

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**



DEPARTMENT: Capital Improvement
Aviation
Purchasing & Strategic Sourcing

AGENDA DATE: January 22, 2025

PUBLIC HEARING DATE: Not Applicable

| | |
|---|------------------------------------|
| CONTACT PERSON NAME: Yvette Hernandez, City Engineer | PHONE NUMBER: (915)212-1860 |
| Tony Nevarez, Aviation Director | PHONE NUMBER: (915)474-2424 |
| K. Nicole Cote, Managing Director | PHONE NUMBER: (915)212-1092 |

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: No.1 Cultivate an Environment Conducive to Strong, Economic Development

SUBGOAL: No. 1.1 Grow existing and attract new target industries, including advanced manufacturing and international development; creating an innovation-driven culture of technology that fosters economic prosperity and creates high-paying career pathways

SUBJECT:

Discussion and action on the request that City Manager is authorized to execute the Design-Build documents considered to be the agreement ("Contract") between the City of El Paso and Jordan Foster Construction, LLC ("Design-Builder"), for the project known as the 2024-0272R Advanced Manufacturing District in an initial amount of two million eight hundred fifteen thousand one hundred twenty seven and 16/100 dollars (\$2,815,127.16) for work prior to the execution of the Design-Build Amendment; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$50,000.00 if the services are necessary for the proper execution of the project.

BACKGROUND / DISCUSSION:

On September 2, 2022 the Economic Development Administration announced that the West Texas Aerospace and Defense Manufacturing Coalition was awarded \$40 million as a winner of the Department of Commerce's Build Back Better Regional Challenge. \$25 million of which was awarded directly to the El Paso International Airport to begin build out of a 250-acre Advanced Manufacturing District (AMD). The AMD will co-locate A&D teams and manufacturing operations with supportive services and training for manufacturing technology startups and small and medium manufacturers. The District will be purpose-built with a common physical, cyber and digital infrastructure that helps small and medium manufacturers overcome these prohibitively expensive barriers through shared infrastructure.

Phase 1 building facility construction includes a stand-alone 50,000 square foot building and two 100,000 square foot multi-tenant buildings.

COMMUNITY AND STAKEHOLDER OUTREACH:

A pre-proposal meeting was held on February 28, 2023. Number 44 suppliers were in attendance

SELECTION SUMMARY:

Solicitation was advertised on February 20, 2024 and February 27, 2024. The solicitation was posted on City website on February 20, 2024. There was a total of one hundred eleven (111) viewers online; six (6) proposals were received; three (3) from local suppliers.

CONTRACT VARIANCE:

NA

PROTEST

No protest received for this requirement.

PRIOR COUNCIL ACTION:

On March 28, 2023 City Council approved Design-Build Owner’s Representative Agreement with JMT for \$1,600,470.00.

AMOUNT AND SOURCE OF FUNDING:

Amount: \$2,815,127.16

Funding Source: Department of Commerce’s Build Back Better Regional Challenge Grant and Airport Enterprise Funds

Account: 562-3080-62330-580270-G6A23BBRC

562-3010-62330-580270-G6A23BBRC


REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT (\$) |
|------------------------------------|-------------|
| Form was provided to the applicant | |
| | |
| | |
| | |

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Yvette Hernandez, City Engineer



K. Nicole Cote, Managing Director

Project Form
Design-Build

*****Posting Language Below *****

Please place the following item on the Regular Agenda for the City Council Meeting of January 22, 2025.

Strategic Goal 1 – Cultivate an Environment Conducive to Strong, Economic Development

The linkage to the Strategic Plan is subsection: No. 1.1 Grow existing and attract new target industries, including advanced manufacturing and international development; creating an innovation-driven culture of technology that fosters economic prosperity and creates high-paying career pathways.

