer shall promptly furnish a copy of this Bond or shall permit a copy to be made.
16. Definitions

- 16.1. *Claim*—A written statement by the Claimant including at a minimum:

- 16.1.1. The name of the Claimant;
- 16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;
- 16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
- 16.1.4. A brief description of the labor, materials, or equipment furnished;
- 16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- 16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
- 16.1.7. The total amount of previous payments received by the Claimant; and
- 16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2. *Claimant*—An individual or entity having a direct contract with the Seller or with a subcontractor of the Seller to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Seller and the Seller's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

16.3. *Construction Contract*—The agreement between the Buyer and Seller identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4. *Buyer Default*—Failure of the Buyer, which has not been remedied or waived, to pay the Seller as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5. *Contract Documents*—All the documents that comprise the agreement between the Buyer and Seller.

17. If this Bond is issued for an agreement between a Seller and subcontractor, the term Seller in this Bond will be deemed to be subcontractor and the term Buyer will be deemed to be Seller.

18. Modifications to this Bond are as follows: None

END OF SECTION

CONDITIONS OF THE CONTRACT

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

Prepared By



Copyright[©] 2018

National Society of Professional Engineers
1420 King Street, Alexandria, VA 22314-2794
(703) 684-2882
www.nspe.org

American Council of Engineering Companies
1015 15th Street N.W., Washington, DC 20005
(202) 347-7474
www.acec.org

American Society of Civil Engineers
1801 Alexander Bell Drive, Reston, VA 20191-4400
(800) 548-2723
www.asce.org

The copyright for this EJCD document is owned jointly by the three sponsoring organizations listed above. The National Society of Professional Engineers is the Copyright Administrator for the EJCD documents; please direct all inquiries regarding EJCD copyrights to NSPE.

NOTE: EJCD publications may be purchased at www.ejcd.org, or from any of the sponsoring organizations above.

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

TABLE OF CONTENTS

	Page
Article 1—Definitions and Terminology.....	1
1.01 Defined Terms	1
1.02 Terminology	6
Article 2—Preliminary Matters	7
2.01 Delivery of Performance and Payment Bonds; Evidence of Insurance	7
2.02 Copies of Documents.....	8
2.03 Before Starting Construction.....	8
2.04 Preconstruction Conference; Designation of Authorized Representatives	8
2.05 Acceptance of Schedules	8
2.06 Electronic Transmittals.....	9
Article 3—Contract Documents: Intent, Requirements, Reuse	9
3.01 Intent.....	9
3.02 Reference Standards.....	10
3.03 Reporting and Resolving Discrepancies.....	10
3.04 Requirements of the Contract Documents	11
3.05 Reuse of Documents.....	11
Article 4—Commencement and Progress of the Work.....	12
4.01 Commencement of Contract Times; Notice to Proceed.....	12
4.02 Starting the Work.....	12
4.03 Reference Points	12
4.04 Progress Schedule	12
4.05 Delays in Contractor's Progress	13

Article 5—Site; Subsurface and Physical Conditions; Hazardous Environmental Conditions	14
5.01 Availability of Lands	14
5.02 Use of Site and Other Areas	14
5.03 Subsurface and Physical Conditions.....	15
5.04 Differing Subsurface or Physical Conditions	16
5.05 Underground Facilities	18
5.06 Hazardous Environmental Conditions at Site	20
Article 6—Bonds and Insurance.....	22
6.01 Performance, Payment, and Other Bonds	22
6.02 Insurance—General Provisions.....	23
6.03 Contractor’s Insurance	25
6.04 Builder’s Risk and Other Property Insurance.....	26
6.05 Property Losses; Subrogation.....	27
6.06 Receipt and Application of Property Insurance Proceeds	28
Article 7—Contractor’s Responsibilities	28
7.01 Contractor’s Means and Methods of Construction	28
7.02 Supervision and Superintendence.....	28
7.03 Labor; Working Hours.....	29
7.04 Services, Materials, and Equipment.....	29
7.05 “Or Equals”	29
7.06 Substitutes.....	31
7.07 Concerning Subcontractors and Suppliers	32
7.08 Patent Fees and Royalties.....	34
7.09 Permits.....	34
7.10 Taxes.....	34
7.11 Laws and Regulations	35

7.12 Record Documents.....	35
7.13 Safety and Protection	35
7.14 Hazard Communication Programs.....	37
7.15 Emergencies.....	37
7.16 Submittals.....	37
7.17 Contractor's General Warranty and Guarantee.....	40
7.18 Indemnification	41
7.19 Delegation of Professional Design Services	41
Article 8—Other Work at the Site.....	42
8.01 Other Work	42
8.02 Coordination	43
8.03 Legal Relationships.....	43
Article 9—Owner's Responsibilities.....	45
9.01 Communications to Contractor	45
9.02 Replacement of Engineer.....	45
9.03 Furnish Data	45
9.04 Pay When Due	45
9.05 Lands and Easements; Reports, Tests, and Drawings	45
9.06 Insurance	45
9.07 Change Orders	45
9.08 Inspections, Tests, and Approvals	45
9.09 Limitations on Owner's Responsibilities.....	45
9.10 Undisclosed Hazardous Environmental Condition.....	46
9.11 Evidence of Financial Arrangements.....	46
9.12 Safety Programs	46
Article 10—Engineer's Status During Construction	46

10.01 Owner's Representative.....	46
10.02 Visits to Site.....	46
10.03 Resident Project Representative	47
10.04 Engineer's Authority	47
10.05 Determinations for Unit Price Work	47
10.06 Decisions on Requirements of Contract Documents and Acceptability of Work	47
10.07 Limitations on Engineer's Authority and Responsibilities.....	47
10.08 Compliance with Safety Program	48
Article 11—Changes to the Contract	48
11.01 Amending and Supplementing the Contract	48
11.02 Change Orders.....	48
11.03 Work Change Directives.....	49
11.04 Field Orders.....	49
11.05 Owner-Authorized Changes in the Work	50
11.06 Unauthorized Changes in the Work.....	50
11.07 Change of Contract Price	50
11.08 Change of Contract Times.....	51
11.09 Change Proposals.....	51
11.10 Notification to Surety	53
Article 12—Claims	53
12.01 Claims.....	53
Article 13—Cost of the Work; Allowances; Unit Price Work	54
13.01 Cost of the Work	54
13.02 Allowances	58
13.03 Unit Price Work	58
Article 14—Tests and Inspections; Correction, Removal, or Acceptance of Defective Work.....	59

14.01 Access to Work	59
14.02 Tests, Inspections, and Approvals	59
14.03 Defective Work.....	60
14.04 Acceptance of Defective Work.....	61
14.05 Uncovering Work	61
14.06 Owner May Stop the Work.....	62
14.07 Owner May Correct Defective Work.....	62
Article 15—Payments to Contractor; Set-Offs; Completion; Correction Period	63
15.01 Progress Payments.....	63
15.02 Contractor's Warranty of Title	66
15.03 Substantial Completion	66
15.04 Partial Use or Occupancy	67
15.05 Final Inspection.....	68
15.06 Final Payment	68
15.07 Waiver of Claims.....	69
15.08 Correction Period	69
Article 16—Suspension of Work and Termination.....	70
16.01 Owner May Suspend Work.....	70
16.02 Owner May Terminate for Cause	71
16.03 Owner May Terminate for Convenience	72
16.04 Contractor May Stop Work or Terminate	72
Article 17—Final Resolution of Disputes	73
17.01 Methods and Procedures.....	73
Article 18—Miscellaneous	73
18.01 Giving Notice.....	73
18.02 Computation of Times.....	73

18.03 Cumulative Remedies.....	73
18.04 Limitation of Damages.....	74
18.05 No Waiver.....	74
18.06 Survival of Obligations.....	74
18.07 Controlling Law.....	74
18.08 Assignment of Contract.....	74
18.09 Successors and Assigns	74
18.10 Headings.....	74

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

- A. Wherever used in the Bidding Requirements or Contract Documents, a term printed with initial capital letters, including the term's singular and plural forms, will have the meaning indicated in the definitions below. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.
- 1. *Addenda*—Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.
- 2. *Agreement*—The written instrument, executed by Owner and Contractor, that sets forth the Contract Price and Contract Times, identifies the parties and the Engineer, and designates the specific items that are Contract Documents.
- 3. *Application for Payment*—The document prepared by Contractor, in a form acceptable to Engineer, to request progress or final payments, and which is to be accompanied by such supporting documentation as is required by the Contract Documents.
- 4. *Bid*—The offer of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.
- 5. *Bidder*—An individual or entity that submits a Bid to Owner.
- 6. *Bidding Documents*—The Bidding Requirements, the proposed Contract Documents, and all Addenda.
- 7. *Bidding Requirements*—The Advertisement or invitation to bid, Instructions to Bidders, Bid Bond or other Bid security, if any, the Bid Form, and the Bid with any attachments.
- 8. *Change Order*—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, or other revision to the Contract, issued on or after the Effective Date of the Contract.
- 9. *Change Proposal*—A written request by Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment in Contract Price or Contract Times; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; challenging a set-off against payments due; or seeking other relief with respect to the terms of the Contract.
- 10. Claim

- a. A demand or assertion by Owner directly to Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment of Contract Price or Contract Times; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; contesting Engineer's decision regarding a Change Proposal; seeking resolution of a contractual issue that Engineer has declined to address; or seeking other relief with respect to the terms of the Contract.
- b. A demand or assertion by Contractor directly to Owner, duly submitted in compliance with the procedural requirements set forth herein, contesting Engineer's decision regarding a Change Proposal, or seeking resolution of a contractual issue that Engineer has declined to address.
- c. A demand or assertion by Owner or Contractor, duly submitted in compliance with the procedural requirements set forth herein, made pursuant to Paragraph 12.01.A.4, concerning disputes arising after Engineer has issued a recommendation of final payment.
- d. A demand for money or services by a third party is not a Claim.

11. *Constituent of Concern*—Asbestos, petroleum, radioactive materials, polychlorinated biphenyls (PCBs), lead-based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to Laws and Regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

12. *Contract*—The entire and integrated written contract between Owner and Contractor concerning the Work.

13. *Contract Documents*—Those items so designated in the Agreement, and which together comprise the Contract.

14. *Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents.

15. *Contract Times*—The number of days or the dates by which Contractor shall: (a) achieve Milestones, if any; (b) achieve Substantial Completion; and (c) complete the Work.

16. *Contractor*—The individual or entity with which Owner has contracted for performance of the Work.

17. *Cost of the Work*—See Paragraph 13.01 for definition.

18. *Drawings*—The part of the Contract that graphically shows the scope, extent, and character of the Work to be performed by Contractor.

19. *Effective Date of the Contract*—The date, indicated in the Agreement, on which the Contract becomes effective.

20. *Electronic Document*—Any Project-related correspondence, attachments to correspondence, data, documents, drawings, information, or graphics, including but not limited to Shop Drawings and other Submittals, that are in an electronic or digital format.
21. *Electronic Means*—Electronic mail (email), upload/download from a secure Project website, or other communications methods that allow: (a) the transmission or communication of Electronic Documents; (b) the documentation of transmissions, including sending and receipt; (c) printing of the transmitted Electronic Document by the recipient; (d) the storage and archiving of the Electronic Document by sender and recipient; and (e) the use by recipient of the Electronic Document for purposes permitted by this Contract. Electronic Means does not include the use of text messaging, or of Facebook, Twitter, Instagram, or similar social media services for transmission of Electronic Documents.
22. *Engineer*—The individual or entity named as such in the Agreement.
23. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but does not change the Contract Price or the Contract Times.
24. *Hazardous Environmental Condition*—The presence at the Site of Constituents of Concern in such quantities or circumstances that may present a danger to persons or property exposed thereto.
 - a. The presence at the Site of materials that are necessary for the execution of the Work, or that are to be incorporated into the Work, and that are controlled and contained pursuant to industry practices, Laws and Regulations, and the requirements of the Contract, is not a Hazardous Environmental Condition.
 - b. The presence of Constituents of Concern that are to be removed or remediated as part of the Work is not a Hazardous Environmental Condition.
 - c. The presence of Constituents of Concern as part of the routine, anticipated, and obvious working conditions at the Site, is not a Hazardous Environmental Condition.
25. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and binding decrees, resolutions, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.
26. *Liens*—Charges, security interests, or encumbrances upon Contract-related funds, real property, or personal property.
27. *Milestone*—A principal event in the performance of the Work that the Contract requires Contractor to achieve by an intermediate completion date, or by a time prior to Substantial Completion of all the Work.
28. *Notice of Award*—The written notice by Owner to a Bidder of Owner's acceptance of the Bid.
29. *Notice to Proceed*—A written notice by Owner to Contractor fixing the date on which the Contract Times will commence to run and on which Contractor shall start to perform the Work.

30. *Owner*—The individual or entity with which Contractor has contracted regarding the Work, and which has agreed to pay Contractor for the performance of the Work, pursuant to the terms of the Contract.
31. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising Contractor's plan to accomplish the Work within the Contract Times.
32. *Project*—The total undertaking to be accomplished for Owner by engineers, contractors, and others, including planning, study, design, construction, testing, commissioning, and start-up, and of which the Work to be performed under the Contract Documents is a part.
33. *Resident Project Representative*—The authorized representative of Engineer assigned to assist Engineer at the Site. As used herein, the term Resident Project Representative (RPR) includes any assistants or field staff of Resident Project Representative.
34. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and that establish the standards by which such portion of the Work will be judged.
35. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required submittals and the time requirements for Engineer's review of the submittals.
36. *Schedule of Values*—A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.
37. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Contract Documents.
38. *Site*—Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands or areas furnished by Owner which are designated for the use of Contractor.
39. *Specifications*—The part of the Contract that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.
40. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work.
41. *Submittal*—A written or graphic document, prepared by or for Contractor, which the Contract Documents require Contractor to submit to Engineer, or that is indicated as a Submittal in the Schedule of Submittals accepted by Engineer. Submittals may include Shop Drawings and Samples; schedules; product data; Owner-delegated designs; sustainable design information; information on special procedures; testing plans; results of tests and evaluations, source quality-control testing and inspections, and field or Site quality-control testing and inspections; warranties and certifications; Suppliers' instructions and reports;

records of delivery of spare parts and tools; operations and maintenance data; Project photographic documentation; record documents; and other such documents required by the Contract Documents. Submittals, whether or not approved or accepted by Engineer, are not Contract Documents. Change Proposals, Change Orders, Claims, notices, Applications for Payment, and requests for interpretation or clarification are not Submittals.

42. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms “substantially complete” and “substantially completed” as applied to all or part of the Work refer to Substantial Completion of such Work.
43. *Successful Bidder*—The Bidder to which the Owner makes an award of contract.
44. *Supplementary Conditions*—The part of the Contract that amends or supplements these General Conditions.
45. *Supplier*—A manufacturer, fabricator, supplier, distributor, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.
46. Technical Data
 - a. Those items expressly identified as Technical Data in the Supplementary Conditions, with respect to either (1) existing subsurface conditions at or adjacent to the Site, or existing physical conditions at or adjacent to the Site including existing surface or subsurface structures (except Underground Facilities) or (2) Hazardous Environmental Conditions at the Site.
 - b. If no such express identifications of Technical Data have been made with respect to conditions at the Site, then Technical Data is defined, with respect to conditions at the Site under Paragraphs 5.03, 5.04, and 5.06, as the data contained in boring logs, recorded measurements of subsurface water levels, assessments of the condition of subsurface facilities, laboratory test results, and other factual, objective information regarding conditions at the Site that are set forth in any geotechnical, environmental, or other Site or facilities conditions report prepared for the Project and made available to Contractor.
 - c. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data, and instead Underground Facilities are shown or indicated on the Drawings.
47. *Underground Facilities*—All active or not-in-service underground lines, pipelines, conduits, ducts, encasements, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or systems at the Site, including but not limited to those facilities or systems that produce, transmit, distribute, or convey telephone or other communications, cable television, fiber optic transmissions, power, electricity, light, heat, gases, oil, crude oil products, liquid petroleum products, water, steam, waste, wastewater, storm water, other liquids or

chemicals, or traffic or other control systems. An abandoned facility or system is not an Underground Facility.

48. *Unit Price Work*—Work to be paid for on the basis of unit prices.
49. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.
50. *Work Change Directive*—A written directive to Contractor issued on or after the Effective Date of the Contract, signed by Owner and recommended by Engineer, ordering an addition, deletion, or revision in the Work.

1.02 Terminology

- A. The words and terms discussed in Paragraphs 1.02.B, C, D, and E are not defined terms that require initial capital letters, but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.
- B. *Intent of Certain Terms or Adjectives*: The Contract Documents include the terms “as allowed,” “as approved,” “as ordered,” “as directed” or terms of like effect or import to authorize an exercise of professional judgment by Engineer. In addition, the adjectives “reasonable,” “suitable,” “acceptable,” “proper,” “satisfactory,” or adjectives of like effect or import are used to describe an action or determination of Engineer as to the Work. It is intended that such exercise of professional judgment, action, or determination will be solely to evaluate, in general, the Work for compliance with the information in the Contract Documents and with the design concept of the Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective is not intended to and shall not be effective to assign to Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility contrary to the provisions of Article 10 or any other provision of the Contract Documents.
- C. *Day*: The word “day” means a calendar day of 24 hours measured from midnight to the next midnight.
- D. *Defective*: The word “defective,” when modifying the word “Work,” refers to Work that is unsatisfactory, faulty, or deficient in that it:
 1. does not conform to the Contract Documents;
 2. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or
 3. has been damaged prior to Engineer’s recommendation of final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion in accordance with Paragraph 15.03 or Paragraph 15.04).

E. *Furnish, Install, Perform, Provide*

1. The word "furnish," when used in connection with services, materials, or equipment, means to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.
2. The word "install," when used in connection with services, materials, or equipment, means to put into use or place in final position said services, materials, or equipment complete and ready for intended use.
3. The words "perform" or "provide," when used in connection with services, materials, or equipment, means to furnish and install said services, materials, or equipment complete and ready for intended use.
4. If the Contract Documents establish an obligation of Contractor with respect to specific services, materials, or equipment, but do not expressly use any of the four words "furnish," "install," "perform," or "provide," then Contractor shall furnish and install said services, materials, or equipment complete and ready for intended use.

F. *Contract Price or Contract Times*: References to a change in "Contract Price or Contract Times" or "Contract Times or Contract Price" or similar, indicate that such change applies to (1) Contract Price, (2) Contract Times, or (3) both Contract Price and Contract Times, as warranted, even if the term "or both" is not expressed.

G. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

ARTICLE 2—PRELIMINARY MATTERS2.01 *Delivery of Performance and Payment Bonds; Evidence of Insurance*

- A. *Performance and Payment Bonds*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner the performance bond and payment bond (if the Contract requires Contractor to furnish such bonds).
- B. *Evidence of Contractor's Insurance*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner, with copies to each additional insured (as identified in the Contract), the certificates, endorsements, and other evidence of insurance required to be provided by Contractor in accordance with Article 6, except to the extent the Supplementary Conditions expressly establish other dates for delivery of specific insurance policies.
- C. *Evidence of Owner's Insurance*: After receipt of the signed counterparts of the Agreement and all required bonds and insurance documentation, Owner shall promptly deliver to Contractor, with copies to each additional insured (as identified in the Contract), the certificates and other evidence of insurance required to be provided by Owner under Article 6.

2.02 *Copies of Documents*

- A. Owner shall furnish to Contractor four printed copies of the Contract (including one fully signed counterpart of the Agreement), and one copy in electronic portable document format (PDF). Additional printed copies will be furnished upon request at the cost of reproduction.
- B. Owner shall maintain and safeguard at least one original printed record version of the Contract, including Drawings and Specifications signed and sealed by Engineer and other design professionals. Owner shall make such original printed record version of the Contract available to Contractor for review. Owner may delegate the responsibilities under this provision to Engineer.

2.03 *Before Starting Construction*

- A. *Preliminary Schedules:* Within 10 days after the Effective Date of the Contract (or as otherwise required by the Contract Documents), Contractor shall submit to Engineer for timely review:
 - 1. a preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract;
 - 2. a preliminary Schedule of Submittals; and
 - 3. a preliminary Schedule of Values for all of the Work which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

2.04 *Preconstruction Conference; Designation of Authorized Representatives*

- A. Before any Work at the Site is started, a conference attended by Owner, Contractor, Engineer, and others as appropriate will be held to establish a working understanding among the parties as to the Work, and to discuss the schedules referred to in Paragraph 2.03.A, procedures for handling Shop Drawings, Samples, and other Submittals, processing Applications for Payment, electronic or digital transmittals, and maintaining required records.
- B. At this conference Owner and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit and receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.05 *Acceptance of Schedules*

- A. At least 10 days before submission of the first Application for Payment a conference, attended by Contractor, Engineer, and others as appropriate, will be held to review the schedules submitted in accordance with Paragraph 2.03.A. No progress payment will be made to Contractor until acceptable schedules are submitted to Engineer.
 - 1. The Progress Schedule will be acceptable to Engineer if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on

Engineer responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.

2. Contractor's Schedule of Submittals will be acceptable to Engineer if it provides a workable arrangement for reviewing and processing the required submittals.
3. Contractor's Schedule of Values will be acceptable to Engineer as to form and substance if it provides a reasonable allocation of the Contract Price to the component parts of the Work.
4. If a schedule is not acceptable, Contractor will have an additional 10 days to revise and resubmit the schedule.

2.06 *Electronic Transmittals*

- A. Except as otherwise stated elsewhere in the Contract, the Owner, Engineer, and Contractor may send, and shall accept, Electronic Documents transmitted by Electronic Means.
- B. If the Contract does not establish protocols for Electronic Means, then Owner, Engineer, and Contractor shall jointly develop such protocols.
- C. Subject to any governing protocols for Electronic Means, when transmitting Electronic Documents by Electronic Means, the transmitting party makes no representations as to long-term compatibility, usability, or readability of the Electronic Documents resulting from the recipient's use of software application packages, operating systems, or computer hardware differing from those used in the drafting or transmittal of the Electronic Documents.