Award Summary:

Discussion and action on the request that City Manager is authorized to execute the Design-Build documents considered to be the agreement (“Contract”) between the City of El Paso and Jordan Foster Construction, LLC, for the project known as the 2024-0272R Advanced Manufacturing District in an initial amount of two million eight hundred fifteen thousand one hundred twenty seven and 16/100 dollars (\$2,815,127.16) for work prior to the execution of the Design-Build Amendment; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$50,000.00 if the services are necessary for the proper execution of the project.

| | |
|------------------------|---|
| Department: | Capital Improvement |
| Award to: | Jordan Foster Construction, LLC |
| City & State: | El Paso, TX |
| Item(s): | Pre-Construction Services |
| Total Estimated Award: | \$2,815,127.16 |
| Account(s): | 562-3080-62330-580270-G6A23BBRC 562-3010-62330-580270-G6A23BBRC |
| Funding Source(s): | Department of Commerce’s Build Back Better Regional Challenge Grant and Airport Enterprise Funds |
| District(s): | All |

This was a Design-Build Procurement – Service Contract

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Jordan Foster Construction, LLC. The Desing-build team offering the best value on the basis of the published selection criteria and on its ranking evaluations.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

Additionally, it is requested that the City Attorney’s Office review and that the City Manager or designee be authorized to execute any related contract documents and agreements necessary to effectuate this award.

Desing-Build Request for Qualifications

PROJECT: 2024-0272R Design-Build for Advanced Manufacturing District

| | <small>MAX POINTS</small> | Banes General Contractors, Inc. | Catamount Constructors Inc | Jordan Foster Construction, LLC | Ridgemont Commercial Construction | Sundt Construction, Inc. | VEMAC |
|--|---------------------------|------------------------------------|-------------------------------|------------------------------------|---|-----------------------------|--------------|
| Factor A - Project Team | | | | | | | |
| Total Factor A | 20 | 17.75 | 18.25 | 19.75 | 18.25 | 19.75 | 13.25 |
| Factor B - Comparable Design Experience | | | | | | | |
| Total Factor B | 30 | 11.33 | 7.75 | 21.28 | 10.00 | 22.16 | 7.75 |
| Factor C - Comparable Construction Experience | | | | | | | |
| Total Factor C | 40 | 18.75 | 17.75 | 30.19 | 26.00 | 28.76 | 18.21 |
| Factor D - Project Delivery Approach | | | | | | | |
| Total Factor D | 10 | 8.25 | 7.25 | 8.75 | 8.75 | 9.75 | 6.50 |
| TOTAL SCORE | 100 | 56.08 | 51.00 | 79.97 | 63.00 | 80.42 | 45.71 |
| Rank | | | | 2 | | 1 | |

| Design-Build - Additional Information Request | | | |
|--|---------------|--|---------------------------------|
| PROJECT: 2024-0272R Advanced Manufacturing District | | | |
| | | Jordan Foster Construction, LLC | Sundt Construction, Inc. |
| | Weight | | |
| Factor 1 - Presentation | | | |
| | 10 | 7.96 | 8.27 |
| Factor 2 - Schedule | | | |
| | 15 | 11.11 | 10.60 |
| Factor 3 - Cost Methodology | | | |
| | 30 | 23.40 | 20.48 |
| Factor 4. Quality Control/Quality Assurance | | | |
| | 15 | 12.09 | 12.14 |
| Factor 5. Potential Project Betterments | | | |
| | 30 | 21.86 | 22.93 |
| Total Score | | 76.42 | 74.43 |
| Ranking | | 1 | 2 |

2024-0272R Advanced Manufacturing District

| | Supplier Name | City | State |
|----|---|--------------|--------------|
| 1 | ConstructConnect | Cincinnati | OH |
| 2 | Bright Bolt Enterprises, Inc. | EL PASO | TX |
| 3 | AGs Imperial Construction & Roofing LLC | Horizon City | TX |
| 4 | ECM International Inc. | El Paso | TX |
| 5 | Access Communications Group, LLC | El Paso | TX |
| 6 | Construction Reporter | Albuquerque | NM |
| 7 | Cobb, Fendley & Associates, Inc. | Houston | TX |
| 8 | Dantex General Contractors | El Paso | TX |
| 9 | HUB International Texas, Inc. | El Paso | TX |
| 10 | GC Services Limited Partnership | Houston | TX |
| 11 | Quantum Engineering Consultants, Inc | El Paso | TX |
| 12 | AAA General Contractors, LLC | El Paso | TX |
| 13 | In*situ Architecture | El Paso | TX |
| 14 | Parkhill | El Paso | TX |
| 15 | J Carrizal General Constructio | El Paso | TX |
| 16 | Sites Southwest, LLC | El Paso | TX |
| 17 | ASA Architects, P.C. | El Paso | TX |
| 18 | Jordan Foster Construction, LLC | El Paso | TX |
| 19 | Textbook Warehouse | Alpharetta | GA |
| 20 | Broaddus & Associates | Austin | TX |
| 21 | Advanced Security Contractors, Inc. | EL PASO | TX |
| 22 | Pro-Action, Inc. | El Paso | TX |
| 23 | New Republic Architects | El Paso | TX |
| 24 | Spartan Construction of TX, Inc. | EL PASO | TX |
| 25 | RedGear LLC | El Paso | TX |
| 26 | Black Stallion Contractors, Inc. | El Paso | TX |
| 27 | alvidrez architecture inc | El Paso | TX |
| 28 | Exigo Architecture, LLC | El Paso | TX |
| 29 | Rio Grande Lighting | El Paso | TX |
| 30 | Sarabia's Portable Jons & Blue Sanitation | El Paso | TX |
| 31 | Countryman & Co. Architecture | El Paso | TX |
| 32 | CONSOR Engineers, LLC | Houston | TX |
| 33 | Civil Associates, Inc. | Dallas | TX |
| 34 | Virtual Builders Exchange | San Antonio | TX |
| 35 | EPX Construction Partners | El Paso | TX |
| 36 | Gracen Engineering & Construction, Inc. | El Paso | TX |
| 37 | Lake Flato Architects | San Antonio | TX |
| 38 | Precision MPI | El Paso | TX |
| 39 | MNK Architects | El Paso | TX |
| 40 | DBR Engineering Consultants, Inc. | El Paso | TX |
| 41 | Group Travel Consultants, Inc | Orlando | FL |
| 42 | Speridian Technologies LLC | Albuquerque | NM |
| 43 | BELLA IRRIGATION, LLC | El Paso | TX |
| 44 | Sundt Construction, Inc. | El Paso | TX |