ARTICLE 3—CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE

3.01 *Intent*

- A. The Contract Documents are complementary; what is required by one Contract Document is as binding as if required by all.
- B. It is the intent of the Contract Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents.
- C. Unless otherwise stated in the Contract Documents, if there is a discrepancy between the electronic versions of the Contract Documents (including any printed copies derived from such electronic versions) and the printed record version, the printed record version will govern.
- D. The Contract supersedes prior negotiations, representations, and agreements, whether written or oral.
- E. Engineer will issue clarifications and interpretations of the Contract Documents as provided herein.
- F. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and Contractor, which agree that the Contract Documents will

be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

G. Nothing in the Contract Documents creates:

1. any contractual relationship between Owner or Engineer and any Subcontractor, Supplier, or other individual or entity performing or furnishing any of the Work, for the benefit of such Subcontractor, Supplier, or other individual or entity; or
2. any obligation on the part of Owner or Engineer to pay or to see to the payment of any money due any such Subcontractor, Supplier, or other individual or entity, except as may otherwise be required by Laws and Regulations.

3.02 *Reference Standards*

A. *Standards Specifications, Codes, Laws and Regulations*

1. Reference in the Contract Documents to standard specifications, manuals, reference standards, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, means the standard specification, manual, reference standard, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Contract if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.
2. No provision of any such standard specification, manual, reference standard, or code, and no instruction of a Supplier, will be effective to change the duties or responsibilities of Owner, Contractor, or Engineer from those set forth in the part of the Contract Documents prepared by or for Engineer. No such provision or instruction shall be effective to assign to Owner or Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility inconsistent with the provisions of the part of the Contract Documents prepared by or for Engineer.

3.03 *Reporting and Resolving Discrepancies*

A. *Reporting Discrepancies*

1. *Contractor's Verification of Figures and Field Measurements:* Before undertaking each part of the Work, Contractor shall carefully study the Contract Documents, and check and verify pertinent figures and dimensions therein, particularly with respect to applicable field measurements. Contractor shall promptly report in writing to Engineer any conflict, error, ambiguity, or discrepancy that Contractor discovers, or has actual knowledge of, and shall not proceed with any Work affected thereby until the conflict, error, ambiguity, or discrepancy is resolved by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.
2. *Contractor's Review of Contract Documents:* If, before or during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents, or between the Contract Documents and (a) any applicable Law or Regulation, (b) actual field conditions, (c) any standard specification, manual, reference standard, or code, or (d) any instruction of any Supplier, then Contractor shall promptly

report it to Engineer in writing. Contractor shall not proceed with the Work affected thereby (except in an emergency as required by Paragraph 7.15) until the conflict, error, ambiguity, or discrepancy is resolved, by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.

3. Contractor shall not be liable to Owner or Engineer for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor had actual knowledge thereof.

B. *Resolving Discrepancies*

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the part of the Contract Documents prepared by or for Engineer take precedence in resolving any conflict, error, ambiguity, or discrepancy between such provisions of the Contract Documents and:
 - a. the provisions of any standard specification, manual, reference standard, or code, or the instruction of any Supplier (whether or not specifically incorporated by reference as a Contract Document); or
 - b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Requirements of the Contract Documents*

- A. During the performance of the Work and until final payment, Contractor and Owner shall submit to the Engineer in writing all matters in question concerning the requirements of the Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Contract Documents, as soon as possible after such matters arise. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work.
- B. Engineer will, with reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Contract Documents. Engineer's written clarification, interpretation, or decision will be final and binding on Contractor, unless it appeals by submitting a Change Proposal, and on Owner, unless it appeals by filing a Claim.
- C. If a submitted matter in question concerns terms and conditions of the Contract Documents that do not involve (1) the performance or acceptability of the Work under the Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly notify Owner and Contractor in writing that Engineer is unable to provide a decision or interpretation. If Owner and Contractor are unable to agree on resolution of such a matter in question, either party may pursue resolution as provided in Article 12.

3.05 *Reuse of Documents*

- A. Contractor and its Subcontractors and Suppliers shall not:

1. have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by or bearing the seal of Engineer or its consultants, including electronic media versions, or reuse any such Drawings, Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of Owner and Engineer and specific written verification or adaptation by Engineer; or
2. have or acquire any title or ownership rights in any other Contract Documents, reuse any such Contract Documents for any purpose without Owner's express written consent, or violate any copyrights pertaining to such Contract Documents.

B. The prohibitions of this Paragraph 3.05 will survive final payment, or termination of the Contract. Nothing herein precludes Contractor from retaining copies of the Contract Documents for record purposes.

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

4.01 *Commencement of Contract Times; Notice to Proceed*

A. The Contract Times will commence to run on the 30th day after the Effective Date of the Contract or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Contract. In no event will the Contract Times commence to run later than the 60th day after the day of Bid opening or the 30th day after the Effective Date of the Contract, whichever date is earlier.

4.02 *Starting the Work*

A. Contractor shall start to perform the Work on the date when the Contract Times commence to run. No Work may be done at the Site prior to such date.

4.03 *Reference Points*

A. Owner shall provide engineering surveys to establish reference points for construction which in Engineer's judgment are necessary to enable Contractor to proceed with the Work. Contractor shall be responsible for laying out the Work, shall protect and preserve the established reference points and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Contractor shall report to Engineer whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.04 *Progress Schedule*

A. Contractor shall adhere to the Progress Schedule established in accordance with Paragraph 2.05 as it may be adjusted from time to time as provided below.

1. Contractor shall submit to Engineer for acceptance (to the extent indicated in Paragraph 2.05) proposed adjustments in the Progress Schedule that will not result in changing the Contract Times.

- 2. Proposed adjustments in the Progress Schedule that will change the Contract Times must be submitted in accordance with the requirements of Article 11.
- B. Contractor shall carry on the Work and adhere to the Progress Schedule during all disputes or disagreements with Owner. No Work will be delayed or postponed pending resolution of any disputes or disagreements, or during any appeal process, except as permitted by Paragraph 16.04, or as Owner and Contractor may otherwise agree in writing.

4.05 *Delays in Contractor's Progress*

- A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times.
- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor. Delay, disruption, and interference attributable to and within the control of a Subcontractor or Supplier shall be deemed to be within the control of Contractor.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times. Such an adjustment will be Contractor's sole and exclusive remedy for the delays, disruption, and interference described in this paragraph. Causes of delay, disruption, or interference that may give rise to an adjustment in Contract Times under this paragraph include but are not limited to the following:
 - 1. Severe and unavoidable natural catastrophes such as fires, floods, epidemics, and earthquakes;
 - 2. Abnormal weather conditions;
 - 3. Acts or failures to act of third-party utility owners or other third-party entities (other than those third-party utility owners or other third-party entities performing other work at or adjacent to the Site as arranged by or under contract with Owner, as contemplated in Article 8); and
 - 4. Acts of war or terrorism.
- D. Contractor's entitlement to an adjustment of Contract Times or Contract Price is limited as follows:
 - 1. Contractor's entitlement to an adjustment of the Contract Times is conditioned on the delay, disruption, or interference adversely affecting an activity on the critical path to completion of the Work, as of the time of the delay, disruption, or interference.
 - 2. Contractor shall not be entitled to an adjustment in Contract Price for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor. Such a concurrent delay by Contractor shall not preclude an adjustment of Contract Times to which Contractor is otherwise entitled.

3. Adjustments of Contract Times or Contract Price are subject to the provisions of Article 11.

E. Each Contractor request or Change Proposal seeking an increase in Contract Times or Contract Price must be supplemented by supporting data that sets forth in detail the following:

1. The circumstances that form the basis for the requested adjustment;
2. The date upon which each cause of delay, disruption, or interference began to affect the progress of the Work;
3. The date upon which each cause of delay, disruption, or interference ceased to affect the progress of the Work;
4. The number of days' increase in Contract Times claimed as a consequence of each such cause of delay, disruption, or interference; and
5. The impact on Contract Price, in accordance with the provisions of Paragraph 11.07.

Contractor shall also furnish such additional supporting documentation as Owner or Engineer may require including, where appropriate, a revised progress schedule indicating all the activities affected by the delay, disruption, or interference, and an explanation of the effect of the delay, disruption, or interference on the critical path to completion of the Work.

F. Delays, disruption, and interference to the performance or progress of the Work resulting from the existence of a differing subsurface or physical condition, an Underground Facility that was not shown or indicated by the Contract Documents, or not shown or indicated with reasonable accuracy, and those resulting from Hazardous Environmental Conditions, are governed by Article 5, together with the provisions of Paragraphs 4.05.D and 4.05.E.

G. Paragraph 8.03 addresses delays, disruption, and interference to the performance or progress of the Work resulting from the performance of certain other work at or adjacent to the Site.

ARTICLE 5—SITE; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS

5.01 Availability of Lands

- A. Owner shall furnish the Site. Owner shall notify Contractor in writing of any encumbrances or restrictions not of general application but specifically related to use of the Site with which Contractor must comply in performing the Work.
- B. Upon reasonable written request, Owner shall furnish Contractor with a current statement of record legal title and legal description of the lands upon which permanent improvements are to be made and Owner's interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws and Regulations.
- C. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

5.02 Use of Site and Other Areas

A. Limitation on Use of Site and Other Areas

1. Contractor shall confine construction equipment, temporary construction facilities, the storage of materials and equipment, and the operations of workers to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas permitted by Laws and Regulations, and shall not unreasonably encumber the Site and such other adjacent areas with construction equipment or other materials or equipment. Contractor shall assume full responsibility for (a) damage to the Site; (b) damage to any such other adjacent areas used for Contractor's operations; (c) damage to any other adjacent land or areas, or to improvements, structures, utilities, or similar facilities located at such adjacent lands or areas; and (d) for injuries and losses sustained by the owners or occupants of any such land or areas; provided that such damage or injuries result from the performance of the Work or from other actions or conduct of the Contractor or those for which Contractor is responsible.
2. If a damage or injury claim is made by the owner or occupant of any such land or area because of the performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible, Contractor shall (a) take immediate corrective or remedial action as required by Paragraph 7.13, or otherwise; (b) promptly attempt to settle the claim as to all parties through negotiations with such owner or occupant, or otherwise resolve the claim by arbitration or other dispute resolution proceeding, or in a court of competent jurisdiction; and (c) to the fullest extent permitted by Laws and Regulations, indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against any such claim, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, Engineer, or any other party indemnified hereunder to the extent caused directly or indirectly, in whole or in part by, or based upon, Contractor's performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible.

B. *Removal of Debris During Performance of the Work:* During the progress of the Work the Contractor shall keep the Site and other adjacent areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris will conform to applicable Laws and Regulations.

C. *Cleaning:* Prior to Substantial Completion of the Work Contractor shall clean the Site and the Work and make it ready for utilization by Owner. At the completion of the Work Contractor shall remove from the Site and adjacent areas all tools, appliances, construction equipment and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.

D. *Loading of Structures:* Contractor shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Contractor subject any part of the Work or adjacent structures or land to stresses or pressures that will endanger them.

5.03 Subsurface and Physical Conditions

A. *Reports and Drawings:* The Supplementary Conditions identify:

1. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data;
2. Those drawings of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data; and
3. Technical Data contained in such reports and drawings.

B. *Underground Facilities:* Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05, and not in the drawings referred to in Paragraph 5.03.A. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.

C. *Reliance by Contractor on Technical Data:* Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely upon the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b.

D. *Limitations of Other Data and Documents:* Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, and safety precautions and programs incident thereto;
2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings;
3. the contents of other Site-related documents made available to Contractor, such as record drawings from other projects at or adjacent to the Site, or Owner's archival documents concerning the Site; or
4. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions, or information.

5.04 Differing Subsurface or Physical Conditions

A. *Notice by Contractor:* If Contractor believes that any subsurface or physical condition that is uncovered or revealed at the Site:

1. is of such a nature as to establish that any Technical Data on which Contractor is entitled to rely as provided in Paragraph 5.03 is materially inaccurate;
2. is of such a nature as to require a change in the Drawings or Specifications;
3. differs materially from that shown or indicated in the Contract Documents; or

4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.

- B. *Engineer's Review:* After receipt of written notice as required by the preceding paragraph, Engineer will promptly review the subsurface or physical condition in question; determine whether it is necessary for Owner to obtain additional exploration or tests with respect to the condition; conclude whether the condition falls within any one or more of the differing site condition categories in Paragraph 5.04.A; obtain any pertinent cost or schedule information from Contractor; prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and advise Owner in writing of Engineer's findings, conclusions, and recommendations.
- C. *Owner's Statement to Contractor Regarding Site Condition:* After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.
- D. *Early Resumption of Work:* If at any time Engineer determines that Work in connection with the subsurface or physical condition in question may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the condition in question has been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.

E. *Possible Price and Times Adjustments*

1. Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times, to the extent that the existence of a differing subsurface or physical condition, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:
 - a. Such condition must fall within any one or more of the categories described in Paragraph 5.04.A;
 - b. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03; and,
 - c. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E.

2. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times with respect to a subsurface or physical condition if:
 - a. Contractor knew of the existence of such condition at the time Contractor made a commitment to Owner with respect to Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract, or otherwise;
 - b. The existence of such condition reasonably could have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas expressly required by the Bidding Requirements or Contract Documents to be conducted by or for Contractor prior to Contractor's making such commitment; or
 - c. Contractor failed to give the written notice required by Paragraph 5.04.A.
3. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.
4. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the subsurface or physical condition in question.
- F. *Underground Facilities; Hazardous Environmental Conditions:* Paragraph 5.05 governs rights and responsibilities regarding the presence or location of Underground Facilities. Paragraph 5.06 governs rights and responsibilities regarding Hazardous Environmental Conditions. The provisions of Paragraphs 5.03 and 5.04 are not applicable to the presence or location of Underground Facilities, or to Hazardous Environmental Conditions.

5.05 *Underground Facilities*

- A. *Contractor's Responsibilities:* Unless it is otherwise expressly provided in the Supplementary Conditions, the cost of all of the following are included in the Contract Price, and Contractor shall have full responsibility for:
 1. reviewing and checking all information and data regarding existing Underground Facilities at the Site;
 2. complying with applicable state and local utility damage prevention Laws and Regulations;
 3. verifying the actual location of those Underground Facilities shown or indicated in the Contract Documents as being within the area affected by the Work, by exposing such Underground Facilities during the course of construction;
 4. coordination of the Work with the owners (including Owner) of such Underground Facilities, during construction; and
 5. the safety and protection of all existing Underground Facilities at the Site, and repairing any damage thereto resulting from the Work.

B. *Notice by Contractor:* If Contractor believes that an Underground Facility that is uncovered or revealed at the Site was not shown or indicated on the Drawings, or was not shown or indicated on the Drawings with reasonable accuracy, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing regarding such Underground Facility.

C. *Engineer's Review:* Engineer will:

1. promptly review the Underground Facility and conclude whether such Underground Facility was not shown or indicated on the Drawings, or was not shown or indicated with reasonable accuracy;
2. identify and communicate with the owner of the Underground Facility; prepare recommendations to Owner (and if necessary issue any preliminary instructions to Contractor) regarding the Contractor's resumption of Work in connection with the Underground Facility in question;
3. obtain any pertinent cost or schedule information from Contractor; determine the extent, if any, to which a change is required in the Drawings or Specifications to reflect and document the consequences of the existence or location of the Underground Facility; and
4. advise Owner in writing of Engineer's findings, conclusions, and recommendations.

During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.

D. *Owner's Statement to Contractor Regarding Underground Facility:* After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the Underground Facility in question addressing the resumption of Work in connection with such Underground Facility, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations in whole or in part.

E. *Early Resumption of Work:* If at any time Engineer determines that Work in connection with the Underground Facility may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the Underground Facility in question and conditions affected by its presence have been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.

F. Possible Price and Times Adjustments

1. Contractor shall be entitled to an equitable adjustment in the Contract Price or Contract Times, to the extent that any existing Underground Facility at the Site that was not shown or indicated on the Drawings, or was not shown or indicated with reasonable accuracy, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:

- a. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03;
- b. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E; and
- c. Contractor gave the notice required in Paragraph 5.05.B.

2. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.
3. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the Underground Facility in question.
4. The information and data shown or indicated on the Drawings with respect to existing Underground Facilities at the Site is based on information and data (a) furnished by the owners of such Underground Facilities, or by others, (b) obtained from available records, or (c) gathered in an investigation conducted in accordance with the current edition of ASCE 38, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, by the American Society of Civil Engineers. If such information or data is incorrect or incomplete, Contractor's remedies are limited to those set forth in this Paragraph 5.05.F.

5.06 Hazardous Environmental Conditions at Site

- A. *Reports and Drawings:* The Supplementary Conditions identify:
 1. those reports known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site;
 2. drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site; and
 3. Technical Data contained in such reports and drawings.
- B. *Reliance by Contractor on Technical Data Authorized:* Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely on the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b. Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:
 1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor, and safety precautions and programs incident thereto;

- 2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings; or
- 3. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions or information.
- C. Contractor shall not be responsible for removing or remediating any Hazardous Environmental Condition encountered, uncovered, or revealed at the Site unless such removal or remediation is expressly identified in the Contract Documents to be within the scope of the Work.
- D. Contractor shall be responsible for controlling, containing, and duly removing all Constituents of Concern brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible, and for any associated costs; and for the costs of removing and remediating any Hazardous Environmental Condition created by the presence of any such Constituents of Concern.
- E. If Contractor encounters, uncovers, or reveals a Hazardous Environmental Condition whose removal or remediation is not expressly identified in the Contract Documents as being within the scope of the Work, or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition, then Contractor shall immediately: (1) secure or otherwise isolate such condition; (2) stop all Work in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 7.15); and (3) notify Owner and Engineer (and promptly thereafter confirm such notice in writing). Owner shall promptly consult with Engineer concerning the necessity for Owner to retain a qualified expert to evaluate such condition or take corrective action, if any. Promptly after consulting with Engineer, Owner shall take such actions as are necessary to permit Owner to timely obtain required permits and provide Contractor the written notice required by Paragraph 5.06.F. If Contractor or anyone for whom Contractor is responsible creates the Hazardous Environmental Condition in question, then Owner may remove and remediate the Hazardous Environmental Condition, and impose a set-off against payments to account for the associated costs.
- F. Contractor shall not resume Work in connection with such Hazardous Environmental Condition or in any affected area until after Owner has obtained any required permits related thereto, and delivered written notice to Contractor either (1) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work, or (2) specifying any special conditions under which such Work may be resumed safely.
- G. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, as a result of such Work stoppage, such special conditions under which Work is agreed to be resumed by Contractor, or any costs or expenses incurred in response to the Hazardous Environmental Condition, then within 30 days of Owner's written notice regarding the resumption of Work, Contractor may submit a Change Proposal, or Owner may impose a set-off. Entitlement to any such adjustment is subject to the provisions of Paragraphs 4.05.D, 4.05.E, 11.07, and 11.08.
- H. If, after receipt of such written notice, Contractor does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special conditions, then Owner may order the portion of the Work that is in the area affected by such

condition to be deleted from the Work, following the contractual change procedures in Article 11. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 8.

- I. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition, provided that such Hazardous Environmental Condition (1) was not shown or indicated in the Drawings, Specifications, or other Contract Documents, identified as Technical Data entitled to limited reliance pursuant to Paragraph 5.06.B, or identified in the Contract Documents to be included within the scope of the Work, and (2) was not created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.I obligates Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- J. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the failure to control, contain, or remove a Constituent of Concern brought to the Site by Contractor or by anyone for whom Contractor is responsible, or to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.J obligates Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- K. The provisions of Paragraphs 5.03, 5.04, and 5.05 do not apply to the presence of Constituents of Concern or to a Hazardous Environmental Condition uncovered or revealed at the Site.

ARTICLE 6—BONDS AND INSURANCE

6.01 *Performance, Payment, and Other Bonds*

- A. Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of Contractor's obligations under the Contract. These bonds must remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 15.08, whichever is later, except as provided otherwise by Laws or Regulations, the terms of a prescribed bond form, the Supplementary Conditions, or other provisions of the Contract.
- B. Contractor shall also furnish such other bonds (if any) as are required by the Supplementary Conditions or other provisions of the Contract.

- C. All bonds must be in the form included in the Bidding Documents or otherwise specified by Owner prior to execution of the Contract, except as provided otherwise by Laws or Regulations, and must be issued and signed by a surety named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Department Circular 570 (as amended and supplemented) by the Bureau of the Fiscal Service, U.S. Department of the Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority must show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.
- D. Contractor shall obtain the required bonds from surety companies that are duly licensed or authorized, in the state or jurisdiction in which the Project is located, to issue bonds in the required amounts.
- E. If the surety on a bond furnished by Contractor is declared bankrupt or becomes insolvent, or the surety ceases to meet the requirements above, then Contractor shall promptly notify Owner and Engineer in writing and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which must comply with the bond and surety requirements above.
- F. If Contractor has failed to obtain a required bond, Owner may exclude the Contractor from the Site and exercise Owner's termination rights under Article 16.
- G. Upon request to Owner from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Owner shall provide a copy of the payment bond to such person or entity.
- H. Upon request to Contractor from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Contractor shall provide a copy of the payment bond to such person or entity.

6.02 *Insurance—General Provisions*

- A. Owner and Contractor shall obtain and maintain insurance as required in this article and in the Supplementary Conditions.
- B. All insurance required by the Contract to be purchased and maintained by Owner or Contractor shall be obtained from insurance companies that are duly licensed or authorized in the state or jurisdiction in which the Project is located to issue insurance policies for the required limits and coverages. Unless a different standard is indicated in the Supplementary Conditions, all companies that provide insurance policies required under this Contract shall have an A.M. Best rating of A-VII or better.
- C. Alternative forms of insurance coverage, including but not limited to self-insurance and "Occupational Accident and Excess Employer's Indemnity Policies," are not sufficient to meet the insurance requirements of this Contract, unless expressly allowed in the Supplementary Conditions.
- D. Contractor shall deliver to Owner, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Contractor has obtained

and is maintaining the policies and coverages required by the Contract. Upon request by Owner or any other insured, Contractor shall also furnish other evidence of such required insurance, including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, full disclosure of all relevant exclusions, and evidence of insurance required to be purchased and maintained by Subcontractors or Suppliers. In any documentation furnished under this provision, Contractor, Subcontractors, and Suppliers may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those applicable to this Contract.

E. Owner shall deliver to Contractor, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Owner has obtained and is maintaining the policies and coverages required of Owner by the Contract (if any). Upon request by Contractor or any other insured, Owner shall also provide other evidence of such required insurance (if any), including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, and full disclosure of all relevant exclusions. In any documentation furnished under this provision, Owner may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those relevant to this Contract.

F. Failure of Owner or Contractor to demand such certificates or other evidence of the other party's full compliance with these insurance requirements, or failure of Owner or Contractor to identify a deficiency in compliance from the evidence provided, will not be construed as a waiver of the other party's obligation to obtain and maintain such insurance.

G. In addition to the liability insurance required to be provided by Contractor, the Owner, at Owner's option, may purchase and maintain Owner's own liability insurance. Owner's liability policies, if any, operate separately and independently from policies required to be provided by Contractor, and Contractor cannot rely upon Owner's liability policies for any of Contractor's obligations to the Owner, Engineer, or third parties.

H. Contractor shall require:

1. Subcontractors to purchase and maintain worker's compensation, commercial general liability, and other insurance that is appropriate for their participation in the Project, and to name as additional insureds Owner and Engineer (and any other individuals or entities identified in the Supplementary Conditions as additional insureds on Contractor's liability policies) on each Subcontractor's commercial general liability insurance policy; and
2. Suppliers to purchase and maintain insurance that is appropriate for their participation in the Project.

I. If either party does not purchase or maintain the insurance required of such party by the Contract, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage.

J. If Contractor has failed to obtain and maintain required insurance, Contractor's entitlement to enter or remain at the Site will end immediately, and Owner may impose an appropriate set-off against payment for any associated costs (including but not limited to the cost of purchasing necessary insurance coverage), and exercise Owner's termination rights under Article 16.

- K. Without prejudice to any other right or remedy, if a party has failed to obtain required insurance, the other party may elect (but is in no way obligated) to obtain equivalent insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and the Contract Price will be adjusted accordingly.
- L. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor or Contractor's interests. Contractor is responsible for determining whether such coverage and limits are adequate to protect its interests, and for obtaining and maintaining any additional insurance that Contractor deems necessary.
- M. The insurance and insurance limits required herein will not be deemed as a limitation on Contractor's liability, or that of its Subcontractors or Suppliers, under the indemnities granted to Owner and other individuals and entities in the Contract or otherwise.
- N. All the policies of insurance required to be purchased and maintained under this Contract will contain a provision or endorsement that the coverage afforded will not be canceled, or renewal refused, until at least 10 days prior written notice has been given to the purchasing policyholder. Within three days of receipt of any such written notice, the purchasing policyholder shall provide a copy of the notice to each other insured and Engineer.

6.03 Contractor's Insurance

- A. *Required Insurance:* Contractor shall purchase and maintain Worker's Compensation, Commercial General Liability, and other insurance pursuant to the specific requirements of the Supplementary Conditions.
- B. *General Provisions:* The policies of insurance required by this Paragraph 6.03 as supplemented must:
 - 1. include at least the specific coverages required;
 - 2. be written for not less than the limits provided, or those required by Laws or Regulations, whichever is greater;
 - 3. remain in effect at least until the Work is complete (as set forth in Paragraph 15.06.D), and longer if expressly required elsewhere in this Contract, and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work as a warranty or correction obligation, or otherwise, or returning to the Site to conduct other tasks arising from the Contract;
 - 4. apply with respect to the performance of the Work, whether such performance is by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable; and
 - 5. include all necessary endorsements to support the stated requirements.
- C. *Additional Insureds:* The Contractor's commercial general liability, automobile liability, employer's liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies, if required by this Contract, must:

1. include and list as additional insureds Owner and Engineer, and any individuals or entities identified as additional insureds in the Supplementary Conditions;
2. include coverage for the respective officers, directors, members, partners, employees, and consultants of all such additional insureds;
3. afford primary coverage to these additional insureds for all claims covered thereby (including as applicable those arising from both ongoing and completed operations);
4. not seek contribution from insurance maintained by the additional insured; and
5. as to commercial general liability insurance, apply to additional insureds with respect to liability caused in whole or in part by Contractor's acts or omissions, or the acts and omissions of those working on Contractor's behalf, in the performance of Contractor's operations.

6.04 *Builder's Risk and Other Property Insurance*

- A. *Builder's Risk:* Unless otherwise provided in the Supplementary Conditions, Contractor shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the Work's full insurable replacement cost (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). The specific requirements applicable to the builder's risk insurance are set forth in the Supplementary Conditions.
- B. *Property Insurance for Facilities of Owner Where Work Will Occur:* Owner is responsible for obtaining and maintaining property insurance covering each existing structure, building, or facility in which any part of the Work will occur, or to which any part of the Work will attach or be adjoined. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, providing coverage consistent with that required for the builder's risk insurance, and will be maintained until the Work is complete, as set forth in Paragraph 15.06.D.
- C. *Property Insurance for Substantially Complete Facilities:* Promptly after Substantial Completion, and before actual occupancy or use of the substantially completed Work, Owner will obtain property insurance for such substantially completed Work, and maintain such property insurance at least until the Work is complete, as set forth in Paragraph 15.06.D. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, and provide coverage consistent with that required for the builder's risk insurance. The builder's risk insurance may terminate upon written confirmation of Owner's procurement of such property insurance.
- D. *Partial Occupancy or Use by Owner:* If Owner will occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, as provided in Paragraph 15.04, then Owner (directly, if it is the purchaser of the builder's risk policy, or through Contractor) will provide advance notice of such occupancy or use to the builder's risk insurer, and obtain an endorsement consenting to the continuation of coverage prior to commencing such partial occupancy or use.
- E. *Insurance of Other Property; Additional Insurance:* If the express insurance provisions of the Contract do not require or address the insurance of a property item or interest, then the entity

or individual owning such property item will be responsible for insuring it. If Contractor elects to obtain other special insurance to be included in or supplement the builder's risk or property insurance policies provided under this Paragraph 6.04, it may do so at Contractor's expense.

6.05 *Property Losses; Subrogation*

- A. The builder's risk insurance policy purchased and maintained in accordance with Paragraph 6.04 (or an installation floater policy if authorized by the Supplementary Conditions), will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against Engineer or its consultants, or their officers, directors, members, partners, employees, agents, consultants, or subcontractors.
 - 1. Owner and Contractor waive all rights against each other and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from any of the perils, risks, or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Engineer, its consultants, all individuals or entities identified in the Supplementary Conditions as builder's risk or installation floater insureds, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, under such policies for losses and damages so caused.
 - 2. None of the above waivers extends to the rights that any party making such waiver may have to the proceeds of insurance held by Owner or Contractor as trustee or fiduciary, or otherwise payable under any policy so issued.
- B. Any property insurance policy maintained by Owner covering any loss, damage, or consequential loss to Owner's existing structures, buildings, or facilities in which any part of the Work will occur, or to which any part of the Work will attach or adjoin; to adjacent structures, buildings, or facilities of Owner; or to part or all of the completed or substantially completed Work, during partial occupancy or use pursuant to Paragraph 15.04, after Substantial Completion pursuant to Paragraph 15.03, or after final payment pursuant to Paragraph 15.06, will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against Contractor, Subcontractors, or Engineer, or the officers, directors, members, partners, employees, agents, consultants, or subcontractors of each and any of them, and that the insured is allowed to waive the insurer's rights of subrogation in a written contract executed prior to the loss, damage, or consequential loss.
 - 1. Owner waives all rights against Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from fire or any of the perils, risks, or causes of loss covered by such policies.
- C. The waivers in this Paragraph 6.05 include the waiver of rights due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other insured peril, risk, or cause of loss.

D. Contractor shall be responsible for assuring that each Subcontract contains provisions whereby the Subcontractor waives all rights against Owner, Contractor, all individuals or entities identified in the Supplementary Conditions as insureds, the Engineer and its consultants, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, relating to, or resulting from fire or other peril, risk, or cause of loss covered by builder's risk insurance, installation floater, and any other property insurance applicable to the Work.

6.06 *Receipt and Application of Property Insurance Proceeds*

- A. Any insured loss under the builder's risk and other policies of property insurance required by Paragraph 6.04 will be adjusted and settled with the named insured that purchased the policy. Such named insured shall act as fiduciary for the other insureds, and give notice to such other insureds that adjustment and settlement of a claim is in progress. Any other insured may state its position regarding a claim for insured loss in writing within 15 days after notice of such claim.
- B. Proceeds for such insured losses may be made payable by the insurer either jointly to multiple insureds, or to the named insured that purchased the policy in its own right and as fiduciary for other insureds, subject to the requirements of any applicable mortgage clause. A named insured receiving insurance proceeds under the builder's risk and other policies of insurance required by Paragraph 6.04 shall maintain such proceeds in a segregated account, and distribute such proceeds in accordance with such agreement as the parties in interest may reach, or as otherwise required under the dispute resolution provisions of this Contract or applicable Laws and Regulations.
- C. If no other special agreement is reached, Contractor shall repair or replace the damaged Work, using allocated insurance proceeds.

ARTICLE 7—CONTRACTOR'S RESPONSIBILITIES

7.01 *Contractor's Means and Methods of Construction*

- A. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.
- B. If the Contract Documents note, or Contractor determines, that professional engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor shall cause such services to be provided by a properly licensed design professional, at Contractor's expense. Such services are not Owner-delegated professional design services under this Contract, and neither Owner nor Engineer has any responsibility with respect to (1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

7.02 *Supervision and Superintendence*

- A. Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents.

B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who will not be replaced without written notice to Owner and Engineer except under extraordinary circumstances.

7.03 *Labor; Working Hours*

- A. Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. Contractor shall maintain good discipline and order at the Site.
- B. Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of Contractor's employees; of Suppliers and Subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work, just as Contractor is responsible for Contractor's own acts and omissions.
- C. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site will be performed during regular working hours, Monday through Friday. Contractor will not perform Work on a Saturday, Sunday, or any legal holiday. Contractor may perform Work outside regular working hours or on Saturdays, Sundays, or legal holidays only with Owner's written consent, which will not be unreasonably withheld.

7.04 *Services, Materials, and Equipment*

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.
- B. All materials and equipment incorporated into the Work must be new and of good quality, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications will expressly run to the benefit of Owner. If required by Engineer, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.
- C. All materials and equipment must be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

7.05 *"Or Equals"*

- A. *Contractor's Request; Governing Criteria:* Whenever an item of equipment or material is specified or described in the Contract Documents by using the names of one or more proprietary items or specific Suppliers, the Contract Price has been based upon Contractor furnishing such item as specified. The specification or description of such an item is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or "or equal" item is permitted, Contractor may request that Engineer authorize the use of other items of

equipment or material, or items from other proposed Suppliers, under the circumstances described below.

1. If Engineer in its sole discretion determines that an item of equipment or material proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in related Work will be required, Engineer will deem it an "or equal" item. For the purposes of this paragraph, a proposed item of equipment or material will be considered functionally equal to an item so named if:
 - a. in the exercise of reasonable judgment Engineer determines that the proposed item:
 - 1) is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;
 - 2) will reliably perform at least equally well the function and achieve the results imposed by the design concept of the completed Project as a functioning whole;
 - 3) has a proven record of performance and availability of responsive service; and
 - 4) is not objectionable to Owner.
 - b. Contractor certifies that, if the proposed item is approved and incorporated into the Work:
 - 1) there will be no increase in cost to the Owner or increase in Contract Times; and
 - 2) the item will conform substantially to the detailed requirements of the item named in the Contract Documents.
- B. *Contractor's Expense:* Contractor shall provide all data in support of any proposed "or equal" item at Contractor's expense.
- C. *Engineer's Evaluation and Determination:* Engineer will be allowed a reasonable time to evaluate each "or-equal" request. Engineer may require Contractor to furnish additional data about the proposed "or-equal" item. Engineer will be the sole judge of acceptability. No "or-equal" item will be ordered, furnished, installed, or utilized until Engineer's review is complete and Engineer determines that the proposed item is an "or-equal," which will be evidenced by an approved Shop Drawing or other written communication. Engineer will advise Contractor in writing of any negative determination.
- D. *Effect of Engineer's Determination:* Neither approval nor denial of an "or-equal" request will result in any change in Contract Price. The Engineer's denial of an "or-equal" request will be final and binding, and may not be reversed through an appeal under any provision of the Contract.
- E. *Treatment as a Substitution Request:* If Engineer determines that an item of equipment or material proposed by Contractor does not qualify as an "or-equal" item, Contractor may request that Engineer consider the item a proposed substitute pursuant to Paragraph 7.06.

7.06 Substitutes

A. *Contractor's Request; Governing Criteria:* Unless the specification or description of an item of equipment or material required to be furnished under the Contract Documents contains or is followed by words reading that no substitution is permitted, Contractor may request that Engineer authorize the use of other items of equipment or material under the circumstances described below. To the extent possible such requests must be made before commencement of related construction at the Site.

1. Contractor shall submit sufficient information as provided below to allow Engineer to determine if the item of material or equipment proposed is functionally equivalent to that named and an acceptable substitute therefor. Engineer will not accept requests for review of proposed substitute items of equipment or material from anyone other than Contractor.
2. The requirements for review by Engineer will be as set forth in Paragraph 7.06.B, as supplemented by the Specifications, and as Engineer may decide is appropriate under the circumstances.
3. Contractor shall make written application to Engineer for review of a proposed substitute item of equipment or material that Contractor seeks to furnish or use. The application:
 - a. will certify that the proposed substitute item will:
 - 1) perform adequately the functions and achieve the results called for by the general design;
 - 2) be similar in substance to the item specified; and
 - 3) be suited to the same use as the item specified.
 - b. will state:
 - 1) the extent, if any, to which the use of the proposed substitute item will necessitate a change in Contract Times;
 - 2) whether use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with Owner for other work on the Project) to adapt the design to the proposed substitute item; and
 - 3) whether incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty.
 - c. will identify:
 - 1) all variations of the proposed substitute item from the item specified; and
 - 2) available engineering, sales, maintenance, repair, and replacement services.
 - d. will contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including but not limited to changes in

Contract Price, shared savings, costs of redesign, and claims of other contractors affected by any resulting change.

- B. *Engineer's Evaluation and Determination:* Engineer will be allowed a reasonable time to evaluate each substitute request, and to obtain comments and direction from Owner. Engineer may require Contractor to furnish additional data about the proposed substitute item. Engineer will be the sole judge of acceptability. No substitute will be ordered, furnished, installed, or utilized until Engineer's review is complete and Engineer determines that the proposed item is an acceptable substitute. Engineer's determination will be evidenced by a Field Order or a proposed Change Order accounting for the substitution itself and all related impacts, including changes in Contract Price or Contract Times. Engineer will advise Contractor in writing of any negative determination.
- C. *Special Guarantee:* Owner may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute.
- D. *Reimbursement of Engineer's Cost:* Engineer will record Engineer's costs in evaluating a substitute proposed or submitted by Contractor. Whether or not Engineer approves a substitute so proposed or submitted by Contractor, Contractor shall reimburse Owner for the reasonable charges of Engineer for evaluating each such proposed substitute. Contractor shall also reimburse Owner for the reasonable charges of Engineer for making changes in the Contract Documents (or in the provisions of any other direct contract with Owner) resulting from the acceptance of each proposed substitute.
- E. *Contractor's Expense:* Contractor shall provide all data in support of any proposed substitute at Contractor's expense.
- F. *Effect of Engineer's Determination:* If Engineer approves the substitution request, Contractor shall execute the proposed Change Order and proceed with the substitution. The Engineer's denial of a substitution request will be final and binding, and may not be reversed through an appeal under any provision of the Contract. Contractor may challenge the scope of reimbursement costs imposed under Paragraph 7.06.D, by timely submittal of a Change Proposal.

7.07 Concerning Subcontractors and Suppliers

- A. Contractor may retain Subcontractors and Suppliers for the performance of parts of the Work. Such Subcontractors and Suppliers must be acceptable to Owner. The Contractor's retention of a Subcontractor or Supplier for the performance of parts of the Work will not relieve Contractor's obligation to Owner to perform and complete the Work in accordance with the Contract Documents.
- B. Contractor shall retain specific Subcontractors and Suppliers for the performance of designated parts of the Work if required by the Contract to do so.
- C. Subsequent to the submittal of Contractor's Bid or final negotiation of the terms of the Contract, Owner may not require Contractor to retain any Subcontractor or Supplier to furnish or perform any of the Work against which Contractor has reasonable objection.

- D. Prior to entry into any binding subcontract or purchase order, Contractor shall submit to Owner the identity of the proposed Subcontractor or Supplier (unless Owner has already deemed such proposed Subcontractor or Supplier acceptable during the bidding process or otherwise). Such proposed Subcontractor or Supplier shall be deemed acceptable to Owner unless Owner raises a substantive, reasonable objection within 5 days.
- E. Owner may require the replacement of any Subcontractor or Supplier. Owner also may require Contractor to retain specific replacements; provided, however, that Owner may not require a replacement to which Contractor has a reasonable objection. If Contractor has submitted the identity of certain Subcontractors or Suppliers for acceptance by Owner, and Owner has accepted it (either in writing or by failing to make written objection thereto), then Owner may subsequently revoke the acceptance of any such Subcontractor or Supplier so identified solely on the basis of substantive, reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor or Supplier.
- F. If Owner requires the replacement of any Subcontractor or Supplier retained by Contractor to perform any part of the Work, then Contractor shall be entitled to an adjustment in Contract Price or Contract Times, with respect to the replacement; and Contractor shall initiate a Change Proposal for such adjustment within 30 days of Owner's requirement of replacement.
- G. No acceptance by Owner of any such Subcontractor or Supplier, whether initially or as a replacement, will constitute a waiver of the right of Owner to the completion of the Work in accordance with the Contract Documents.
- H. On a monthly basis, Contractor shall submit to Engineer a complete list of all Subcontractors and Suppliers having a direct contract with Contractor, and of all other Subcontractors and Suppliers known to Contractor at the time of submittal.
- I. Contractor shall be solely responsible for scheduling and coordinating the work of Subcontractors and Suppliers.
- J. The divisions and sections of the Specifications and the identifications of any Drawings do not control Contractor in dividing the Work among Subcontractors or Suppliers, or in delineating the Work to be performed by any specific trade.
- K. All Work performed for Contractor by a Subcontractor or Supplier must be pursuant to an appropriate contractual agreement that specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract for the benefit of Owner and Engineer.
- L. Owner may furnish to any Subcontractor or Supplier, to the extent practicable, information about amounts paid to Contractor for Work performed for Contractor by the Subcontractor or Supplier.
- M. Contractor shall restrict all Subcontractors and Suppliers from communicating with Engineer or Owner, except through Contractor or in case of an emergency, or as otherwise expressly allowed in this Contract.

7.08 *Patent Fees and Royalties*

- A. Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If an invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if, to the actual knowledge of Owner or Engineer, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights will be disclosed in the Contract Documents.
- B. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, and its officers, directors, members, partners, employees, agents, consultants, and subcontractors, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device specified in the Contract Documents, but not identified as being subject to payment of any license fee or royalty to others required by patent rights or copyrights.
- C. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

7.09 *Permits*

- A. Unless otherwise provided in the Contract Documents, Contractor shall obtain and pay for all construction permits, licenses, and certificates of occupancy. Owner shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of the submission of Contractor's Bid (or when Contractor became bound under a negotiated contract). Owner shall pay all charges of utility owners for connections for providing permanent service to the Work.

7.10 *Taxes*

- A. Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

7.11 *Laws and Regulations*

- A. Contractor shall give all notices required by and shall comply with all Laws and Regulations applicable to the performance of the Work. Neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- B. If Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work or other action. It is not Contractor's responsibility to make certain that the Work described in the Contract Documents is in accordance with Laws and Regulations, but this does not relieve Contractor of its obligations under Paragraph 3.03.
- C. Owner or Contractor may give written notice to the other party of any changes after the submission of Contractor's Bid (or after the date when Contractor became bound under a negotiated contract) in Laws or Regulations having an effect on the cost or time of performance of the Work, including but not limited to changes in Laws or Regulations having an effect on procuring permits and on sales, use, value-added, consumption, and other similar taxes. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times resulting from such changes, then within 30 days of such written notice Contractor may submit a Change Proposal, or Owner may initiate a Claim.

7.12 *Record Documents*

- A. Contractor shall maintain in a safe place at the Site one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved Shop Drawings. Contractor shall keep such record documents in good order and annotate them to show changes made during construction. These record documents, together with all approved Samples, will be available to Engineer for reference. Upon completion of the Work, Contractor shall deliver these record documents to Engineer.

7.13 *Safety and Protection*

- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations.
- B. Contractor shall designate a qualified and experienced safety representative whose duties and responsibilities are the prevention of Work-related accidents and the maintenance and supervision of safety precautions and programs.
- C. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

1. all persons on the Site or who may be affected by the Work;
2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

D. All damage, injury, or loss to any property referred to in Paragraph 7.13.C.2 or 7.13.C.3 caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of Owner or Engineer or anyone employed by any of them, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them).

E. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

F. Contractor shall notify Owner; the owners of adjacent property; the owners of Underground Facilities and other utilities (if the identity of such owners is known to Contractor); and other contractors and utility owners performing work at or adjacent to the Site, in writing, when Contractor knows that prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property or work in progress.

G. Contractor shall comply with the applicable requirements of Owner's safety programs, if any. Any Owner's safety programs that are applicable to the Work are identified or included in the Supplementary Conditions or Specifications.

H. Contractor shall inform Owner and Engineer of the specific requirements of Contractor's safety program with which Owner's and Engineer's employees and representatives must comply while at the Site.

I. Contractor's duties and responsibilities for safety and protection will continue until all the Work is completed, Engineer has issued a written notice to Owner and Contractor in accordance with Paragraph 15.06.C that the Work is acceptable, and Contractor has left the Site (except as otherwise expressly provided in connection with Substantial Completion).