2024-0272R Advanced Manufacturing District

| | Supplier Name | City | State |
|----|---|-----------------|--------------|
| 45 | El Paso A.R.C. Electric, Inc. | El Paso | TX |
| 46 | The PlanIt Room | El Paso | TX |
| 47 | Burke Insurance Group | Las Cruces | NM |
| 48 | Dodge Data & Analytics | Hamilton | NJ |
| 49 | EMJ Construction | Dallas | TX |
| 50 | DLP Services LLC | Del Rio | TX |
| 51 | MIJARES-MORA ARCHITECTS INC | EL PASO | TX |
| 52 | CORE Construction | Phoenix | AZ |
| 53 | Hensel Phelps Construction Co | Austin | TX |
| 54 | WOFFORD TRUCK PARTS | EL PASO | TX |
| 55 | HARDER STRUCTURAL ENGINEERING, LLC | El Paso | TX |
| 56 | Harrington Construction LLC DBA HB Construction | El Paso | TX |
| 57 | UebelKorp industries | El Paso | TX |
| 58 | In Depth Events, Inc. | Princeton | TX |
| 59 | Catamount Constructors Inc | San Antonio | TX |
| 60 | EFO Media | El Paso | TX |
| 61 | Shelby Distributions | El Paso | TX |
| 62 | Burman Construction, LLC | El Paso | TX |
| 63 | City of El Paso_PM_Humphrey | El Paso | TX |
| 64 | DEC - El Paso, LLC | El Paso | TX |
| 65 | DSI Medical Services Inc | Horsham | PA |
| 66 | Paso-Tex Industries LLC | El Paso | TX |
| 67 | For The Brand Marketing LLC | El Paso | TX |
| 68 | Rio Seco Ag and Supply | Clint | TX |
| 69 | Garver | Fayetteville | AR |
| 70 | Banes General Contractors, Inc. | El Paso | TX |
| 71 | VEMAC | El Paso | TX |
| 72 | Alliance Electrical Contractors | El Paso | TX |
| 73 | Gragg Risk Management LLC | El Paso | TX |
| 74 | Beltran Electrical Contractor, Inc. | El Paso | TX |
| 75 | Andrea Lara | el paso | TX |
| 76 | Riverbend Development Company | El Paso | TX |
| 77 | WGI, Inc. | West Palm Beach | FL |
| 78 | Ardurra Group, Inc. | Houston | TX |
| 79 | Nine Degrees Architecture + Design, Inc. | El Paso | TX |
| 80 | Noble General Contractors, LLC | El Paso | TX |
| 81 | The Barnyard tees | El Paso | TX |
| 82 | Blazing Property Services LLC | El Paso | TX |
| 83 | Weststar Title, LLC | El Paso | TX |
| 84 | Barragan and Associates, Inc | El Paso | TX |
| 85 | Rexcel Coatings Corporation | El Paso | TX |
| 86 | Johnson Controls Fire Protection | El P | TX |
| 87 | Sherwin Williams Protective Coatings | El Paso | TX |
| 88 | EyeMed Vision Care | Mason | OH |

2024-0272R Advanced Manufacturing District

| | Supplier Name | City | State |
|-----|--|--------------|--------------|
| 89 | Colonial Life and Accident Insurance Company | Columbia | SC |
| 90 | AE Boulet LLC | El Paso | TX |
| 91 | SONDA USA | Dallas | TX |
| 92 | archiPELI | EL PASO | TX |
| 93 | Kindle Fischer Specialty Products | El Paso | TX |
| 94 | NMS Management Services, Inc | Palm Springs | FL |
| 95 | David Aber Construction, LLC | El Paso | TX |
| 96 | HSA Bank, a division of Webster Bank, N.A. | Milwaukee | WI |
| 97 | Trustmark Insurance Company | Lake Forest | IL |
| 98 | Mesa Skybridge LLC | Phoenix | AZ |
| 99 | COLWELL SHELOR LANDSCAPE ARCHITECTURE | PHOENIX | AZ |
| 100 | Jaynes Corporation of Texas | El Paso | TX |
| 101 | ADM Group Inc | Tempe | AZ |
| 102 | Walter P Moore | El Paso | TX |
| 103 | urban-gro, Inc. | Lafayette | CO |
| 104 | Dekker Perich Sabatini | El Paso | TX |
| 105 | Bridgers and Paxton Consulting Engineers | Albuquerque | NM |
| 106 | Ridgemont Commercial Construction | Irving | TX |
| 107 | PCG Concrete | El Paso | TX |
| 108 | TreanorHL | Lawrence | KS |
| 109 | Ximalli Security Solutions | El Paso | TX |
| 110 | El Paso International Airport | El Paso | TX |
| 111 | MC Services | El Paso | TX |

RESOLUTION

WHEREAS, on July 20, 2004, the City Council adopted a resolution approving the use of design-build as an alternative procurement method for construction projects, as permitted by Section 271.113 of the Texas Local Government Code (now Section 2269 of the Texas Government Code); and

WHEREAS, on August 26, 2014 the City Council directed that the alternative procurement method policies, including Design-Build policy, be revised to add a local preference evaluation criteria consistent with the Hire El Paso First ordinance to allow award of a construction contract to a Tier 1 bidder who is within 5 points of the highest ranked proposer who is not a resident of the municipality, if the amount of the bid is within 5% of the highest ranked proposer, or to a Tier 2 bidder who is within 5 point of the highest ranked proposer who is not a resident of the municipality, if the amount of the bid is within 2.5% of the highest ranked proposer; and