J. Contractor's duties and responsibilities for safety and protection will resume whenever Contractor or any Subcontractor or Supplier returns to the Site to fulfill warranty or correction obligations, or to conduct other tasks arising from the Contract Documents.

7.14 *Hazard Communication Programs*

- A. Contractor shall be responsible for coordinating any exchange of safety data sheets (formerly known as material safety data sheets) or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

7.15 *Emergencies*

- A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor is obligated to act to prevent damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused by an emergency, or are required as a result of Contractor's response to an emergency. If Engineer determines that a change in the Contract Documents is required because of an emergency or Contractor's response, a Work Change Directive or Change Order will be issued.

7.16 *Submittals*A. *Shop Drawing and Sample Requirements*

- 1. Before submitting a Shop Drawing or Sample, Contractor shall:
 - a. review and coordinate the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;
 - b. determine and verify:
 - 1) all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect to the Submittal;
 - 2) the suitability of all materials and equipment offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and
 - 3) all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto;
 - c. confirm that the Submittal is complete with respect to all related data included in the Submittal.
- 2. Each Shop Drawing or Sample must bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that Submittal, and that Contractor approves the Submittal.
- 3. With each Shop Drawing or Sample, Contractor shall give Engineer specific written notice of any variations that the Submittal may have from the requirements of the Contract Documents. This notice must be set forth in a written communication separate from the

Submittal; and, in addition, in the case of a Shop Drawing by a specific notation made on the Shop Drawing itself.

B. *Submittal Procedures for Shop Drawings and Samples:* Contractor shall label and submit Shop Drawings and Samples to Engineer for review and approval in accordance with the accepted Schedule of Submittals.

1. *Shop Drawings*

- a. Contractor shall submit the number of copies required in the Specifications.
- b. Data shown on the Shop Drawings must be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show Engineer the services, materials, and equipment Contractor proposes to provide, and to enable Engineer to review the information for the limited purposes required by Paragraph 7.16.C.

2. *Samples*

- a. Contractor shall submit the number of Samples required in the Specifications.
- b. Contractor shall clearly identify each Sample as to material, Supplier, pertinent data such as catalog numbers, the use for which intended and other data as Engineer may require to enable Engineer to review the Submittal for the limited purposes required by Paragraph 7.16.C.
- 3. Where a Shop Drawing or Sample is required by the Contract Documents or the Schedule of Submittals, any related Work performed prior to Engineer's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.

C. *Engineer's Review of Shop Drawings and Samples*

- 1. Engineer will provide timely review of Shop Drawings and Samples in accordance with the accepted Schedule of Submittals. Engineer's review and approval will be only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Contract Documents, and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.
- 2. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto.
- 3. Engineer's review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.
- 4. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for any variation from the requirements of the Contract Documents unless Contractor has complied with the requirements of Paragraph 7.16.A.3 and Engineer has given written approval of each such variation by specific written notation thereof incorporated in or accompanying the Shop Drawing or Sample. Engineer will document any

such approved variation from the requirements of the Contract Documents in a Field Order or other appropriate Contract modification.

5. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for complying with the requirements of Paragraphs 7.16.A and B.
6. Engineer's review and approval of a Shop Drawing or Sample, or of a variation from the requirements of the Contract Documents, will not, under any circumstances, change the Contract Times or Contract Price, unless such changes are included in a Change Order.
7. Neither Engineer's receipt, review, acceptance, or approval of a Shop Drawing or Sample will result in such item becoming a Contract Document.
8. Contractor shall perform the Work in compliance with the requirements and commitments set forth in approved Shop Drawings and Samples, subject to the provisions of Paragraph 7.16.C.4.

D. Resubmittal Procedures for Shop Drawings and Samples

1. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous Submittals.
2. Contractor shall furnish required Shop Drawing and Sample submittals with sufficient information and accuracy to obtain required approval of an item with no more than two resubmittals. Engineer will record Engineer's time for reviewing a third or subsequent resubmittal of a Shop Drawing or Sample, and Contractor shall be responsible for Engineer's charges to Owner for such time. Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges.
3. If Contractor requests a change of a previously approved Shop Drawing or Sample, Contractor shall be responsible for Engineer's charges to Owner for its review time, and Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges, unless the need for such change is beyond the control of Contractor.

E. Submittals Other than Shop Drawings, Samples, and Owner-Delegated Designs

1. The following provisions apply to all Submittals other than Shop Drawings, Samples, and Owner-delegated designs:
 - a. Contractor shall submit all such Submittals to the Engineer in accordance with the Schedule of Submittals and pursuant to the applicable terms of the Contract Documents.
 - b. Engineer will provide timely review of all such Submittals in accordance with the Schedule of Submittals and return such Submittals with a notation of either Accepted or Not Accepted. Any such Submittal that is not returned within the time established in the Schedule of Submittals will be deemed accepted.

- c. Engineer's review will be only to determine if the Submittal is acceptable under the requirements of the Contract Documents as to general form and content of the Submittal.
- d. If any such Submittal is not accepted, Contractor shall confer with Engineer regarding the reason for the non-acceptance, and resubmit an acceptable document.

2. Procedures for the submittal and acceptance of the Progress Schedule, the Schedule of Submittals, and the Schedule of Values are set forth in Paragraphs 2.03, 2.04, and 2.05.

F. Owner-delegated Designs: Submittals pursuant to Owner-delegated designs are governed by the provisions of Paragraph 7.19.

7.17 *Contractor's General Warranty and Guarantee*

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer is entitled to rely on Contractor's warranty and guarantee.
- B. Owner's rights under this warranty and guarantee are in addition to, and are not limited by, Owner's rights under the correction period provisions of Paragraph 15.08. The time in which Owner may enforce its warranty and guarantee rights under this Paragraph 7.17 is limited only by applicable Laws and Regulations restricting actions to enforce such rights; provided, however, that after the end of the correction period under Paragraph 15.08:
 1. Owner shall give Contractor written notice of any defective Work within 60 days of the discovery that such Work is defective; and
 2. Such notice will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the notice.
- C. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:
 1. abuse, or improper modification, maintenance, or operation, by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or
 2. normal wear and tear under normal usage.
- D. Contractor's obligation to perform and complete the Work in accordance with the Contract Documents is absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents, a release of Contractor's obligation to perform the Work in accordance with the Contract Documents, or a release of Owner's warranty and guarantee rights under this Paragraph 7.17:
 1. Observations by Engineer;
 2. Recommendation by Engineer or payment by Owner of any progress or final payment;

- 3. The issuance of a certificate of Substantial Completion by Engineer or any payment related thereto by Owner;
- 4. Use or occupancy of the Work or any part thereof by Owner;
- 5. Any review and approval of a Shop Drawing or Sample submittal;
- 6. The issuance of a notice of acceptability by Engineer;
- 7. The end of the correction period established in Paragraph 15.08;
- 8. Any inspection, test, or approval by others; or
- 9. Any correction of defective Work by Owner.

E. If the Contract requires the Contractor to accept the assignment of a contract entered into by Owner, then the specific warranties, guarantees, and correction obligations contained in the assigned contract will govern with respect to Contractor's performance obligations to Owner for the Work described in the assigned contract.

7.18 *Indemnification*

- A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Work, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable.
- B. In any and all claims against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 7.18.A will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

7.19 *Delegation of Professional Design Services*

- A. Owner may require Contractor to provide professional design services for a portion of the Work by express delegation in the Contract Documents. Such delegation will specify the

performance and design criteria that such services must satisfy, and the Submittals that Contractor must furnish to Engineer with respect to the Owner-delegated design.

- B. Contractor shall cause such Owner-delegated professional design services to be provided pursuant to the professional standard of care by a properly licensed design professional, whose signature and seal must appear on all drawings, calculations, specifications, certifications, and Submittals prepared by such design professional. Such design professional must issue all certifications of design required by Laws and Regulations.
- C. If a Shop Drawing or other Submittal related to the Owner-delegated design is prepared by Contractor, a Subcontractor, or others for submittal to Engineer, then such Shop Drawing or other Submittal must bear the written approval of Contractor's design professional when submitted by Contractor to Engineer.
- D. Owner and Engineer shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, and approvals performed or provided by the design professionals retained or employed by Contractor under an Owner-delegated design, subject to the professional standard of care and the performance and design criteria stated in the Contract Documents.
- E. Pursuant to this Paragraph 7.19, Engineer's review, approval, and other determinations regarding design drawings, calculations, specifications, certifications, and other Submittals furnished by Contractor pursuant to an Owner-delegated design will be only for the following limited purposes:
 - 1. Checking for conformance with the requirements of this Paragraph 7.19;
 - 2. Confirming that Contractor (through its design professionals) has used the performance and design criteria specified in the Contract Documents; and
 - 3. Establishing that the design furnished by Contractor is consistent with the design concept expressed in the Contract Documents.
- F. Contractor shall not be responsible for the adequacy of performance or design criteria specified by Owner or Engineer.
- G. Contractor is not required to provide professional services in violation of applicable Laws and Regulations.

ARTICLE 8—OTHER WORK AT THE SITE

8.01 *Other Work*

- A. In addition to and apart from the Work under the Contract Documents, the Owner may perform other work at or adjacent to the Site. Such other work may be performed by Owner's employees, or through contracts between the Owner and third parties. Owner may also arrange to have third-party utility owners perform work on their utilities and facilities at or adjacent to the Site.
- B. If Owner performs other work at or adjacent to the Site with Owner's employees, or through contracts for such other work, then Owner shall give Contractor written notice thereof prior to

starting any such other work. If Owner has advance information regarding the start of any third-party utility work that Owner has arranged to take place at or adjacent to the Site, Owner shall provide such information to Contractor.

- C. Contractor shall afford proper and safe access to the Site to each contractor that performs such other work, each utility owner performing other work, and Owner, if Owner is performing other work with Owner's employees, and provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work.
- D. Contractor shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating, or otherwise altering such work; provided, however, that Contractor may cut or alter others' work with the written consent of Engineer and the others whose work will be affected.
- E. If the proper execution or results of any part of Contractor's Work depends upon work performed by others, Contractor shall inspect such other work and promptly report to Engineer in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of Contractor's Work. Contractor's failure to so report will constitute an acceptance of such other work as fit and proper for integration with Contractor's Work except for latent defects and deficiencies in such other work.
- F. The provisions of this article are not applicable to work that is performed by third-party utilities or other third-party entities without a contract with Owner, or that is performed without having been arranged by Owner. If such work occurs, then any related delay, disruption, or interference incurred by Contractor is governed by the provisions of Paragraph 4.05.C.3.

8.02 *Coordination*

- A. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, to perform other work at or adjacent to the Site with Owner's employees, or to arrange to have utility owners perform work at or adjacent to the Site, the following will be set forth in the Supplementary Conditions or provided to Contractor prior to the start of any such other work:
 - 1. The identity of the individual or entity that will have authority and responsibility for coordination of the activities among the various contractors;
 - 2. An itemization of the specific matters to be covered by such authority and responsibility; and
 - 3. The extent of such authority and responsibilities.
- B. Unless otherwise provided in the Supplementary Conditions, Owner shall have sole authority and responsibility for such coordination.

8.03 *Legal Relationships*

- A. If, in the course of performing other work for Owner at or adjacent to the Site, the Owner's employees, any other contractor working for Owner, or any utility owner that Owner has arranged to perform work, causes damage to the Work or to the property of Contractor or its

Subcontractors, or delays, disrupts, interferes with, or increases the scope or cost of the performance of the Work, through actions or inaction, then Contractor shall be entitled to an equitable adjustment in the Contract Price or the Contract Times. Contractor must submit any Change Proposal seeking an equitable adjustment in the Contract Price or the Contract Times under this paragraph within 30 days of the damaging, delaying, disrupting, or interfering event. The entitlement to, and extent of, any such equitable adjustment will take into account information (if any) regarding such other work that was provided to Contractor in the Contract Documents prior to the submittal of the Bid or the final negotiation of the terms of the Contract, and any remedies available to Contractor under Laws or Regulations concerning utility action or inaction. When applicable, any such equitable adjustment in Contract Price will be conditioned on Contractor assigning to Owner all Contractor's rights against such other contractor or utility owner with respect to the damage, delay, disruption, or interference that is the subject of the adjustment. Contractor's entitlement to an adjustment of the Contract Times or Contract Price is subject to the provisions of Paragraphs 4.05.D and 4.05.E.

- B. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.
 - 1. If Contractor fails to take such measures and as a result damages, delays, disrupts, or interferes with the work of any such other contractor or utility owner, then Owner may impose a set-off against payments due Contractor, and assign to such other contractor or utility owner the Owner's contractual rights against Contractor with respect to the breach of the obligations set forth in this Paragraph 8.03.B.
 - 2. When Owner is performing other work at or adjacent to the Site with Owner's employees, Contractor shall be liable to Owner for damage to such other work, and for the reasonable direct delay, disruption, and interference costs incurred by Owner as a result of Contractor's failure to take reasonable and customary measures with respect to Owner's other work. In response to such damage, delay, disruption, or interference, Owner may impose a set-off against payments due Contractor.
- C. If Contractor damages, delays, disrupts, or interferes with the work of any other contractor, or any utility owner performing other work at or adjacent to the Site, through Contractor's failure to take reasonable and customary measures to avoid such impacts, or if any claim arising out of Contractor's actions, inactions, or negligence in performance of the Work at or adjacent to the Site is made by any such other contractor or utility owner against Contractor, Owner, or Engineer, then Contractor shall (1) promptly attempt to settle the claim as to all parties through negotiations with such other contractor or utility owner, or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law, and (2) indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against any such claims, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such damage, delay, disruption, or interference.

ARTICLE 9—OWNER'S RESPONSIBILITIES

9.01 *Communications to Contractor*

- A. Except as otherwise provided in these General Conditions, Owner shall issue all communications to Contractor through Engineer.

9.02 *Replacement of Engineer*

- A. Owner may at its discretion appoint an engineer to replace Engineer, provided Contractor makes no reasonable objection to the replacement engineer. The replacement engineer's status under the Contract Documents will be that of the former Engineer.

9.03 *Furnish Data*

- A. Owner shall promptly furnish the data required of Owner under the Contract Documents.

9.04 *Pay When Due*

- A. Owner shall make payments to Contractor when they are due as provided in the Agreement.

9.05 *Lands and Easements; Reports, Tests, and Drawings*

- A. Owner's duties with respect to providing lands and easements are set forth in Paragraph 5.01.
- B. Owner's duties with respect to providing engineering surveys to establish reference points are set forth in Paragraph 4.03.
- C. Article 5 refers to Owner's identifying and making available to Contractor copies of reports of explorations and tests of conditions at the Site, and drawings of physical conditions relating to existing surface or subsurface structures at the Site.

9.06 *Insurance*

- A. Owner's responsibilities, if any, with respect to purchasing and maintaining liability and property insurance are set forth in Article 6.

9.07 *Change Orders*

- A. Owner's responsibilities with respect to Change Orders are set forth in Article 11.

9.08 *Inspections, Tests, and Approvals*

- A. Owner's responsibility with respect to certain inspections, tests, and approvals is set forth in Paragraph 14.02.B.

9.09 *Limitations on Owner's Responsibilities*

- A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be

responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

9.10 *Undisclosed Hazardous Environmental Condition*

- A. Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition is set forth in Paragraph 5.06.

9.11 *Evidence of Financial Arrangements*

- A. Upon request of Contractor, Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the Contract (including obligations under proposed changes in the Work).

9.12 *Safety Programs*

- A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.
- B. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

ARTICLE 10—ENGINEER'S STATUS DURING CONSTRUCTION

10.01 *Owner's Representative*

- A. Engineer will be Owner's representative during the construction period. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in the Contract.

10.02 *Visits to Site*

- A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe, as an experienced and qualified design professional, the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Engineer's efforts will be directed toward providing for Owner a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.
- B. Engineer's visits and observations are subject to all the limitations on Engineer's authority and responsibility set forth in Paragraph 10.07. Particularly, but without limitation, during or as a result of Engineer's visits or observations of Contractor's Work, Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work.

10.03 *Resident Project Representative*

- A. If Owner and Engineer have agreed that Engineer will furnish a Resident Project Representative to represent Engineer at the Site and assist Engineer in observing the progress and quality of the Work, then the authority and responsibilities of any such Resident Project Representative will be as provided in the Supplementary Conditions, and limitations on the responsibilities thereof will be as provided in the Supplementary Conditions and in Paragraph 10.07.
- B. If Owner designates an individual or entity who is not Engineer's consultant, agent, or employee to represent Owner at the Site, then the responsibilities and authority of such individual or entity will be as provided in the Supplementary Conditions.

10.04 *Engineer's Authority*

- A. Engineer has the authority to reject Work in accordance with Article 14.
- B. Engineer's authority as to Submittals is set forth in Paragraph 7.16.
- C. Engineer's authority as to design drawings, calculations, specifications, certifications and other Submittals from Contractor in response to Owner's delegation (if any) to Contractor of professional design services, is set forth in Paragraph 7.19.
- D. Engineer's authority as to changes in the Work is set forth in Article 11.
- E. Engineer's authority as to Applications for Payment is set forth in Article 15.

10.05 *Determinations for Unit Price Work*

- A. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor as set forth in Paragraph 13.03.

10.06 *Decisions on Requirements of Contract Documents and Acceptability of Work*

- A. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth herein for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

10.07 *Limitations on Engineer's Authority and Responsibilities*

- A. Neither Engineer's authority or responsibility under this Article 10 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, will create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the

safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

- C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.
- D. Engineer's review of the final Application for Payment and accompanying documentation, and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Contractor under Paragraph 15.06.A, will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents.
- E. The limitations upon authority and responsibility set forth in this Paragraph 10.07 also apply to the Resident Project Representative, if any.

10.08 *Compliance with Safety Program*

- A. While at the Site, Engineer's employees and representatives will comply with the specific applicable requirements of Owner's and Contractor's safety programs of which Engineer has been informed.

ARTICLE 11—CHANGES TO THE CONTRACT

11.01 *Amending and Supplementing the Contract*

- A. The Contract may be amended or supplemented by a Change Order, a Work Change Directive, or a Field Order.
- B. If an amendment or supplement to the Contract includes a change in the Contract Price or the Contract Times, such amendment or supplement must be set forth in a Change Order.
- C. All changes to the Contract that involve (1) the performance or acceptability of the Work, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, must be supported by Engineer's recommendation. Owner and Contractor may amend other terms and conditions of the Contract without the recommendation of the Engineer.

11.02 *Change Orders*

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in Contract Price resulting from an Owner set-off, unless Contractor has duly contested such set-off;

3. Changes in the Work which are: (a) ordered by Owner pursuant to Paragraph 11.05, (b) required because of Owner's acceptance of defective Work under Paragraph 14.04 or Owner's correction of defective Work under Paragraph 14.07, or (c) agreed to by the parties, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters; and
4. Changes that embody the substance of any final and binding results under: Paragraph 11.03.B, resolving the impact of a Work Change Directive; Paragraph 11.09, concerning Change Proposals; Article 12, Claims; Paragraph 13.02.D, final adjustments resulting from allowances; Paragraph 13.03.D, final adjustments relating to determination of quantities for Unit Price Work; and similar provisions.

B. If Owner or Contractor refuses to execute a Change Order that is required to be executed under the terms of Paragraph 11.02.A, it will be deemed to be of full force and effect, as if fully executed.

11.03 *Work Change Directives*

- A. A Work Change Directive will not change the Contract Price or the Contract Times but is evidence that the parties expect that the modification ordered or documented by a Work Change Directive will be incorporated in a subsequently issued Change Order, following negotiations by the parties as to the Work Change Directive's effect, if any, on the Contract Price and Contract Times; or, if negotiations are unsuccessful, by a determination under the terms of the Contract Documents governing adjustments, expressly including Paragraph 11.07 regarding change of Contract Price.
- B. If Owner has issued a Work Change Directive and:
 1. Contractor believes that an adjustment in Contract Times or Contract Price is necessary, then Contractor shall submit any Change Proposal seeking such an adjustment no later than 30 days after the completion of the Work set out in the Work Change Directive.
 2. Owner believes that an adjustment in Contract Times or Contract Price is necessary, then Owner shall submit any Claim seeking such an adjustment no later than 60 days after issuance of the Work Change Directive.

11.04 *Field Orders*

- A. Engineer may authorize minor changes in the Work if the changes do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Such changes will be accomplished by a Field Order and will be binding on Owner and also on Contractor, which shall perform the Work involved promptly.
- B. If Contractor believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, then before proceeding with the Work at issue, Contractor shall submit a Change Proposal as provided herein.

11.05 *Owner-Authorized Changes in the Work*

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work. Changes involving the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters will be supported by Engineer's recommendation.
- B. Such changes in the Work may be accomplished by a Change Order, if Owner and Contractor have agreed as to the effect, if any, of the changes on Contract Times or Contract Price; or by a Work Change Directive. Upon receipt of any such document, Contractor shall promptly proceed with the Work involved; or, in the case of a deletion in the Work, promptly cease construction activities with respect to such deleted Work. Added or revised Work must be performed under the applicable conditions of the Contract Documents.
- C. Nothing in this Paragraph 11.05 obligates Contractor to undertake work that Contractor reasonably concludes cannot be performed in a manner consistent with Contractor's safety obligations under the Contract Documents or Laws and Regulations.

11.06 *Unauthorized Changes in the Work*

- A. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents, as amended, modified, or supplemented, except in the case of an emergency as provided in Paragraph 7.15 or in the case of uncovering Work as provided in Paragraph 14.05.C.2.

11.07 *Change of Contract Price*

- A. The Contract Price may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Price must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment of Contract Price must comply with the provisions of Article 12.
- B. An adjustment in the Contract Price will be determined as follows:
 - 1. Where the Work involved is covered by unit prices contained in the Contract Documents, then by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 13.03);
 - 2. Where the Work involved is not covered by unit prices contained in the Contract Documents, then by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.07.C.2); or
 - 3. Where the Work involved is not covered by unit prices contained in the Contract Documents and the parties do not reach mutual agreement to a lump sum, then on the basis of the Cost of the Work (determined as provided in Paragraph 13.01) plus a Contractor's fee for overhead and profit (determined as provided in Paragraph 11.07.C).
- C. *Contractor's Fee:* When applicable, the Contractor's fee for overhead and profit will be determined as follows:
 - 1. A mutually acceptable fixed fee; or

2. If a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:
 - a. For costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2, the Contractor's fee will be 15 percent;
 - b. For costs incurred under Paragraph 13.01.B.3, the Contractor's fee will be 5 percent;
 - c. Where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 11.07.C.2.a and 11.07.C.2.b is that the Contractor's fee will be based on: (1) a fee of 15 percent of the costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2 by the Subcontractor that actually performs the Work, at whatever tier, and (2) with respect to Contractor itself and to any Subcontractors of a tier higher than that of the Subcontractor that actually performs the Work, a fee of 5 percent of the amount (fee plus underlying costs incurred) attributable to the next lower tier Subcontractor; provided, however, that for any such subcontracted Work the maximum total fee to be paid by Owner will be no greater than 27 percent of the costs incurred by the Subcontractor that actually performs the Work;
 - d. No fee will be payable on the basis of costs itemized under Paragraphs 13.01.B.4, 13.01.B.5, and 13.01.C;
 - e. The amount of credit to be allowed by Contractor to Owner for any change which results in a net decrease in Cost of the Work will be the amount of the actual net decrease in Cost of the Work and a deduction of an additional amount equal to 5 percent of such actual net decrease in Cost of the Work; and
 - f. When both additions and credits are involved in any one change or Change Proposal, the adjustment in Contractor's fee will be computed by determining the sum of the costs in each of the cost categories in Paragraph 13.01.B (specifically, payroll costs, Paragraph 13.01.B.1; incorporated materials and equipment costs, Paragraph 13.01.B.2; Subcontract costs, Paragraph 13.01.B.3; special consultants costs, Paragraph 13.01.B.4; and other costs, Paragraph 13.01.B.5) and applying to each such cost category sum the appropriate fee from Paragraphs 11.07.C.2.a through 11.07.C.2.e, inclusive.

11.08 *Change of Contract Times*

- A. The Contract Times may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Times must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment in the Contract Times must comply with the provisions of Article 12.
- B. Delay, disruption, and interference in the Work, and any related changes in Contract Times, are addressed in and governed by Paragraph 4.05.

11.09 *Change Proposals*

- A. *Purpose and Content:* Contractor shall submit a Change Proposal to Engineer to request an adjustment in the Contract Times or Contract Price; contest an initial decision by Engineer

concerning the requirements of the Contract Documents or relating to the acceptability of the Work under the Contract Documents; challenge a set-off against payment due; or seek other relief under the Contract. The Change Proposal will specify any proposed change in Contract Times or Contract Price, or other proposed relief, and explain the reason for the proposed change, with citations to any governing or applicable provisions of the Contract Documents. Each Change Proposal will address only one issue, or a set of closely related issues.

B. *Change Proposal Procedures*

1. *Submittal:* Contractor shall submit each Change Proposal to Engineer within 30 days after the start of the event giving rise thereto, or after such initial decision.
2. *Supporting Data:* The Contractor shall submit supporting data, including the proposed change in Contract Price or Contract Time (if any), to the Engineer and Owner within 15 days after the submittal of the Change Proposal.
 - a. Change Proposals based on or related to delay, interruption, or interference must comply with the provisions of Paragraphs 4.05.D and 4.05.E.
 - b. Change proposals related to a change of Contract Price must include full and detailed accounts of materials incorporated into the Work and labor and equipment used for the subject Work.

The supporting data must be accompanied by a written statement that the supporting data are accurate and complete, and that any requested time or price adjustment is the entire adjustment to which Contractor believes it is entitled as a result of said event.

3. *Engineer's Initial Review:* Engineer will advise Owner regarding the Change Proposal, and consider any comments or response from Owner regarding the Change Proposal. If in its discretion Engineer concludes that additional supporting data is needed before conducting a full review and making a decision regarding the Change Proposal, then Engineer may request that Contractor submit such additional supporting data by a date specified by Engineer, prior to Engineer beginning its full review of the Change Proposal.
4. *Engineer's Full Review and Action on the Change Proposal:* Upon receipt of Contractor's supporting data (including any additional data requested by Engineer), Engineer will conduct a full review of each Change Proposal and, within 30 days after such receipt of the Contractor's supporting data, either approve the Change Proposal in whole, deny it in whole, or approve it in part and deny it in part. Such actions must be in writing, with a copy provided to Owner and Contractor. If Engineer does not take action on the Change Proposal within 30 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of Engineer's inaction the Change Proposal is deemed denied, thereby commencing the time for appeal of the denial under Article 12.
5. *Binding Decision:* Engineer's decision is final and binding upon Owner and Contractor, unless Owner or Contractor appeals the decision by filing a Claim under Article 12.
- C. *Resolution of Certain Change Proposals:* If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other

engineering or technical matters, then Engineer will notify the parties in writing that the Engineer is unable to resolve the Change Proposal. For purposes of further resolution of such a Change Proposal, such notice will be deemed a denial, and Contractor may choose to seek resolution under the terms of Article 12.

D. *Post-Completion:* Contractor shall not submit any Change Proposals after Engineer issues a written recommendation of final payment pursuant to Paragraph 15.06.B.

11.10 *Notification to Surety*

A. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 12—CLAIMS

12.01 *Claims*

A. *Claims Process:* The following disputes between Owner and Contractor are subject to the Claims process set forth in this article:

1. Appeals by Owner or Contractor of Engineer's decisions regarding Change Proposals;
2. Owner demands for adjustments in the Contract Price or Contract Times, or other relief under the Contract Documents;
3. Disputes that Engineer has been unable to address because they do not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters; and
4. Subject to the waiver provisions of Paragraph 15.07, any dispute arising after Engineer has issued a written recommendation of final payment pursuant to Paragraph 15.06.B.

B. *Submittal of Claim:* The party submitting a Claim shall deliver it directly to the other party to the Contract promptly (but in no event later than 30 days) after the start of the event giving rise thereto; in the case of appeals regarding Change Proposals within 30 days of the decision under appeal. The party submitting the Claim shall also furnish a copy to the Engineer, for its information only. The responsibility to substantiate a Claim rests with the party making the Claim. In the case of a Claim by Contractor seeking an increase in the Contract Times or Contract Price, Contractor shall certify that the Claim is made in good faith, that the supporting data are accurate and complete, and that to the best of Contractor's knowledge and belief the amount of time or money requested accurately reflects the full amount to which Contractor is entitled.

C. *Review and Resolution:* The party receiving a Claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the Claim through the exchange of information and direct negotiations. The parties may extend the time for resolving the Claim by mutual agreement. All actions taken on a Claim will be stated in writing and submitted to the other party, with a copy to Engineer.

D. *Mediation*

1. At any time after initiation of a Claim, Owner and Contractor may mutually agree to mediation of the underlying dispute. The agreement to mediate will stay the Claim submittal and response process.
2. If Owner and Contractor agree to mediation, then after 60 days from such agreement, either Owner or Contractor may unilaterally terminate the mediation process, and the Claim submittal and decision process will resume as of the date of the termination. If the mediation proceeds but is unsuccessful in resolving the dispute, the Claim submittal and decision process will resume as of the date of the conclusion of the mediation, as determined by the mediator.
3. Owner and Contractor shall each pay one-half of the mediator's fees and costs.

E. *Partial Approval:* If the party receiving a Claim approves the Claim in part and denies it in part, such action will be final and binding unless within 30 days of such action the other party invokes the procedure set forth in Article 17 for final resolution of disputes.

F. *Denial of Claim:* If efforts to resolve a Claim are not successful, the party receiving the Claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the Claim within 90 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of the inaction, the Claim is deemed denied, thereby commencing the time for appeal of the denial. A denial of the Claim will be final and binding unless within 30 days of the denial the other party invokes the procedure set forth in Article 17 for the final resolution of disputes.

G. *Final and Binding Results:* If the parties reach a mutual agreement regarding a Claim, whether through approval of the Claim, direct negotiations, mediation, or otherwise; or if a Claim is approved in part and denied in part, or denied in full, and such actions become final and binding; then the results of the agreement or action on the Claim will be incorporated in a Change Order or other written document to the extent they affect the Contract, including the Work, the Contract Times, or the Contract Price.

ARTICLE 13—COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK13.01 *Cost of the Work*

A. *Purposes for Determination of Cost of the Work:* The term Cost of the Work means the sum of all costs necessary for the proper performance of the Work at issue, as further defined below. The provisions of this Paragraph 13.01 are used for two distinct purposes:

1. To determine Cost of the Work when Cost of the Work is a component of the Contract Price, under cost-plus-fee, time-and-materials, or other cost-based terms; or
2. When needed to determine the value of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price. When the value of any such adjustment is determined on the basis of Cost of the Work, Contractor is entitled only to those additional or incremental costs required because of the change in the Work or because of the event giving rise to the adjustment.

B. *Costs Included:* Except as otherwise may be agreed to in writing by Owner, costs included in the Cost of the Work will be in amounts no higher than those commonly incurred in the locality of the Project, will not include any of the costs itemized in Paragraph 13.01.C, and will include only the following items:

1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor in advance of the subject Work. Such employees include, without limitation, superintendents, foremen, safety managers, safety representatives, and other personnel employed full time on the Work. Payroll costs for employees not employed full time on the Work will be apportioned on the basis of their time spent on the Work. Payroll costs include, but are not limited to, salaries and wages plus the cost of fringe benefits, which include social security contributions, unemployment, excise, and payroll taxes, workers' compensation, health and retirement benefits, sick leave, and vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, will be included in the above to the extent authorized by Owner.
2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts will accrue to Owner. All trade discounts, rebates, and refunds and returns from sale of surplus materials and equipment will accrue to Owner, and Contractor shall make provisions so that they may be obtained.
3. Payments made by Contractor to Subcontractors for Work performed by Subcontractors. If required by Owner, Contractor shall obtain competitive bids from subcontractors acceptable to Owner and Contractor and shall deliver such bids to Owner, which will then determine, with the advice of Engineer, which bids, if any, will be acceptable. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee will be determined in the same manner as Contractor's Cost of the Work and fee as provided in this Paragraph 13.01.
4. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed or retained for services specifically related to the Work.
5. Other costs consisting of the following:
 - a. The proportion of necessary transportation, travel, and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.
 - b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Contractor.
 - 1) In establishing included costs for materials such as scaffolding, plating, or sheeting, consideration will be given to the actual or the estimated life of the material for

use on other projects; or rental rates may be established on the basis of purchase or salvage value of such items, whichever is less. Contractor will not be eligible for compensation for such items in an amount that exceeds the purchase cost of such item.

c. *Construction Equipment Rental*

- 1) Rentals of all construction equipment and machinery, and the parts thereof, in accordance with rental agreements approved by Owner as to price (including any surcharge or special rates applicable to overtime use of the construction equipment or machinery), and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs will be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts must cease when the use thereof is no longer necessary for the Work.
- 2) Costs for equipment and machinery owned by Contractor or a Contractor-related entity will be paid at a rate shown for such equipment in the equipment rental rate book specified in the Supplementary Conditions. An hourly rate will be computed by dividing the monthly rates by 176. These computed rates will include all operating costs.
- 3) With respect to Work that is the result of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price ("changed Work"), included costs will be based on the time the equipment or machinery is in use on the changed Work and the costs of transportation, loading, unloading, assembly, dismantling, and removal when directly attributable to the changed Work. The cost of any such equipment or machinery, or parts thereof, must cease to accrue when the use thereof is no longer necessary for the changed Work.

- d. Sales, consumer, use, and other similar taxes related to the Work, and for which Contractor is liable, as imposed by Laws and Regulations.
- e. Deposits lost for causes other than negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.
- f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by Contractor in connection with the performance of the Work (except losses and damages within the deductible amounts of builder's risk or other property insurance established in accordance with Paragraph 6.04), provided such losses and damages have resulted from causes other than the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses will be included in the Cost of the Work for the purpose of determining Contractor's fee.
- g. The cost of utilities, fuel, and sanitary facilities at the Site.

- h. Minor expenses such as communication service at the Site, express and courier services, and similar petty cash items in connection with the Work.
- i. The costs of premiums for all bonds and insurance that Contractor is required by the Contract Documents to purchase and maintain.

C. *Costs Excluded:* The term Cost of the Work does not include any of the following items:

1. Payroll costs and other compensation of Contractor's officers, executives, principals, general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor, whether at the Site or in Contractor's principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 13.01.B.1 or specifically covered by Paragraph 13.01.B.4. The payroll costs and other compensation excluded here are to be considered administrative costs covered by the Contractor's fee.
2. The cost of purchasing, renting, or furnishing small tools and hand tools.
3. Expenses of Contractor's principal and branch offices other than Contractor's office at the Site.
4. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.
5. Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.
6. Expenses incurred in preparing and advancing Claims.
7. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 13.01.B.

D. *Contractor's Fee*

1. When the Work as a whole is performed on the basis of cost-plus-a-fee, then:
 - a. Contractor's fee for the Work set forth in the Contract Documents as of the Effective Date of the Contract will be determined as set forth in the Agreement.
 - b. for any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work, Contractor's fee will be determined as follows:
 - 1) When the fee for the Work as a whole is a percentage of the Cost of the Work, the fee will automatically adjust as the Cost of the Work changes.
 - 2) When the fee for the Work as a whole is a fixed fee, the fee for any additions or deletions will be determined in accordance with Paragraph 11.07.C.2.

2. When the Work as a whole is performed on the basis of a stipulated sum, or any other basis other than cost-plus-a-fee, then Contractor's fee for any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work will be determined in accordance with Paragraph 11.07.C.2.
- E. *Documentation and Audit:* Whenever the Cost of the Work for any purpose is to be determined pursuant to this Article 13, Contractor and pertinent Subcontractors will establish and maintain records of the costs in accordance with generally accepted accounting practices. Subject to prior written notice, Owner will be afforded reasonable access, during normal business hours, to all Contractor's accounts, records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to the Cost of the Work and Contractor's fee. Contractor shall preserve all such documents for a period of three years after the final payment by Owner. Pertinent Subcontractors will afford such access to Owner, and preserve such documents, to the same extent required of Contractor.

13.02 *Allowances*

- A. It is understood that Contractor has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums and by such persons or entities as may be acceptable to Owner and Engineer.
- B. *Cash Allowances:* Contractor agrees that:
 1. the cash allowances include the cost to Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and
 2. Contractor's costs for unloading and handling on the Site, labor, installation, overhead, profit, and other expenses contemplated for the cash allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment for any of the foregoing will be valid.
- C. *Owner's Contingency Allowance:* Contractor agrees that an Owner's contingency allowance, if any, is for the sole use of Owner to cover unanticipated costs.
- D. Prior to final payment, an appropriate Change Order will be issued as recommended by Engineer to reflect actual amounts due Contractor for Work covered by allowances, and the Contract Price will be correspondingly adjusted.

13.03 *Unit Price Work*

- A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement.
- B. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Payments to Contractor for Unit Price Work will be based on actual quantities.

- C. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.
- D. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Engineer will review with Contractor the Engineer's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Engineer's written decision thereon will be final and binding (except as modified by Engineer to reflect changed factual conditions or more accurate data) upon Owner and Contractor, and the final adjustment of Contract Price will be set forth in a Change Order, subject to the provisions of the following paragraph.
- E. *Adjustments in Unit Price*
 - 1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:
 - a. the quantity of the item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and
 - b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.
 - 2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.
 - 3. Adjusted unit prices will apply to all units of that item.

ARTICLE 14—TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

14.01 Access to Work

- A. Owner, Engineer, their consultants and other representatives and personnel of Owner, independent testing laboratories, and authorities having jurisdiction have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor's safety procedures and programs so that they may comply with such procedures and programs as applicable.

14.02 Tests, Inspections, and Approvals

- A. Contractor shall give Engineer timely notice of readiness of the Work (or specific parts thereof) for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- B. Owner shall retain and pay for the services of an independent inspector, testing laboratory, or other qualified individual or entity to perform all inspections and tests expressly required by the Contract Documents to be furnished and paid for by Owner, except that costs incurred in

connection with tests or inspections of covered Work will be governed by the provisions of Paragraph 14.05.

- C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish Engineer the required certificates of inspection or approval.
- D. Contractor shall be responsible for arranging, obtaining, and paying for all inspections and tests required:
 - 1. by the Contract Documents, unless the Contract Documents expressly allocate responsibility for a specific inspection or test to Owner;
 - 2. to attain Owner's and Engineer's acceptance of materials or equipment to be incorporated in the Work;
 - 3. by manufacturers of equipment furnished under the Contract Documents;
 - 4. for testing, adjusting, and balancing of mechanical, electrical, and other equipment to be incorporated into the Work; and
 - 5. for acceptance of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work.

Such inspections and tests will be performed by independent inspectors, testing laboratories, or other qualified individuals or entities acceptable to Owner and Engineer.

- E. If the Contract Documents require the Work (or part thereof) to be approved by Owner, Engineer, or another designated individual or entity, then Contractor shall assume full responsibility for arranging and obtaining such approvals.
- F. If any Work (or the work of others) that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering will be at Contractor's expense unless Contractor had given Engineer timely notice of Contractor's intention to cover the same and Engineer had not acted with reasonable promptness in response to such notice.

14.03 Defective Work

- A. *Contractor's Obligation:* It is Contractor's obligation to assure that the Work is not defective.
- B. *Engineer's Authority:* Engineer has the authority to determine whether Work is defective, and to reject defective Work.
- C. *Notice of Defects:* Prompt written notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.
- D. *Correction, or Removal and Replacement:* Promptly after receipt of written notice of defective Work, Contractor shall correct all such defective Work, whether or not fabricated, installed, or

completed, or, if Engineer has rejected the defective Work, remove it from the Project and replace it with Work that is not defective.

- E. *Preservation of Warranties:* When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
- F. *Costs and Damages:* In addition to its correction, removal, and replacement obligations with respect to defective Work, Contractor shall pay all claims, costs, losses, and damages arising out of or relating to defective Work, including but not limited to the cost of the inspection, testing, correction, removal, replacement, or reconstruction of such defective Work, fines levied against Owner by governmental authorities because the Work is defective, and the costs of repair or replacement of work of others resulting from defective Work. Prior to final payment, if Owner and Contractor are unable to agree as to the measure of such claims, costs, losses, and damages resulting from defective Work, then Owner may impose a reasonable set-off against payments due under Article 15.

14.04 Acceptance of Defective Work

- A. If, instead of requiring correction or removal and replacement of defective Work, Owner prefers to accept it, Owner may do so (subject, if such acceptance occurs prior to final payment, to Engineer's confirmation that such acceptance is in general accord with the design intent and applicable engineering principles, and will not endanger public safety). Contractor shall pay all claims, costs, losses, and damages attributable to Owner's evaluation of and determination to accept such defective Work (such costs to be approved by Engineer as to reasonableness), and for the diminished value of the Work to the extent not otherwise paid by Contractor. If any such acceptance occurs prior to final payment, the necessary revisions in the Contract Documents with respect to the Work will be incorporated in a Change Order. If the parties are unable to agree as to the decrease in the Contract Price, reflecting the diminished value of Work so accepted, then Owner may impose a reasonable set-off against payments due under Article 15. If the acceptance of defective Work occurs after final payment, Contractor shall pay an appropriate amount to Owner.

14.05 Uncovering Work

- A. Engineer has the authority to require additional inspection or testing of the Work, whether or not the Work is fabricated, installed, or completed.
- B. If any Work is covered contrary to the written request of Engineer, then Contractor shall, if requested by Engineer, uncover such Work for Engineer's observation, and then replace the covering, all at Contractor's expense.
- C. If Engineer considers it necessary or advisable that covered Work be observed by Engineer or inspected or tested by others, then Contractor, at Engineer's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as Engineer may require, that portion of the Work in question, and provide all necessary labor, material, and equipment.
- 1. If it is found that the uncovered Work is defective, Contractor shall be responsible for all claims, costs, losses, and damages arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction

(including but not limited to all costs of repair or replacement of work of others); and pending Contractor's full discharge of this responsibility the Owner shall be entitled to impose a reasonable set-off against payments due under Article 15.

2. If the uncovered Work is not found to be defective, Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Times, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to agree as to the amount or extent thereof, then Contractor may submit a Change Proposal within 30 days of the determination that the Work is not defective.

14.06 *Owner May Stop the Work*

- A. If the Work is defective, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop the Work will not give rise to any duty on the part of Owner to exercise this right for the benefit of Contractor, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

14.07 *Owner May Correct Defective Work*

- A. If Contractor fails within a reasonable time after written notice from Engineer to correct defective Work, or to remove and replace defective Work as required by Engineer, then Owner may, after 7 days' written notice to Contractor, correct or remedy any such deficiency.
- B. In exercising the rights and remedies under this Paragraph 14.07, Owner shall proceed expeditiously. In connection with such corrective or remedial action, Owner may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor's services related thereto, and incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, Owner's representatives, agents and employees, Owner's other contractors, and Engineer and Engineer's consultants access to the Site to enable Owner to exercise the rights and remedies under this paragraph.
- C. All claims, costs, losses, and damages incurred or sustained by Owner in exercising the rights and remedies under this Paragraph 14.07 will be charged against Contractor as set-offs against payments due under Article 15. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Contractor's defective Work.
- D. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to the exercise by Owner of Owner's rights and remedies under this Paragraph 14.07.

ARTICLE 15—PAYMENTS TO CONTRACTOR; SET-OFFS; COMPLETION; CORRECTION PERIOD

15.01 *Progress Payments*

A. *Basis for Progress Payments:* The Schedule of Values established as provided in Article 2 will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to Engineer. Progress payments for Unit Price Work will be based on the number of units completed during the pay period, as determined under the provisions of Paragraph 13.03. Progress payments for cost-based Work will be based on Cost of the Work completed by Contractor during the pay period.