WHEREAS, consistent with Hire El Paso First ordinance, the City may award Tier 1 bidder or Tier 2 bidder if it determines that the Tier 1 or Tier 2 bidder offers the best combination of contract price and additional economic opportunities for the City created by the contract award; and

WHEREAS, on April 17, 2018 the City Council approved a resolution amending the delegation of authority from the City Engineer to the Director of Purchasing & Strategic Sourcing (“Director”) to determine which alternative construction project delivery method provides the best value for the City before advertising; and

WHEREAS, the Director considered the following criteria as a minimum basis for determining the circumstances under which the Design-build method for facilities is appropriate for the Advanced Manufacturing District project:

- (1) the extent to which the City can adequately define the project requirements;
- (2) the time constraints for the delivery of the project;
- (3) the ability to ensure that a competitive procurement can be held; and
- (4) the capability of the City to manage and oversee the project, including the availability of experienced personnel or outside consultants who are familiar with the design-build method of project delivery.

WHEREAS, the Director determined that the design-build method for facilities project for the Advanced Manufacturing District project is appropriate and provides the best value to the City; and

WHEREAS, the City of El Paso (“City”) issued a Request for Qualifications as part of the design-build project delivery method for facilities projects through solicitation 2024-0272 Advanced Manufacturing District (“Project”); and

WHEREAS, the City desires to select, Jordan Foster Construction, LLC a Texas Limited Liability Company (“Design-Builder”), as the Design-build firm for the Project after the evaluation of proposal submitted by Design-Builder, on the basis of the published selection criteria and additional information request on the ranking evaluations; and

WHEREAS, Design-Builder is a Tier1 bidder who is within 5 points of the highest ranked proposer, who is not a resident of the municipality, and whose bid amount is within 5% of the highest ranked proposer, and offers the best combination of contract price and additional economic opportunities of employing 70 residents of the municipality and subcontracting 25% of the value of the contract to local businesses; and

WHEREAS, the City negotiated a contract with Design-Builder and desires to enter into a contract for the 2024-0272R Advanced Manufacturing District with Design-Builder; and

WHEREAS, the initial contract award will commence the work prior to the execution of the design-build amendment and the parties understand that an amendment to establish the Guaranteed Maximum Price for the project will be subject to City Council approval.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. THAT pursuant to the Hire El Paso First ordinance, the City Council determines that Jordan Foster Construction, LLC, a Texas Limited Liability Corporation (“Design- Builder”), offers the best combination of contract price and additional economic opportunities for the City created by the award of the 2024-0272R Advanced Manufacturing District contract; and

2. THAT the City Manager is authorized to execute the Design-Build documents considered to be the agreement (“Contract”) between the City of El Paso and Jordan Foster Construction, LLC ("Design-Builder"), for the project known as the 2024-0272R Advanced Manufacturing District in an initial amount of \$2,815,127.16 for work prior to the execution of the Design-Build Amendment; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$50,000.00 if the services are necessary for the proper execution of the project.

[Signatures begin on the following page]

APPROVED this ____ day of _____, 2025.

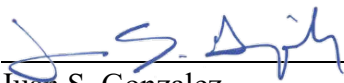
CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

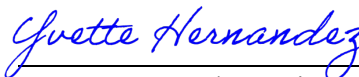
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Yvette Hernandez., City Engineer
Capital Improvement Department

APPROVED AS TO CONTENT:



Nicole Cote, Managing Director
Purchasing & Strategic Sourcing Dept.

**STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND DESIGN-BUILDER**

This Agreement is made and entered into as of the _____ day of _____, 2025 by and between the:

“Owner”

The City of El Paso
300 N. Campbell
El Paso, Texas 79901
915.212.0000 t

and

“Design-Builder”

Jordan Foster Construction, LLC

for the following Project:

2024-0272R Advanced Manufacturing District

ARTICLE 1 - GENERAL PROVISIONS

1.01 *Owner's Criteria:*

- A. This Agreement is based on the Owner's Criteria set forth in this Section 1.01 and Exhibit 1-A.
- B. *The Owner's program for the Project:*
- Bridging Document and Additional Information Document.
- C. *The Owner's design requirements for the Project and related documentation:*
The scope of services and work will include the planning, development, design, engineering, and construction of the site work, facilities, parking, roadways, and related improvements for the Project, including but not limited to all architect, engineering, construction, and other services necessary for the successful development, execution and completion of the Project. The Design Build Team shall perform all services and work necessary to complete and deliver the Turn-Key Project in accordance with the terms of the Design Criteria Package.
- D. *The Project's physical characteristics*
To the extent available, the Owner has provided Design-Builder all geotechnical and other survey data in its possession. If no geotechnical data is available and provide to the Design-Builder, Design-Builder shall be required to retain a geotechnical engineer to perform geotechnical analysis. If geotechnical data is available and provided to the Design-Builder by Owner, the Design-Builder may, at its election, retain its own geotechnical firm and a registered professional land surveyor to generate any data that Design-Builder will require for the performance of its work. Costs for such consultants may be included in the Cost of the Work as described herein.
- E. Incentive programs the Owner intends to pursue for the Project, including those related to the Sustainable Objective, and any deadlines for receiving the incentives that are dependent on, or related to, the Design-Builder's services, are as follows:
- F. The Owner's budget for the Work to be provided by the Design-Builder is \$36,500,000.00.
- G. The Owner's design and construction milestone dates:
1. Design phase milestone dates :
- | | |
|--------------------------------|------------------|
| Evaluation of Owner's Criteria | 10 calendar days |
|--------------------------------|------------------|

| | |
|---|------------------|
| Preliminary Design-Schematic Design | 30 Calendar Days |
| Early GMP Packet for Earthwork/Utilities | May 28, 2025 |
| Anticipated Construction Start | August 11, 2025 |
| 2. Design Development (60%) | July 3, 2025 |
| 3. Building Package GMP (Based on 60% CD's) | October 14, 2025 |
| 4. Design-Build Amendment | TBD |
| 5. Construction Phase NTP | TBD |
| 6. Substantial Completion date | TBD |
| 7. Final Completion | TBD |

H. The Owner requires the Design-Builder to retain the following Architect, Consultants and Contractors at the Design-Builder's cost:

1. Architect: Landscape Architect, Architect

2. Consultants: Civil Engineer, Electrical Engineer, Mechanical/Plumbing Engineer, Registered Engineer, and Surveyor, UXO (Unexploded Explosive Ordinance) escort (if needed), structural Engineer, LEED Consultant, Licensed Irrigator and all necessary consultants to fulfill the SOW of the project

3. Contractors: Site work, electrical, mechanical/plumbing, structural, Special systems, specialties, concrete, masonry, wood, thermal and moisture protection, openings, equipment, FFE, Fire suppression, utilities, landscaping, and all necessary contractors to comply with SOW

I. Additional Owner's Criteria upon which the Agreement is based:
Design/Build additional information and bridging documents

J. The Design-Builder shall confirm that the information included in the Owner's Criteria complies with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

K. If the Owner's Criteria conflicts with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall notify the Owner of the conflict.

- L. If there is a change in the Owner's Criteria, the Owner and the Design-Builder shall execute a Modification in accordance with Article 6.
- M. If the Owner and Design-Builder intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

1.02 ***Project Team***

- A. The Owner identifies the following representative in accordance with this agreement:
City Engineer or Designee
- B. The persons or entities, in addition to the Owner's representative, who are required to review the Design-Builder's Submittals are as follows:
City Engineer or Designee
- C. The Owner will retain the following consultants and separate contractors:
 - 1. Consultant
 - 2. Contractor
- D. The Design-Builder identifies the following representative in accordance with this agreement:
 - 1. TBD
- E. Neither the Owner's nor the Design-Builder's representative shall be changed without ten days' written notice to the other party. The Design-Builder's representative may be replaced only with Owner's approval, but such approval shall not be unreasonably withheld, delayed or conditioned.