B. *Applications for Payments*

1. At least 20 days before the date established in the Agreement for each progress payment (but not more often than once a month), Contractor shall submit to Engineer for review an Application for Payment filled out and signed by Contractor covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents.
2. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment must also be accompanied by: (a) a bill of sale, invoice, copies of subcontract or purchase order payments, or other documentation establishing full payment by Contractor for the materials and equipment; (b) at Owner's request, documentation warranting that Owner has received the materials and equipment free and clear of all Liens; and (c) evidence that the materials and equipment are covered by appropriate property insurance, a warehouse bond, or other arrangements to protect Owner's interest therein, all of which must be satisfactory to Owner.
3. Beginning with the second Application for Payment, each Application must include an affidavit of Contractor stating that all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.
4. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

C. *Review of Applications*

1. Engineer will, within 10 days after receipt of each Application for Payment, including each resubmittal, either indicate in writing a recommendation of payment and present the Application to Owner, or return the Application to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. In the latter case, Contractor may make the necessary corrections and resubmit the Application.
2. Engineer's recommendation of any payment requested in an Application for Payment will constitute a representation by Engineer to Owner, based on Engineer's observations of the executed Work as an experienced and qualified design professional, and on Engineer's review of the Application for Payment and the accompanying data and schedules, that to the best of Engineer's knowledge, information and belief:

- a. the Work has progressed to the point indicated;
- b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, the results of any subsequent tests called for in the Contract Documents, a final determination of quantities and classifications for Unit Price Work under Paragraph 13.03, and any other qualifications stated in the recommendation); and
- c. the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work.

3. By recommending any such payment Engineer will not thereby be deemed to have represented that:

- a. inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract; or
- b. there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

4. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment, including final payment, will impose responsibility on Engineer:

- a. to supervise, direct, or control the Work;
- b. for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto;
- c. for Contractor's failure to comply with Laws and Regulations applicable to Contractor's performance of the Work;
- d. to make any examination to ascertain how or for what purposes Contractor has used the money paid by Owner; or
- e. to determine that title to any of the Work, materials, or equipment has passed to Owner free and clear of any Liens.

5. Engineer may refuse to recommend the whole or any part of any payment if, in Engineer's opinion, it would be incorrect to make the representations to Owner stated in Paragraph 15.01.C.2.

6. Engineer will recommend reductions in payment (set-offs) necessary in Engineer's opinion to protect Owner from loss because:

- a. the Work is defective, requiring correction or replacement;

- b. the Contract Price has been reduced by Change Orders;
- c. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;
- d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible; or
- e. Engineer has actual knowledge of the occurrence of any of the events that would constitute a default by Contractor and therefore justify termination for cause under the Contract Documents.

D. *Payment Becomes Due*

- 1. Ten days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended (subject to any Owner set-offs) will become due, and when due will be paid by Owner to Contractor.

E. *Reductions in Payment by Owner*

- 1. In addition to any reductions in payment (set-offs) recommended by Engineer, Owner is entitled to impose a set-off against payment based on any of the following:
 - a. Claims have been made against Owner based on Contractor's conduct in the performance or furnishing of the Work, or Owner has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of the Work, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, non-compliance with Laws and Regulations, and patent infringement;
 - b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with other work at or adjacent to the Site;
 - c. Contractor has failed to provide and maintain required bonds or insurance;
 - d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;
 - e. Owner has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;
 - f. The Work is defective, requiring correction or replacement;
 - g. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;
 - h. The Contract Price has been reduced by Change Orders;
 - i. An event has occurred that would constitute a default by Contractor and therefore justify a termination for cause;

- j. Liquidated or other damages have accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or final completion of the Work;
- k. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens; or
- l. Other items entitle Owner to a set-off against the amount recommended.

2. If Owner imposes any set-off against payment, whether based on its own knowledge or on the written recommendations of Engineer, Owner will give Contractor immediate written notice (with a copy to Engineer) stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits a Change Proposal contesting the reduction.
3. Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld will be treated as an amount due as determined by Paragraph 15.01.D.1 and subject to interest as provided in the Agreement.

15.02 *Contractor's Warranty of Title*

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all Liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than 7 days after the time of payment by Owner.

15.03 *Substantial Completion*

- A. When Contractor considers the entire Work ready for its intended use Contractor shall notify Owner and Engineer in writing that the entire Work is substantially complete and request that Engineer issue a certificate of Substantial Completion. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.
- B. Promptly after Contractor's notification, Owner, Contractor, and Engineer shall make an inspection of the Work to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor in writing giving the reasons therefor.
- C. If Engineer considers the Work substantially complete, Engineer will deliver to Owner a preliminary certificate of Substantial Completion which will fix the date of Substantial Completion. Engineer shall attach to the certificate a punch list of items to be completed or corrected before final payment. Owner shall have 7 days after receipt of the preliminary certificate during which to make written objection to Engineer as to any provisions of the certificate or attached punch list. If, after considering the objections to the provisions of the preliminary certificate, Engineer concludes that the Work is not substantially complete, Engineer will, within 14 days after submission of the preliminary certificate to Owner, notify

Contractor in writing that the Work is not substantially complete, stating the reasons therefor. If Owner does not object to the provisions of the certificate, or if despite consideration of Owner's objections Engineer concludes that the Work is substantially complete, then Engineer will, within said 14 days, execute and deliver to Owner and Contractor a final certificate of Substantial Completion (with a revised punch list of items to be completed or corrected) reflecting such changes from the preliminary certificate as Engineer believes justified after consideration of any objections from Owner.

- D. At the time of receipt of the preliminary certificate of Substantial Completion, Owner and Contractor will confer regarding Owner's use or occupancy of the Work following Substantial Completion, review the builder's risk insurance policy with respect to the end of the builder's risk coverage, and confirm the transition to coverage of the Work under a permanent property insurance policy held by Owner. Unless Owner and Contractor agree otherwise in writing, Owner shall bear responsibility for security, operation, protection of the Work, property insurance, maintenance, heat, and utilities upon Owner's use or occupancy of the Work.
- E. After Substantial Completion the Contractor shall promptly begin work on the punch list of items to be completed or corrected prior to final payment. In appropriate cases Contractor may submit monthly Applications for Payment for completed punch list items, following the progress payment procedures set forth above.
- F. Owner shall have the right to exclude Contractor from the Site after the date of Substantial Completion subject to allowing Contractor reasonable access to remove its property and complete or correct items on the punch list.

15.04 *Partial Use or Occupancy*

- A. Prior to Substantial Completion of all the Work, Owner may use or occupy any substantially completed part of the Work which has specifically been identified in the Contract Documents, or which Owner, Engineer, and Contractor agree constitutes a separately functioning and usable part of the Work that can be used by Owner for its intended purpose without significant interference with Contractor's performance of the remainder of the Work, subject to the following conditions:
 - 1. At any time, Owner may request in writing that Contractor permit Owner to use or occupy any such part of the Work that Owner believes to be substantially complete. If and when Contractor agrees that such part of the Work is substantially complete, Contractor, Owner, and Engineer will follow the procedures of Paragraph 15.03.A through 15.03.E for that part of the Work.
 - 2. At any time, Contractor may notify Owner and Engineer in writing that Contractor considers any such part of the Work substantially complete and request Engineer to issue a certificate of Substantial Completion for that part of the Work.
 - 3. Within a reasonable time after either such request, Owner, Contractor, and Engineer shall make an inspection of that part of the Work to determine its status of completion. If Engineer does not consider that part of the Work to be substantially complete, Engineer will notify Owner and Contractor in writing giving the reasons therefor. If Engineer considers that part of the Work to be substantially complete, the provisions of

Paragraph 15.03 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.

4. No use or occupancy or separate operation of part of the Work may occur prior to compliance with the requirements of Paragraph 6.04 regarding builder's risk or other property insurance.

15.05 *Final Inspection*

- A. Upon written notice from Contractor that the entire Work or an agreed portion thereof is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

15.06 *Final Payment*

A. *Application for Payment*

1. After Contractor has, in the opinion of Engineer, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents (as provided in Paragraph 7.12), and other documents, Contractor may make application for final payment.
2. The final Application for Payment must be accompanied (except as previously delivered) by:
 - a. all documentation called for in the Contract Documents;
 - b. consent of the surety, if any, to final payment;
 - c. satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any Liens or other title defects, or will so pass upon final payment.
 - d. a list of all duly pending Change Proposals and Claims; and
 - e. complete and legally effective releases or waivers (satisfactory to Owner) of all Lien rights arising out of the Work, and of Liens filed in connection with the Work.
3. In lieu of the releases or waivers of Liens specified in Paragraph 15.06.A.2 and as approved by Owner, Contractor may furnish receipts or releases in full and an affidavit of Contractor that: (a) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (b) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which Owner might in any way be responsible, or which might in any way result in liens or other burdens on Owner's property, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Contractor may furnish a bond or other collateral satisfactory to Owner

to indemnify Owner against any Lien, or Owner at its option may issue joint checks payable to Contractor and specified Subcontractors and Suppliers.

- B. *Engineer's Review of Final Application and Recommendation of Payment:* If, on the basis of Engineer's observation of the Work during construction and final inspection, and Engineer's review of the final Application for Payment and accompanying documentation as required by the Contract Documents, Engineer is satisfied that the Work has been completed and Contractor's other obligations under the Contract have been fulfilled, Engineer will, within 10 days after receipt of the final Application for Payment, indicate in writing Engineer's recommendation of final payment and present the final Application for Payment to Owner for payment. Such recommendation will account for any set-offs against payment that are necessary in Engineer's opinion to protect Owner from loss for the reasons stated above with respect to progress payments. Otherwise, Engineer will return the Application for Payment to Contractor, indicating in writing the reasons for refusing to recommend final payment, in which case Contractor shall make the necessary corrections and resubmit the Application for Payment.
- C. *Notice of Acceptability:* In support of its recommendation of payment of the final Application for Payment, Engineer will also give written notice to Owner and Contractor that the Work is acceptable, subject to stated limitations in the notice and to the provisions of Paragraph 15.07.
- D. *Completion of Work:* The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment and issuance of notice of the acceptability of the Work.
- E. *Final Payment Becomes Due:* Upon receipt from Engineer of the final Application for Payment and accompanying documentation, Owner shall set off against the amount recommended by Engineer for final payment any further sum to which Owner is entitled, including but not limited to set-offs for liquidated damages and set-offs allowed under the provisions of this Contract with respect to progress payments. Owner shall pay the resulting balance due to Contractor within 30 days of Owner's receipt of the final Application for Payment from Engineer.

15.07 Waiver of Claims

- A. By making final payment, Owner waives its claim or right to liquidated damages or other damages for late completion by Contractor, except as set forth in an outstanding Claim, appeal under the provisions of Article 17, set-off, or express reservation of rights by Owner. Owner reserves all other claims or rights after final payment.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted as a Claim, or appealed under the provisions of Article 17.

15.08 Correction Period

- A. If within one year after the date of Substantial Completion (or such longer period of time as may be prescribed by the Supplementary Conditions or the terms of any applicable special guarantee required by the Contract Documents), Owner gives Contractor written notice that any Work has been found to be defective, or that Contractor's repair of any damages to the Site or adjacent areas has been found to be defective, then after receipt of such notice of

defect Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions:

1. correct the defective repairs to the Site or such adjacent areas;
2. correct such defective Work;
3. remove the defective Work from the Project and replace it with Work that is not defective, if the defective Work has been rejected by Owner, and
4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others, or to other land or areas resulting from the corrective measures.

B. Owner shall give any such notice of defect within 60 days of the discovery that such Work or repairs is defective. If such notice is given within such 60 days but after the end of the correction period, the notice will be deemed a notice of defective Work under Paragraph 7.17.B.

C. If, after receipt of a notice of defect within 60 days and within the correction period, Contractor does not promptly comply with the terms of Owner's written instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. Contractor shall pay all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others). Contractor's failure to pay such costs, losses, and damages within 10 days of invoice from Owner will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the failure to pay.

D. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.

E. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this paragraph, the correction period hereunder with respect to such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

F. Contractor's obligations under this paragraph are in addition to all other obligations and warranties. The provisions of this paragraph are not to be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

ARTICLE 16—SUSPENSION OF WORK AND TERMINATION

16.01 Owner May Suspend Work

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an

extension of the Contract Times directly attributable to any such suspension. Any Change Proposal seeking such adjustments must be submitted no later than 30 days after the date fixed for resumption of Work.

16.02 Owner May Terminate for Cause

- A. The occurrence of any one or more of the following events will constitute a default by Contractor and justify termination for cause:
 - 1. Contractor's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment, or failure to adhere to the Progress Schedule);
 - 2. Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents;
 - 3. Contractor's disregard of Laws or Regulations of any public body having jurisdiction; or
 - 4. Contractor's repeated disregard of the authority of Owner or Engineer.
- B. If one or more of the events identified in Paragraph 16.02.A occurs, then after giving Contractor (and any surety) 10 days' written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
 - 1. declare Contractor to be in default, and give Contractor (and any surety) written notice that the Contract is terminated; and
 - 2. enforce the rights available to Owner under any applicable performance bond.
- C. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- D. Owner may not proceed with termination of the Contract under Paragraph 16.02.B if Contractor within 7 days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
- E. If Owner proceeds as provided in Paragraph 16.02.B, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds the cost to complete the Work, including all related claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals) sustained by Owner, such excess will be paid to Contractor. If the cost to complete the Work including such related claims, costs, losses, and damages exceeds such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Engineer as to their reasonableness and, when so approved by Engineer, incorporated in a Change Order. When exercising any rights or remedies under this paragraph, Owner shall not be required to obtain the lowest price for the Work performed.

- F. Where Contractor's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue, or any rights or remedies of Owner against Contractor or any surety under any payment bond or performance bond. Any retention or payment of money due Contractor by Owner will not release Contractor from liability.
- G. If and to the extent that Contractor has provided a performance bond under the provisions of Paragraph 6.01.A, the provisions of that bond will govern over any inconsistent provisions of Paragraphs 16.02.B and 16.02.D.

16.03 *Owner May Terminate for Convenience*

- A. Upon 7 days' written notice to Contractor and Engineer, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for (without duplication of any items):
 - 1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 - 2. expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
 - 3. other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.
- B. Contractor shall not be paid for any loss of anticipated profits or revenue, post-termination overhead costs, or other economic loss arising out of or resulting from such termination.

16.04 *Contractor May Stop Work or Terminate*

- A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Engineer fails to act on any Application for Payment within 30 days after it is submitted, or (3) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon 7 days' written notice to Owner and Engineer, and provided Owner or Engineer do not remedy such suspension or failure within that time, terminate the contract and recover from Owner payment on the same terms as provided in Paragraph 16.03.
- B. In lieu of terminating the Contract and without prejudice to any other right or remedy, if Engineer has failed to act on an Application for Payment within 30 days after it is submitted, or Owner has failed for 30 days to pay Contractor any sum finally determined to be due, Contractor may, 7 days after written notice to Owner and Engineer, stop the Work until payment is made of all such amounts due Contractor, including interest thereon. The provisions of this paragraph are not intended to preclude Contractor from submitting a Change Proposal for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Contractor's stopping the Work as permitted by this paragraph.

ARTICLE 17—FINAL RESOLUTION OF DISPUTES

17.01 *Methods and Procedures*

- A. *Disputes Subject to Final Resolution:* The following disputed matters are subject to final resolution under the provisions of this article:
 - 1. A timely appeal of an approval in part and denial in part of a Claim, or of a denial in full, pursuant to Article 12; and
 - 2. Disputes between Owner and Contractor concerning the Work, or obligations under the Contract Documents, that arise after final payment has been made.
- B. *Final Resolution of Disputes:* For any dispute subject to resolution under this article, Owner or Contractor may:
 - 1. elect in writing to invoke the dispute resolution process provided for in the Supplementary Conditions;
 - 2. agree with the other party to submit the dispute to another dispute resolution process; or
 - 3. if no dispute resolution process is provided for in the Supplementary Conditions or mutually agreed to, give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction.

ARTICLE 18—MISCELLANEOUS

18.01 *Giving Notice*

- A. Whenever any provision of the Contract requires the giving of written notice to Owner, Engineer, or Contractor, it will be deemed to have been validly given only if delivered:
 - 1. in person, by a commercial courier service or otherwise, to the recipient's place of business;
 - 2. by registered or certified mail, postage prepaid, to the recipient's place of business; or
 - 3. by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line.

18.02 *Computation of Times*

- A. When any period of time is referred to in the Contract by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

18.03 *Cumulative Remedies*

- A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are

otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

18.04 *Limitation of Damages*

- A. With respect to any and all Change Proposals, Claims, disputes subject to final resolution, and other matters at issue, neither Owner nor Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

18.05 *No Waiver*

- A. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Contract.

18.06 *Survival of Obligations*

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination of the Contract or of the services of Contractor.

18.07 *Controlling Law*

- A. This Contract is to be governed by the law of the state in which the Project is located.

18.08 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party to this Contract of any rights under or interests in the Contract will be binding on the other party without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract.

18.09 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

18.10 *Headings*

- A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions.

SECTION 00 73 00

SUPPLEMENTARY CONDITIONS

These Supplementary Conditions amend or supplement EJCDC® C-700, Standard General Conditions of the Construction Contract (2018). The General Conditions remain in full force and effect except as amended.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms, if any, used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The paragraph address system used in these Supplementary Conditions is the same as the paragraph address system used in the General Conditions, with the prefix "SC" added—for example, "Paragraph SC-4.05."

ARTICLE 1 DEFINITIONS AND TERMINOLOGY

SC-1.01.A.40

Add the following to **Paragraph 1.01.A.40**:

Trucking, shipping, delivery firms, consultants, and entities performing testing or inspection retained by Contractor or any Subcontractor are considered to be Subcontractors.

SC 1.01.A.42

Amend **Paragraph 1.01.A.42** to read as follows:

Substantial Completion - The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer as evidenced by Engineer's definitive certificate of Substantial Completion, it is 100% complete in accordance with the Contract Documents with the exception of minor and specific corrective items that would normally be itemized on a final punch list and completed before final acceptance; or if no such certificate is issued, when the Work is complete and ready for final payment as evidenced by Engineer's written recommendation of final payment in accordance with **Paragraph 14.07**. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.

SC-1.01.A.45

Add the following to **Paragraph 1.01.A.45**:

Entities that rent construction equipment or machinery, but are not incorporated into the Work, are considered to be Suppliers. If such rental entity furnishes both equipment and one or more personnel to operate and maintain the equipment, such entity is a Subcontractor.

SC 1.01.A.50

Add the following language at the end of the last sentence of **Paragraph 1.01.A.50**:

A Work Change Directive cannot change Contract Price or Contract Times without a subsequent Change Order.

SC 1.01.A.51

Add the following new Paragraph after **Paragraph 1.01.A.50**:

51. *Abnormal Weather Conditions* – Conditions of extreme or unusual weather - such as precipitation, temperature, and snow accumulation - that have less than a 5 percent probability of occurring during that month within the region and elevation of the project site.

ARTICLE 2 PRELIMINARY MATTERS**SC-2.01.B**

Delete **Paragraph 2.01.B**. in its entirety and insert the following in its place:

B. *Evidence of Contractor's Insurance*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner copies of the policies (including all endorsements, and identification of applicable self-insured retentions and deductibles) of insurance required to be provided by Contractor in this Contract. Contractor may block out (redact) any confidential premium or pricing information contained in any policy or endorsement furnished under this provision.

SC-2.02.A

Delete the first sentence of **Paragraph 2.02.A** and replace it with the following:

Owner shall furnish to Contractor up to two paper copies of the Contract Documents (including one fully signed counterpart of the Agreement), and one copy in electronic portable document format (PDF).

SC-2.06.B

Delete in its entirety **Paragraph 2.06.B** and replace with the following new paragraph:

B. *Electronic Document Protocol*: Comply with Specifications Section 01 33 00 – Submittal Procedures.

ARTICLE 3 CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE**SC-3.01**

Add the following new paragraphs immediately after **Paragraph 3.01.G**:

H. The Specifications and other verbal components of the Contract Documents may vary in form, format, and style. Some Specification sections are written in varying degrees of streamlined or declarative style and some Specifications sections may, in comparison, employ a more-narrative style. Omissions of such words and phrases as "Contractor shall," "in conformity with," "as shown," or "as specified" are intentional in streamlined language in the Contract Documents. Omitted words and phrases are incorporated by inference. Similar types of provisions may appear in various parts of a Specifications section or elsewhere in the Contract Documents. Contractor shall not attempt to take advantage of any variation of form, format or style in Change Proposal(s) and Claim(s).

I. Cross referencing of Specification sections in a Specifications section's heading "Related Sections" includes but are not necessarily limited to: "and elsewhere within each Specifications section is provided as an aid and convenience to Contractor. Contractor shall

not rely on cross referencing indicated and is responsible for coordinating the entire Work and providing a complete Project whether or not cross referencing is provided in each Specifications section or whether or not cross referencing is complete.

SC-3.03

Add the following new paragraphs immediately after **Paragraph 3.03.B.1.b:**

2. Where a discrepancy occurs between or within the standards, specifications, and drawings, the more stringent or higher quality requirements shall apply. The precedence of the Construction Documents is in the following sequence:
 - a. Addenda and modifications to the Drawings and Specifications take precedence over the original construction documents.
 - b. In the Drawings, the precedence shall be Drawings of a larger scale over those of a smaller scale, figured dimensions over scaled dimensions, and noted materials over graphic indications.
 - c. Should there be a conflict within the Specifications, on the Drawings, or between the Drawings and the Specifications, the Engineer shall decide which stipulation will provide the best installation and his decision shall be final.
3. Before executing the Agreement, the Contractor shall thoroughly familiarize itself with all specified products and submit written notice to Engineer if it objects to the proposed use of any product.

ARTICLE 4 COMMENCEMENT AND PROGRESS OF THE WORK

SC-4.01.A

Delete **Paragraph 4.01.A** of the Standard General Conditions in its entirety and insert the following in its place:

- A. The Contract Times will commence to run on the day indicated in the Notice to Proceed.

SC- 4.05.C.2

Add the following sentence to **Paragraph 4.05.C.2**

The existence of abnormal weather conditions will not relieve Contractor of the obligation to demonstrate and document that delays caused by abnormal weather are specific to the planned work activities or that such activities were on Contractor's then current Progress Schedule's critical path for the Project.

SC- 4.06

Add the following new paragraph after **Paragraph 4.05**

4.06 Contractor's Sequence of Work

- A. The contractor shall submit a plan for the sequence of work no later than 10 days following the Notice to Proceed. The sequence of work shall contain a minimum of the following elements:
 1. Shop Submittals and approvals

2. Acceptance of Owner Furnished Materials
3. Submittal and approval of building permit.
4. Removal of existing generator/installation of temporary generator.
5. Excavation and grading.
6. Installation of manhole and chlorine injection equipment.
7. Installation of 4th transfer station pump.
8. Installation of Reservoir Mixing System.
9. Construction of new retaining wall, CMU building, and drainage systems for roof and chlorine room.
10. Installation of chlorine system in new building and installation of existing generator in new building.
11. Electrical Improvements.
12. Landscaping Improvements.
13. Pervious pavement for driveway.
14. Testing
15. Startup and Commissioning
16. Project closeout

ARTICLE 5 SITE; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS

SC-5.02.A.2

Amend subparagraph (c) as follows:

- A. c) to the fullest extent permitted by Laws and Regulations, defend, indemnify and hold harmless Owner and Engineer, and the officers, elected and appointed officials, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against any such claim, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, Engineer, or any other party indemnified hereunder to the extent caused directly or indirectly, in whole or in part by, or based upon, Contractor's performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible

SC-5.03 Subsurface and Physical Conditions

Add the following new paragraphs immediately after **Paragraph 5.03.D:**

E. The following table lists the reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data, and specifically identifies the Technical Data in the report upon which Contractor may rely:

Report Title	Date of Report	Technical Data
City of Sandy, Pipeline and Pump Station – Revenue Avenue Treatment Facility, Geotechnical Engineering Report, Delve Underground	December 2024	Geotechnical engineering report for the Revenue Reservoir Treatment Improvements.

F. The following table lists the drawings of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data, and specifically identifies the Technical Data upon which Contractor may rely:

Drawings Title	Date of Drawings	Technical Data
No such drawings		

G. Copies of reports and drawings (if any) itemized in **SC-5.03.E** and **SC-5.03.F** that are not included with Bidding Documents may be examined at the office of the Owner during regular business hours. These reports and drawings are not part of the Contract Documents, but the “technical data” contained therein upon which the Contractor may rely as identified and established above are incorporated therein by reference. Contractor is not entitled to rely upon other information and data utilized by Engineer and Engineer’s Consultants in the preparation of the Drawings and Specifications.

SC-5.04.A

Add the following new paragraph immediately after **Paragraph 5.04.A.4**:

5. Indicates the presence of human remains, burial markers, archaeological sites, historical sites, artifacts of potential archaeological or historical interest, or wetlands not shown or indicated in the Contract Documents.

SC-5.05.F

Add the following new paragraph immediately after **Paragraph 5.05.F.4**:

- G. Oregon law requires Contractor to follow rules adopted by the Oregon Utility Notification Center (OUNC). These rules are set forth in OAR 952-001-0010 through 952-001-0090. OUNC can be contacted at (800) 332-2344 and copies of the rules can be obtained from the center.

SC 5.06

Add the following paragraphs immediately after **5.06.A.3**:

4. The following lists the reports, drawings or other information known to Owner relating to Hazardous Environmental Conditions at or adjacent to the Site, and the Technical Data (if any) upon which Contractor may rely:

Drawings Title	Date of Drawings	Technical Data
No known reports or drawings		

SC-5.06.J

Amend this section as follows:

J. To the fullest extent permitted by Laws and Regulations, Contractor shall defend, indemnify and hold harmless Owner and Engineer, and the officers, directors, elected and appointed officials, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the failure to control, contain, or remove a Constituent of Concern brought to the Site by Contractor or by anyone for whom Contractor is responsible, or to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.J obligates Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

ARTICLE 6 BONDS AND INSURANCE

SC-6.01 Performance, Payment, and Other Bonds

Add the following paragraphs immediately after **Paragraph 6.01.A:**

1. *Required Performance Bond Form:* The performance bond that Contractor furnishes will be in the form of EJCDC® C-610, Performance Bond (2010, 2013, or 2018 edition).
2. *Required Payment Bond Form:* The payment bond that Contractor furnishes will be in the form of EJCDC® C-615, Payment Bond (2010, 2013, or 2018 edition).

SC-6.02 Insurance—General Provisions

Add the following paragraph immediately after **Paragraph 6.02.B:**

1. Contractor may obtain worker's compensation insurance from an insurance company that has not been rated by A.M. Best, provided that such company (a) is domiciled in the state in which the Project is located, (b) is certified or authorized as a worker's compensation insurance provider by the appropriate state agency, and (c) has been accepted to provide worker's compensation insurance for similar projects by the state within the last 12 months.

SC-6.03

Add the following Paragraphs after **Paragraph 6.03.C:**

D. *Workers' Compensation and Employer's Liability:* Contractor shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions).

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Jones Act (if applicable)	
Bodily injury by accident—each accident	\$500,000
Bodily injury by disease—aggregate	\$500,000
Employer's Liability	
Each accident	\$500,000
Each employee	\$500,000
Policy limit	\$500,000
Stop-gap Liability Coverage	
For work performed in monopolistic states, stop-gap liability coverage must be endorsed to either the worker's compensation or commercial general liability policy with a minimum limit of:	\$1,000,000

F. *Commercial General Liability—Claims Covered:* Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:

1. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
2. damages insured by reasonably available personal injury liability coverage, and
3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.

G. *Commercial General Liability—Form and Content:* Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:

1. Products and completed operations coverage.
 - a. Such insurance must be maintained for three years after final payment.

- b. Contractor shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
- 2. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations in **Paragraph 7.18**.
- 3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
- 4. Underground, explosion, and collapse coverage.
- 5. Personal injury coverage.
- 6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
- 7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.

H. *Commercial General Liability—Excluded Content:* The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:

- 1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
- 2. Any exclusion for water intrusion or water damage.
- 3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
- 4. Any exclusion of coverage relating to earth subsidence or movement.
- 5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
- 6. Any limitation or exclusion based on the nature of Contractor's work.
- 7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

I. Commercial General Liability—Minimum Policy Limits

- 1. Contractor's General Liability under **Paragraphs 6.03.B and 6.03.C** of the General Conditions which shall include completed operations and product liability coverages and eliminate the exclusion with respect to property under the care, custody, and control of the Contractor:

Commercial General Liability	Policy limits of not less than:
General Aggregate	\$2,000,000
Products—Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000
Fire Damage (any one fire)	\$100,000
Excess Liability	See below for Umbrella or Excess Liability
Medical Expense (Any one person)	\$5,000

J. *Automobile Liability:* Contractor shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Bodily Injury	
Each Person	\$1,000,000
Each Accident	\$1,000,000
Property Damage	
Each Accident	\$1,000,000

K. *Umbrella or Excess Liability:* Contractor shall purchase and maintain umbrella or excess liability insurance written over the underlying employer's liability, commercial general liability, and automobile liability insurance described in the Paragraphs above. The coverage afforded must be at least as broad as that of each and every one of the underlying policies.

Excess or Umbrella Liability	Policy limits of not less than:
Each Occurrence	\$2,000,000
General Aggregate	\$2,000,000

L. *Contractor's Pollution Liability Insurance:* Contractor shall purchase and maintain a policy covering third-party injury and property damage, including cleanup costs, as a result of pollution conditions arising from Contractor's operations and completed operations. This insurance must be maintained for no less than three years after final completion.

Contractor's Pollution Liability	Policy limits of not less than:
Each Occurrence/Claim	\$2,000,000
General Aggregate	\$2,000,000

SC-6.04 Builder's Risk and Other Property Insurance

Supplement Paragraph 6.04 with the following provisions:

F. *Builder's Risk Requirements:* The builder's risk insurance must:

1. be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism; vehicle impact; aircraft; smoke; theft; vandalism and malicious mischief; mechanical breakdown, boiler explosion, and artificially generated electric current; collapse; explosion; debris removal; demolition occasioned by enforcement of Laws and Regulations; and water damage (other than that caused by flood).
 - a. Such policy will include an exception that results in coverage for ensuing losses from physical damage or loss with respect to any defective workmanship, methods, design, or materials exclusions.
 - b. If insurance against mechanical breakdown, boiler explosion, and artificially generated electric current; earthquake, volcanic activity, and other earth movement; or flood, are not commercially available under builder's risk policies, by endorsement or otherwise, such insurance will be provided through other insurance policies acceptable to Owner and Contractor.
2. cover, as insured property, at least the following: (a) the Work and all materials, supplies, machinery, apparatus, equipment, fixtures, and other property of a similar nature that are to be incorporated into or used in the preparation, fabrication, construction, erection, or completion of the Work, including Owner-furnished or assigned property; (b) spare parts inventory required within the scope of the Contract; and (c) temporary works which are not intended to form part of the permanent constructed Work but which are intended to provide working access to the Site, or to the Work under construction, or which are intended to provide temporary support for the Work under construction, including scaffolding, form work, fences, shoring, falsework, and temporary structures.
3. cover expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of contractors, engineers, and architects).
4. extend to cover damage or loss to insured property while in temporary storage at the Site or in a storage location outside the Site (but not including property stored at the premises of a manufacturer or Supplier).
5. extend to cover damage or loss to insured property while in transit.
6. allow for the waiver of the insurer's subrogation rights, as set forth in this Contract.
7. allow for partial occupancy or use by Owner by endorsement, and without cancellation or lapse of coverage.
8. include performance/hot testing and start-up, if applicable.

9. be maintained in effect until the Work is complete, as set forth in **Paragraph 15.06.D** of the General Conditions, or until written confirmation of Owner's procurement of property insurance following Substantial Completion, whichever occurs first.
10. include as named insureds the Owner, Contractor, Subcontractors (of every tier), and any other individuals or entities required by this Contract to be insured under such builder's risk policy. For purposes of **Paragraphs 6.04, 6.05, and 6.06** of the General Conditions, and this and all other corresponding Supplementary Conditions, the parties required to be insured will be referred to collectively as "insureds."
11. include, in addition to the Contract Price amount, the value of the following equipment and materials to be installed by the Contractor but furnished by the Owner or third parties:
 - a. Owner Furnished Standby Generator and accessories.
12. If debris removal in connection with repair or replacement of insured property is subject to a coverage sublimit, such sublimit will be a minimum of \$100,000.

SC-6.04

Supplement **Paragraph 6.04** of the General Conditions with the following provision:

G. *Coverage for Completion Delays:* The builder's risk policy will include, for the benefit of Owner, loss of revenue and soft cost coverage for losses arising from delays in completion that result from covered physical losses or damage. Such coverage will include, without limitation, fixed expenses and debt service for a minimum of 12 months with a maximum deductible of 30 days, compensation for loss of net revenues, rental costs, and attorneys' fees and engineering or other consultants' fees, if not otherwise covered.

ARTICLE 7 CONTRACTOR'S RESPONSIBILITIES

SC-7.02

Add the following paragraph after **Paragraph 7.02.B:**

C. Unless Owner otherwise agrees in writing, the superintendent will be Contractor's representative at the Site and shall have authority to act on behalf of Contractor. All communications given to or received from the superintendent shall be binding on Contractor.

SC-7.03

Add the following paragraph after **Paragraph 7.03.C:**

D. Contractor shall be responsible for the cost of overtime (premium) pay and other expense incurred by Owner for Engineer's services (including those of the Resident Project Representative, if any), Owner's representative, and construction observation services, occasioned by the performance of Work on Saturday, Sunday, any legal holiday, or as overtime on any regular workday. If Contractor is responsible but does not pay, or if the parties are unable to agree as to the amount owed, then Owner may impose a reasonable set-off against payments due under **Article 15.**

SC 7.07A

Add the following text to the end of **Paragraph 7.07A**:

Contractor shall not subcontract more than 75% of the contract value.

SC-7.08.B

Delete paragraph 7.08.B in its entirety.

SC-7.08.C

Amend 7.08.C as follows:

C. To the fullest extent permitted by Laws and Regulations, Contractor shall defend, indemnify and hold harmless Owner and Engineer, and the officers, elected and appointed officials, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

SC-7.10

Add the following subparagraphs to **Paragraph 7.10.A**:

1. Contractor and any Subcontractor shall not permit any lien or claim to be filed or prosecuted against the state or a county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished.
2. Contractor and any Subcontractor shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.
3. Contractor shall pay promptly all contributions or amounts to the State Industrial Accident Fund and the State Unemployment Compensation Fund from Contractor or any Subcontractor in connection with the performance of the Contract Documents.

SC-7.11

Amend paragraph 7.11.B as follows:

A. If Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all resulting costs and losses, and shall defend, indemnify and hold harmless Owner and Engineer, and the officers, elected and appointed officials, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work or other action. It is not Contractor's responsibility to make certain that the Work described in the Contract Documents is in accordance with Laws and Regulations, but this does not relieve Contractor of its obligations under Paragraph 3.03.

Add the following paragraphs immediately after **Paragraph 7.11.C**:

D. Payment of Prevailing Wage Rates for Public Works. The Contractor and all persons doing or contracting to do any of the work contemplated by the Contract Documents shall comply with all Federal and State Laws in employment and payment of labor. Contractor shall comply with all provisions of said laws (and pay all related fees), not only in regard to the payment of prevailing wage rates, but also in the matter of the necessary certificates and affidavits required to accompany each request for payment. No payment, progress or otherwise, will be paid unless accompanied by the necessary certificates and affidavits pertaining to prevailing wages.

E. The minimum wages to be paid workers on this project shall not be less than the specified minimum rate of wage in accordance with ORS 279C.838 and ORS 279C.840 for each trade or occupation as defined by the Commissioner of the Oregon Bureau of Labor and Industries in the applicable publication entitled Definitions of Covered Occupations for Public Works Contracts in Oregon available at <https://www.oregon.gov/boli/employers/pages/prevailing-wage-rates.aspx>. If a dispute arises as to what is the prevailing wage rate for any class of workers, and a dispute cannot be settled by the parties involved, it may be referred to the Commissioner of Labor, State of Oregon, for final determination. Contractor and all Subcontractors shall keep the prevailing wage rates for this Project posted in a conspicuous and accessible place in or about the Project.

1. If Owner determines at any time that the prevailing rate of wage has not or is not being paid as required herein, it may retain from moneys due to Contractor an amount sufficient to make up the difference between the wages actually paid and the prevailing rate of wages and may also cancel the Contract. Liquidated damages for failure to pay the rate of wage required herein shall be an additional amount equal to the unpaid premium, over and above the liability of the Contractor, any Subcontractor, or surety to pay said unpaid minimum to any workers affected.
2. The City shall pay a fee to the Commissioner of the Oregon Bureau of Labor and Industries as provided in ORS 279C.825. The fee shall be paid to the Commissioner under the administrative rule of the Commissioner.
3. Contractor or any Subcontractor also provides for or contributes to a health and welfare plan or a pension plan, or both, for its employees on the Project, it shall post notice describing such plans in a conspicuous and accessible place in or about the Project. The notice shall contain information on how and where to make claims and where to obtain future information.

F. Under the provisions of Oregon Law, ORS 279C.845, the wage certification form on public works contracts must be provided: Once within fifteen (15) days of the date the Contractor or Subcontractor first began work on the project and once before the final inspection of the project by the public contracting agency: In addition, for projects exceeding ninety (90) days, submissions are to be made at 90-day intervals. Payroll information is to be filed with both the public contracting agency and the Wage and Hour Division, Bureau of Labor and Industries, 1400 S.W. 5th Avenue, Portland, Oregon 97201. This payroll information must be kept by the Contractor and/or Subcontractor for three (3) years.

- G. Contractor shall strictly observe and obey all of the terms and provisions of ORS 279C pertaining specifically, but not exclusively, to the furnishings of Workers Compensation Insurance, payment of laborers and materialmen, the withholding of State and Federal income and other taxes, hours of labor, and all other regulations provided in said chapter, and shall hold Owner harmless on account thereof.
- H. Contractor shall employ no person for more than eight hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or where the public policy absolutely requires it. In such cases, Contractor shall pay the laborer at least time and a half pay for all overtime in excess of eight hours a day and for work performed on any legal holiday specified in ORS 279C.520. When specifically agreed to in a written labor-management negotiated labor agreement, a laborer may be paid at least time and a half pay for work performed in any legal holiday specified in ORS 187.010 and 187.020 and not listed in ORS 279C.540(1). Contractor to comply with ORS 279C.540 to 279C.545 and ORS 653.268 to 653.269 regarding hours of labor and overtime.
- I. Contractor shall comply with ORS 279C.530 and shall make payment promptly, as due, to any person, co-partnership, association, or corporation furnishing medical, surgical, hospital, or other needed care of attention incident to sickness or injury to the employees of Contractor of all sums which the Contractor agreed to pay or collected or deducted from the wages of employees pursuant to any law, Contractor or agreement for the purpose of providing payment for such service.
- J. The Contractor, or its Subcontractors, if any, and all employers working under this Contract are subject employers under Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires them to provide Workers' Compensation for all their subject workers as defined under ORS chapter 656 (ORS 279C.530(2)).
- K. Contractor shall comply with all federal, state, and local laws and regulations dealing with the prevention of environmental pollution and the preservation of natural resources that affect the performance of the Contract. If new or amended statutes, ordinances, or regulations are adopted, or the Contractor encounters a condition not referred to in the bid document not caused by the Contractor and not discoverable by reasonable site inspection which requires compliance with federal, state, or local laws or regulations dealing with the prevention of environmental pollution or the preservation of natural resources, both the Owner and the Contractor shall have all the rights and obligations specified in ORS 279C.525 to handle the situation.
- L. This Contractor and all Subcontractors shall not discriminate against any employee, applicant for employment, or Subcontractor because of race, color, religion, sex, handicap, marital status, age, national origin, or business that is owned or controlled by, or employs a disabled veteran. Such action shall include, but not be limited to employment, upgrading, promotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.
 - 1. The Contractor shall post in conspicuous places available to employees and applicant for employment, notices setting forth the provisions of this nondiscrimination clause. Contractor's and Subcontractor's solicitations and advertisements for employees shall

state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap, marital status, age, or national origin.

- M. If Contractor is performing work as a landscape contractor as defined in ORS 671.520(2), Contractor must have a current, valid landscape contractor's license issued under ORS 671.560. If Contractor is performing work as a Contractor as defined in ORS 701.005(2), Contractor must have a current, valid construction contractor's license issued under ORS 701.026. Contractor certifies that all subcontractors performing work described in ORS 701.005(2) (i.e., construction work) will be registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractors commence work under the Contract Documents. Contractor shall maintain in effect all licenses, permits, and certifications required for the performance of the Work. Contractor shall notify City immediately if any license, permit, or certification required for performance of the Contract Documents shall cease to be in effect for any reason.
- N. Upon award of this contract, the Owner is required to pay a fee to the BOLI Prevailing Wage Rate Unit in accordance with ORS 279C.830 (2) and OAR 839-025-0200. The amount of the fee shall be one tenth of one percent (.001) of the contract price; however, the fee must be no less than \$250 or more than \$7,500 regardless of the contract price.
- O. Contractor shall demonstrate that an employee drug testing program is in place. Contractor shall demonstrate that a salvage program is in place.
- P. ORS 279C.510 (Recycling/Composting): If these Contract Documents includes demolition work, the Contractor shall salvage or recycle construction and demolition debris, if feasible and cost-effective. If the Contract Documents includes lawn or landscape maintenance, the Contractor shall compost or mulch yard waste material at an approved site, if feasible and cost-effective.
- Q. ORS 279C.580(3) (Prompt Payment of First-Tier Subcontractors): Contractor shall include in each subcontract for property or services with a first-tier Subcontractor a clause that obligates the Contractor to pay the first-tier Subcontractor for satisfactory performance under its subcontract within ten days out of such amounts as are paid to the Contractor by the City. Contractor shall also include in each subcontract a clause that states that if the Contractor fails to pay any claim for materials or labor furnished under the Contract Documents within 30 days after being paid by City, interest shall be due on such claim as specified in ORS 279C.515(2) at the end of the ten-day period that payment is due under ORS 279C.580(3). Contractor shall require each first-tier Subcontractor to include a payment clause and interest clause conforming to the requirements of ORS 279C.580 in each of its subcontracts, and to require each of its Subcontractors to include a similar clause in each contract with a lower-tiered subcontractor or supplier.
- R. Oregon Tax Law Compliance: Contractor must, throughout the duration of the Contract Documents and any extensions, comply with all tax laws of this state and all applicable tax laws of any political subdivision of this state. Contractor (to the best of Contractor's knowledge, after due inquiry), for a period of no fewer than six calendar years preceding the date of this Agreement, represents and warrants that it has faithfully has complied with, and will continue to comply with during the term of the Contract Documents: (A) all

tax laws of this state, including but not limited to ORS 305.620 and ORS chapters 316, 317, and 318; (B) any tax provisions imposed by a political subdivision of this state that applied to Contractor, to Contractor's property, operations, receipts, or income, or to Contractor's performance of or compensation for any work performed by Contractor; (C) any tax provisions imposed by a political subdivision of this state that applied to Contractor, or to goods, services, or property, whether tangible or intangible, provided by Contractor; and (D) any rules, regulations, charter provisions, or ordinances that implemented or enforced any of the foregoing tax laws or provisions. Failure to comply with this section is a default for which the City may terminate the Contract Documents and seek damages and other relief available under the terms of the Contract Documents or under applicable law.

S. Foreign Contractor. If Contractor is not domiciled in or registered to do business in the state of Oregon, Contractor shall promptly provide to the Oregon Department of Revenue and the Secretary of State Corporation Division all information required by those agencies relative to the Contract Documents. Contractor shall demonstrate its legal capacity to perform these services in the state of Oregon prior to entering into the Contract Documents.

SC-7.14

Add the following paragraph immediately after **Paragraph 7.14.A:**

B. *Single Prime Contract:* Contractor shall be responsible for coordinating exchange of safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws and Regulations. Contractor shall provide a centralized location for the maintenance of the safety data sheets or other hazard communication information required to be made available by any employer on the Site. Location of the material safety data sheets or other hazard communication information shall be readily accessible to the employees of employers on the Site.