1.03 ***Binding Dispute Resolution***

Disputes will be resolved in accordance with the General Conditions.

1.04 ***Prevailing Wage Rates***

Design-Builder and any subcontractor shall pay not less than the general prevailing wage rates contained herein in Exhibit 4, to all laborers, workmen and mechanics employed by them in the execution of this contract in accordance with Section 7.02 of the General Conditions.

1.05 ***Apprenticeship Program***

Construction Manager and any subcontractor shall also comply with the Owner's Apprenticeship Program attached and incorporated to this Agreement herein in Exhibit 5.

1.06 ***Definitions***

Unless otherwise stated in this Section, the Terms used in this Agreement will have the meanings indicated in the General Conditions.

A. *Design-Build Documents*

The Design-Build Documents consist of this Agreement between Owner and Design-Builder and its attached Exhibits (hereinafter, the “Agreement”); the General Conditions; other documents listed in this Agreement; and Modifications issued after execution of this Agreement. A Modification is (1) a written amendment to the Contract signed by both parties, including the Design-Build Amendment, (2) a Change Order, or (3) a Change Directive.

B. *The Contract*

The Design-Build Documents form the Contract. The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Design-Build Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Owner and the Design-Builder.

C. *The Work*

The term “Work” means the design, construction and related services required to fulfill the Design-Builder’s obligations under the Design-Build Documents, whether completed or partially completed, and includes all labor, materials, equipment and services provided or to be provided by the Design-Builder. The Work may constitute the whole or a part of the Project.

D. *The Project*

The Project is the total design and construction of which the Work performed under the Design-Build Documents may be the whole or a part, and may include design and construction by the Owner and by separate contractors.

E. *Instruments of Service*

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Design-Builder, Contractor(s), Architect, and Consultant(s) under their respective agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, digital models and other similar materials. \

F. *Submittals*

A Submittal is any submission to the Owner for review and approval demonstrating how the Design-Builder proposes to conform to the Design-Build Documents for those portions of the Work for which the Design-Build Documents require Submittals. Submittals include, but are not limited to, shop drawings, product data, and samples. Submittals are not Design-Build Documents unless incorporated into a Modification.

G. *Cost Effective Schedule*

A construction schedule developed by the prime contractor which takes into account coordination with suppliers/vendors and subcontractors. The cost-effective schedule will serve as a tool to identify issues with delivery dates, availability of special equipment, materials, and manpower in order to mitigate cost and time growth.

H. *Owner*

The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term “Owner” means the Owner or the Owner’s authorized representative.

I. *Design-Builder*

The Design-Builder is the person or entity identified as such in the Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term “Design-Builder” means the Design-Builder or the Design-Builder’s authorized representative.

J. *Consultant*

A Consultant is a person or entity providing professional services for the Design-Builder for all or a portion of the Work, and is referred to throughout the Design-Build Documents as if singular in number. To the extent required by the relevant jurisdiction, the Consultant shall be lawfully licensed to provide the required professional services.

K. *Architect*

The Architect is a person or entity providing design services for the Design-Builder for all or a portion of the Work, and is lawfully licensed to practice architecture in the applicable jurisdiction. The Architect is referred to throughout the Design-Build Documents as if singular in number.

L. *Contractor*

A Contractor is a person or entity performing all or a portion of the construction, required in connection with the Work, for the Design-Builder. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor is referred to throughout the Design-Build Documents as if singular in number and means a Contractor or an authorized representative of the Contractor.

M. *Engineer*

The Engineer is a person or entity providing design services for the Design-Builder for all or a portion of the Work, and is lawfully licensed to practice engineering in the applicable jurisdiction. The Engineer is referred to throughout the Design-Build Documents as if singular in number.

N. *Schematic Design Documents (30% SDs)*

Documents developed during the first phase of design and submitted to Owner for review and approval prior to proceeding with the work for the Design Development Documents.