SC-7.18

Paragraph 7.18.A is amended as follows:

A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract Documents or otherwise, Contractor shall defend, indemnify and hold harmless Owner and Engineer, and the officers, elected and appointed officials, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Work, including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable.

ARTICLE 8 OTHER WORK AT THE SITE

SC-8.02

Add the following Paragraph after **Paragraph 8.02.B:**

C. Specifications Section 01 11 00 – Summary of Work indicates whether the Owner intends to contract with others for the performance of other work at or adjacent to the Site during the construction period. In the event of other contracts at the Work Site, Owner's Resident Project Representative shall have authority and responsibility for coordination of the various contractors and work forces at the Site.

SC-8.03.C

Amend subparagraph (2) of this paragraph as follows:

C. 2) defend, indemnify and hold harmless Owner and Engineer, and the officers, directors, elected and appointed officials, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against any such claims, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such damage, delay, disruption, or interference.

ARTICLE 9 OWNER'S RESPONSIBILITIES

SC-9.13

Add the following new paragraph immediately after **Paragraph 9.12** of the General Conditions:

9.13 Owner's Site Representative

Add a new paragraph immediately following **Paragraph 9.12** of the Standard General Conditions as follows:

A. Owner will furnish an "Owner's Site Representative" (OSR) to represent Owner at the Site and assist Owner in observing the progress and quality of the Work. The Owner's Site Representative is not Engineer's consultant, agent, or employee. Owner's Site Representative will be identified in the pre-construction meeting. The authority and responsibilities of Owner's Site Representative follow:

1. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.
2. *Safety Compliance:* Comply with Site safety programs, as they apply to OSR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
3. *Liaison*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's On-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for Contractor's proper execution of the Work.

4. Review of Work, Defective Work
 - a. Conduct On-Site observations of the Work to assist Engineer in determining, to the extent set forth in **Paragraph 10.02** if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Observe whether any Work in place appears to be defective. This does not impose on either RPR or Engineer any obligation to find all, or any specific element of, defective Work, for which Contractor remains solely responsible.
 - b. Observe whether any Work in place should be uncovered for observation, or requires special testing, inspection, or approval.
5. Inspections and Tests
 - a. Observe Contractor-arranged inspections required by Laws and Regulations, including but not limited to (1) code-required tests and special inspections, and (2) those performed by public or other agencies having jurisdiction over the Work.
 - b. Observe specific tests, inspections, and other field quality control required by the Contract Documents and performed by Contractor, Subcontractor, Supplier, or by testing or laboratories retained by any of them.
 - c. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work.
6. *Payment Requests:* Review Applications for Payment with Contractor and advise Contractor regarding quantities or extent of the Work eligible for payment.
7. Completion
 - a. Participate in Engineer's visits regarding inspection for Substantial Completion.
 - b. Assist in the augmenting or amending the punch list of items to be completed or corrected prior to final inspection.
 - c. *Final Inspection:* Participate in Engineer's visit to the Site, in the company of Owner and Contractor, regarding completion of the Work, and prepare a final punch list (if any) of items to be completed or corrected by Contractor.
 - d. Observe whether items on the final punch list have been completed or corrected.
 - d. *Record Documents:* Periodically during the Work, review with Contractor the status of Contractor's record documents required by the Contract Documents and advise Contractor on whether such record documents appear to comply with the Contract's requirements for record documents. Review final record documents submitted by Contractor.

D. The OSR will not:

1. Authorize any deviation from the Contract Documents or substitution of materials, equipment (including "or-equal" items), or procedures or sequences indicated in the Contract Documents.
2. Exceed limitations of Engineer's authority as set forth in the Contract Documents.
3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers.
4. Advise on, issue directions relative to, or assume control or responsibility over any aspect of the means, methods, techniques, sequences, or procedures of construction.
5. Advise on, issue directions regarding, or assume control over security protection, or safety practices, precautions, and programs in connection with the activities or operations of Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Authorize Owner to occupy the Project in whole or in part.

ARTICLE 10 ENGINEER'S STATUS DURING CONSTRUCTION

SC-10.03.C through SC-10.03.E

Add the following paragraphs following **Paragraph 10.03.B** of the Standard General Conditions:

- C. The responsibilities, authority, and limitations of the Resident Project Representative are limited to those of Engineer in accordance with **Paragraph 10.07** of the General Conditions and as set forth elsewhere in the Contract Documents and are further limited and described below.
- D. Responsibilities and Authority:
 1. Schedules: Review and monitor the Progress Schedule, the Schedule of Submittal submissions and the Schedule of Values prepared by Contractor and consult with Engineer concerning acceptability.
 2. Conferences and Meetings: Conduct or attend meetings with Contractor, such as preconstruction conferences, progress meetings, Work conferences and other Project-related meetings, not including Contractor's safety meetings. As appropriate, prepare and circulate meeting minutes.
 3. Serve as Engineer's liaison with Contractor, working principally through Contractor's authorized representative or designee, and assist in providing information regarding the provisions and intent of the Contract Documents.
 4. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's onsite operations.
 5. Assist in obtaining from OWNER additional details or information when required for proper execution of the Work.

6. Submittals: Receive Submittals which are furnished at the Site by Contractor and notify Owner of availability for examination. Advise Owner and Contractor of the commencement of any Work or arrival of products at the Site, when recognized, requiring a Shop Drawing or Sample if the Submittal has not been approved by Owner.
7. Review of Work, Rejection of Defective Work, Inspections and Tests:
 - a. Conduct onsite observations of the Work in progress to assist Owner in determining if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Inform Owner and Contractor whenever RPR believes that any Work is defective.
 - c. Advise Owner when RPR believes that any Work will not produce a complete Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the complete Project as a functioning whole as indicated in the Contract Documents, or whenever RPR believes Work should be uncovered for observation, or requires special testing, inspection, or approval.
8. Monitor to ensure that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that Contractor maintains adequate records thereof;
9. Observe, record and report to Owner appropriate details relative to the test procedures and startups; and
10. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to the Owner.
11. Interpretation of Contract Documents: Inform Owner when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Owner.
12. Modifications: Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and provide recommendations to Owner; transmit to Contractor the decision issued by Owner.
13. Records:
 - a. Maintain at the Site files for correspondence, conference records, Submittals including Shop Drawings and Samples, reproductions of original Contract Documents including all Addenda, the signed Agreement, Written Amendments, Work Change Directives, Change Orders, Field Orders, additional Drawings issued after the Effective Date of the Agreement, Engineer's written clarifications and interpretations, progress reports, and other Project related documents.
 - b. Keep a record of pertinent Site conditions, activities, decisions, and events.
14. Reports:

- a. Furnish Owner periodic reports of progress of the Work and of Contractor's compliance with the Progress Schedule and Schedule of Submittal submissions.
- b. Consult with Owner in advance of scheduled major tests, inspections or start of important phases of the Work.
- c. Assist in drafting proposed Change Orders, Work Change Directives, and Field Orders, and obtain backup material from Contractor as appropriate

15. Payment Requests: Review Applications for Payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Owner, noting particularly the relationship of the payment requested to the Schedule of Values, Work completed and materials and equipment delivered at the Site but not incorporated in the Work.

16. Certificates, Maintenance and Operation Manuals, Record Documents, and Site Records: During the course of the Work, monitor whether these documents and other data required to be assembled, maintained, and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Owner for review and forwarding to Owner prior to final payment for the Work.

17. Substantial Completion:

- a. Conduct an inspection in the company of Engineer, Owner, and Contractor and prepare a list of items to be completed or corrected.
- b. Submit to Owner a list of observed items requiring completion or correction.

18. Final Completion:

- a. Conduct final inspection in the company of Engineer, Owner, and Contractor.
- b. Notify Contractor and Owner in writing of all particulars in which this inspection reveals that the Work is incomplete or defective.
- c. Observe that all items on final list have been completed, corrected, or accepted by Owner and make recommendations to Owner concerning acceptance.

E. Limitations of Authority: Resident Project Representative will not:

1. Exceed limitations of Engineer's authority as set forth in the Contract Documents.
2. Authorize any deviation from the Contract Documents or substitution of materials or equipment, including "or equal" items.
3. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction.
4. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.

5. Undertake any of the responsibilities of Contractor, Subcontractors, Contractor's superintendent, or Suppliers.
6. Accept Submittals from anyone other than the Contractor.
7. Authorize Owner to occupy the Project in whole or in part.
8. Participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by Owner.

ARTICLE 11 CHANGE OF CONTRACT

SC-11.01 Amending and Supplementing the Contract Documents

Amend Paragraph 11.01.A by adding "or an amendment" to the end of the sentence.

ARTICLE 12 CLAIMS

No Supplementary Conditions in this Article.

ARTICLE 13 COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

SC-13.01 Cost of the Work

Supplement Paragraph 13.01.B.5.c.(1) by adding the following subparagraphs:

- a) Prior to commencing Work at the Site, submit to Owner copies of the equipment rental agreements for Owner's approval.
- b) Should Contractor perform Work using rented construction equipment or machinery without Owner's written approval of the associated rental agreement and the parties subsequently disagree on the applicable rental rates, use of such construction equipment and machinery will be compensated on the basis of the rental rate book indicated in Paragraph SC-13.01.B.5.c.(2).
- c) When the rental rate book is used basis for determining compensation for construction equipment and machinery leased from a rental firm, the hourly rate for such equipment shall be determined in accordance with Paragraph 13.01.B.5.(2) of the General Conditions.

SC-13.01.B.5.c.(2)

Supplement Paragraph 13.01.B.5.c.(2) by adding the following sentence:

The equipment rental rate book that governs the included costs for the rental of machinery and equipment owned by Contractor (or a related entity) under the Cost of the Work provisions of this Contract is the most current edition of Rental Rate Blue Books for Construction Equipment.

SC-13.01.B.5.c

Supplement Paragraph 13.01.B.5.c by adding the following subparagraphs:

- 4) *Inactive Equipment and Machinery:* Rental of construction equipment and machinery shall cease when the use thereof is no longer necessary for the Work. Periods of inactivity for such construction equipment or machinery will not be compensable unless agreed upon in writing by Owner, unless the costs of disassembly, removal, transportation, reassembly, and remobilization, as submitted to and accepted by Owner (with advice of Engineer) would exceed the cost of continuing to rent the item(s) during the period(s) of inactivity. Contractor is responsible for obtaining Owner's written approval for compensation for construction equipment and machinery for periods of inactivity. Owner is not responsible for retroactively approving such inactivity. "Period of inactivity" for such items includes periods when the construction equipment or machinery is not used or necessary for the logical and efficient progression of the Work, or when other, available equipment or machinery is suitable for performing the given task.
- 5) *Condition of Equipment and Machinery:* Construction equipment and machinery will be compensable only for serviceable construction equipment and machinery capable of efficiently performing its intended function at the Site. Construction equipment and machinery not in compliance with this **Paragraph SC-13.01.B.5.c.5)** is not eligible for compensation.
- 6) *Capped Compensation:* Compensation paid Contractor for a given item of Contractor-owned construction equipment or machinery will be capped at, and shall not exceed, the comparable purchase price of such item of equal or comparable capacity and capability.

SC-13.01.C.2

Supplement **Paragraph 13.01.C.2** by adding the following definition of small tools and hand tools:

- a. For purposes of this paragraph, "small tools and hand tools" means items in one or more of the following categories: (1) Items that are ordinarily required for the performing worker's job function, including but not limited to equipment which ordinarily has no associated licensing, insurance, or substantive storage costs; such as hammers, wrenches, socket tools, manual saws, power saws, chainsaws, common power tools, impact drills, threaders, benders, transits and theodolites and related equipment, and other tools transportable by hand, regardless of ownership of such items; (2) Items such as gang-boxes, ladders, hand carts and similar wheeled items manually operated by workers, extension cords, and similar items; (3) common testing equipment such as insulation testers (megger-testing equipment), amp meters, gas detectors, pressure gauges, and similar items; (4) A purchase price (if purchased new, at retail) of \$500, although such limit is not absolute, and certain items may be deemed by Owner or Engineer as "small tools or hand tools" (and not eligible for compensation) even though such item may have a purchase price greater than the amount indicated in this **Paragraph 13.01.C.2.**

SC-13.01.E

Amend the second to last sentence in Paragraph 13.01.E as follows: "Contractor shall preserve all such documents for a period of three years after the final payment by Owner or three years after final resolution of all claims and disputes brought in connection with the Contract Documents, whichever is later."

SC-13.03

Delete **Paragraph 13.03.E** in its entirety and insert the following in its place:

E. Adjustments in Unit Price

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:
 - a. the extended price of a particular item of Unit Price Work amounts to five percent (5%) or more of the Contract Price (based on estimated quantities at the time of Contract formation) and the variation in the quantity of that particular item of Unit Price Work actually furnished or performed by Contractor differs by more than twenty percent (20%) from the estimated quantity of such item indicated in the Agreement; and
 - b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.
2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.
3. Adjusted unit prices will apply to all units of that item.

ARTICLE 14 TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

SC-14.02 Tests, Inspections, and Approvals

SC-14.02.A.1

Add the following new paragraph immediately after **Paragraph 14.02.A**:

1. Timely notice for inspections, tests, or approvals shall mean not less than 72 hours prior to the time when inspection, test, or approval is required.

SC-14.07 Owner May Correct Defective Work

Add the following language at the end of the existing sentence: "and charge Contractor for the same pursuant to paragraph 14.07.C."

ARTICLE 15 PAYMENTS TO CONTRACTOR; SET OFFS; COMPLETION; CORRECTION PERIOD

SC-15.01 Progress Payments

SC-15.01.C.2

Add the following subparagraph d immediately following subparagraph c:

- d. Contractor has failed to provide satisfactory evidence supporting its claim that it has paid all employees, suppliers, and subcontractors providing material, labor, or equipment in connection with the Project.

SC-15.01.D.1

Amend **Paragraph 15.01.D.1** to read as follows:

1. After presentation of the Application for Payment to Owner by Engineer with Engineer's recommendation, the Application for Payment will be reviewed and processed by Owner and any involved funding agencies. The amount recommended and accepted by Owner and any involved agencies will, subject to the provisions of **Paragraphs 15.01.C.5 and 15.01.E**, become due and payable by Owner to Contractor within 30 days of submission to the Owner.

SC-15.01.D.2

Add the following new paragraph immediately after **Paragraph 15.01.D.1**:

2. The Owner and Contractor are bound by the rights and responsibilities of the prompt payment policies and shall comply with the procedures for prompt payment as stated in ORS 279C.505, ORS 279C.515, 279C.570 and ORS 279C.580.

SC-15.01.E.1.I

Add the following new paragraphs immediately after **Paragraph 15.01.E.1.I**:

- m. Third party claims filed or evidence indicating probable filing of such claims.
- n. Failure of Contractor to make payments properly or promptly to subcontractors for material, labor, or equipment.
- o. Damage to Owner or others.

SC-15.01

Add the following new **Paragraph 15.01.F**:

- F. For contracts in which the Contract Price is based on the Cost of Work plus a fee, if Owner determines that progress payments made to date substantially exceed the actual progress of the Work (as measured by reference to the Schedule of Values), or present a potential conflict with the Guaranteed Maximum Price, then Owner may require that Contractor prepare and submit a plan for the remaining anticipated Applications for Payment that will bring payments and progress into closer alignment and take into account the Guaranteed Maximum Price (if any), through reductions in billings, increases in retainage, or other equitable measures. Owner will review the plan, discuss any necessary modifications, and implement the plan as modified for all remaining Applications for Payment.

SC-15.02 Contractor-s Warranty of Title

Amend paragraph 15.02 as follows:

- A. Add the word "final" immediately before the word "payment."

SC-15.03 Substantial Completion**SC-15.03.A**

Amend the first sentence of Paragraph 15.03.A as follows:

- A. Replace "ready for its intended use" with "is substantially complete."

Add the following new paragraphs immediately after **Paragraph 15.03.A**:

1. Final completion of the entire project shall be no later than the time indicated on the Certificate of Substantial Completion. If no date is indicated, then fifteen (15) calendar days from the date of substantial completion will be considered maximum. If final completion is not accomplished within the time indicated, liquidated damages if included in the Contract Documents and as defined in the Contract Documents will be reinstated at that date and will continue until final completion or a time extension is granted.
2. Liquidated Damages. Failure to complete the Project by the specified time will result in damages to the City. The parties to this Contract agree that establishing the exact amount of damages the City will incur will be difficult. In order to compensate the City, the parties to this Contract have estimated the amount the City would be damaged for every calendar day completion is delayed. Consequently, should the Contractor fail to accomplish Substantial Completion or Final Acceptance in the time agreed upon in the Contract or within such extra time as may have been allowed for delays by extensions granted as provided in the Contract, the Contractor shall pay the City liquidated damages in accordance with Paragraph 3.3 of the Agreement, for every day, that the Contract remains uncompleted after the date of completion given in the Contract. The said amounts are hereby agreed upon as liquidated damages for the loss to the Owner and on account of the value of the operation of the works dependent thereon. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty, but as actual expense and damages experienced by the Owner for delay of completion beyond the agreed to Contract times. Owner is authorized to deduct the amount of such damages from any monies due the Contractor for work performed or material furnished under this Contract, and the Contractor and his sureties shall be liable for any excess. The City may waive its right to claim part or all of the liquidated damages due under this provision, but such full or partial waiver shall not negate or abridge any other right of action the City may have to enforce the provisions of this Contract. Contractor will not contest such sums as being other than a reasonable measure of delay damages in the event those damages become payable under these provisions. The parties agree that such liquidated damages are a fair and reasonable estimate of resulting damages.

SC-15.03.B

Add the following new subparagraph to **Paragraph 15.03.B**:

1. If some or all of the Work has been determined by Engineer not to be at a point of Substantial Completion and will require re-inspection or re-testing by Engineer or other entity retained by Owner, the cost of such re-inspection or re-testing, including the cost of time, travel and living expenses, will be paid by Contractor to Owner. If Contractor does not pay, or the parties are unable to agree as to the amount owed, then Owner may impose a reasonable set-off against payments due under this Article 15.

SC-15.06 Final Payment**SC-15.06.A**

Add the following new paragraph immediately after **Paragraph 15.06.A.3:**

4. Final payment will not be made to the Contractor until it files with the Owner a notarized affidavit containing the following statements:
 - a. "I (we) hereby certify that all work has been performed and material supplied in accordance with the plans, specifications, and Contract Documents for the above work;
 - b. No less than the prevailing rates of wages as ascertained by the governing body of the contracting agency has been paid to laborers and workers employed on this work (a signed State-approved Wage Certification Form certifying that Contractor has paid not less than the prevailing rate of wages as required by law);
 - c. No subcontract was assigned or transferred or performed by any subcontractor other than the original subcontractor, without prior notice having been submitted to the Engineer together with the names of all subcontractors;
 - d. All suppliers and subcontractors connected with the Work have been paid in full;
 - e. All claims for material and labor and other services performed in connection with these specifications have been paid; and
 - f. All monies due the State Industrial Accident Fund, the State Unemployment Compensation Trust Fund, the State Tax Commission, hospital associations and/or others have been paid."

SC-15.08 Correction Period**SC-15.08.A**

Amend the first sentence of **Paragraph 15.08.A** as follows:

- A. Change the words "Substantial Completion" to "completion of the Work."

SC-15.08.C

Delete **Paragraph 15.08.C** in its entirety.

ARTICLE 16 SUSPENSION OF WORK AND TERMINATION**SC-16.01**

Amend Paragraph 16.01 as follows:

- A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times directly attributable to any such suspension, provided the suspension was not caused by a Contractor material default. Any Change Proposal seeking

such adjustments must be submitted no later than 30 days after the date fixed for resumption of Work.

Amend Paragraph 16.02.A as follows:

1. Contractor's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment, or failure to adhere to the Progress Schedule);
2. Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents;
3. Contractor's disregard of Laws or Regulations of any public body having jurisdiction;
4. If Contractor should voluntarily or involuntarily, seek protection under the United States Bankruptcy Code and its Contractor as debtor-in-possession or Trustee for the estate fail to assume the Contract within a reasonable time;
5. If Contractor should make a general assignment for the benefit of Contractor's creditors;
6. If a receiver should be appointed on account of Contractor's insolvency;
7. If Contractor should repeatedly fail to make prompt payment to Subcontractors or for material or labor, or
8. Contractor's repeated disregard of the authority of Owner or Engineer.

ARTICLE 17 FINAL RESOLUTION OF DISPUTES

No Supplementary Conditions in this Article.

ARTICLE 18 MISCELLANEOUS

No Supplementary Conditions in this Article.

END OF SECTION

SECTION 00 73 43

OREGON PREVAILING WAGE RATE FLYSHEET

This is a public works project and is subject to both state and federal prevailing wage rate laws. The Contractor and Subcontractors shall pay the higher of either the state or federal prevailing wage rates for the type of work being performed.

The applicable Oregon prevailing wage rates are contained in the publication *Prevailing Wage Rates for Public Works Contracts in Oregon, Effective October 5, 2025*, including the Amendment effective October 5, 2025, and are incorporated herein as though fully set forth as of the date the Bidding Documents are first advertised.

(See Oregon Bureau of Labor and Industries website links at
<https://www.oregon.gov/boli/employers/Pages/prevailing-wage-rates.aspx> and
<http://www.oregon.gov/BOLI>)

THIS PAGE INTENTIONALLY LEFT BLANK

Bid Opening Summary

12/18/2025

Revenue Reservoir

2:00 PM

Bidder	Signed	Bond	First Tier	Addendum	Bid
2KG	X	X	X	X	\$ 1,907,843.09
Emery & Sons	X	X	X	X	\$ 1,799,590.00
Fulcrum	X	X		X	\$ 1,627,204.00
Rotschy Inc	X	X	X	X	\$ 1,604,411.00
MEI	X	X	X	X	\$ 1,571,252.50
Slateco	X	X	X	X	\$ 1,380,153.00
Elk Mountain Const	X	X	x	X	\$ 1,379,055.00
RL Reimers	X	X	X	X	\$ 1,359,463.00

Apparent Low Bidder: RL Reimers \$1,359,463