O. *Design Development Documents (60% DDs)*

Drawings and Specifications that include developing structural, layout, grading, utilities, mechanical, and electrical drawings and specifying materials and the probable cost of construction.

P. *Pre-Construction Services*

Including but not limited to;

- a. Update Spatial Needs Assessment
- b. Site Analysis
- c. Geotechnical Engineering
- d. Master Planning
- e. Conceptual Building Design
- f. Preliminary Technology Review
- g. Cost Estimates / Development of GMP
- h. Final Report + Briefing / Presentation
- i. Project Reimbursable Expense Allowance
- j. Conceptual building and site plans
- k. Conceptual project sketches, drawings and renderings
- l. Base schedules
- m. Project budgets
- n. Value engineering when applicable

Q. *Building Information Modeling (BIM)*

A digital representation of physical and functional characteristics of a facility. A BIM is a shared knowledge resource for information about a facility forming a reliable basis for decisions during its life-cycle; defined as existing from earliest conception to demolition.

R. *Design-Build Amendment*

The Design-Build Amendment is executed after the Design-Builder completes the design phase of services and provides the Owner with a Design-Build Proposal. Upon agreement to a proposal, the Owner and Design-Builder are required to execute the Design-Build Amendment, which becomes a part of the Agreement. The Design-Build Amendment establishes the Contract Sum and Contract Time and sets forth the agreed upon design documents and other information upon which the Contract Sum and Contract Time are based. In establishing the Contract Sum, the parties can choose a Stipulated Sum or Cost of the Work (with or without a GMP). If the parties choose Cost of the Work, the Amendment establishes the items included within the Cost of the Work.

S. Design Builder Contingency

Design build contractor, can utilize Design build contingency, for both design and construction contingency. Contingency can be utilized during design to assure that the design addresses full scope at project completion. During Construction, contingency can be utilized to clarify design as necessary to provide a fully functioning facility that meets all scope requirements, changes in market conditions, and issues that occur through no fault of the contractor, including supplementing subcontractors and suppliers to assure an on-time completion of the design and full scope. Contingencies shall not be used to correct construction deficiencies, rework, quality control issues or warranty, for internal staffing necessary for contractor-controlled delays and shall not be utilized to cover costs of liquidated damages.

T. Owner's contingency

Owner's contingency shall be utilized solely at the Owners discretion to address and authorize additional scopes of work not included in the original requirements. Owner's contingency can be utilized to address any differing site conditions identified during construction.

U. Allowances

Allowance shall be included and identified in the GMP per the direction of the City, for the sole purpose to address design and construction activities where scope is not clear and quantifiable at the time of development of the GMP proposal. Allowance shall specify the general scope for that allowance and may be subject to approval by the City. Funds remaining in an allowance upon completion of the specific SOW will transfer to Owner's contingency

V. Buyout savings

The difference between the cost for portions of work budgeted on the GMP including construction Manager's Fee and the actual cost of work received by Design Builder during bidding when the cost for the portion of work is less than the amount budgeted in the GMP proposal approved by the owner.

ARTICLE 2 -THE WORK OF THIS CONTRACT

2.01 Design-Builder shall perform all design, engineering, procurement, construction, start-up and performance testing services, and provide all material, equipment, tools and labor, necessary to complete the Project, including all the work described in and reasonably inferable from the Contract Documents. All performance items described herein shall be referred to as the "Work".

The Contract Documents for this Project include this Standard Form of Agreement and the following documents, if applicable:

Addenda issued by Design-Builder
General Conditions

Performance and Payment Bonds
Insurance Rider
Request for Qualifications (RFQ) 2024-0272R and Statement of Qualifications
Additional Information Request and Proposal
Technical Specifications
Drawings
Bridging Documents
Design-Build Additional information document

ARTICLE 3 - GENERAL REQUIREMENTS OF THE WORK OF THE DESIGN-BUILD CONTRACT

3.01 *General*

- A.** The Design-Builder shall comply with any applicable licensing requirements in the jurisdiction where the Project is located.
- B.** The Design-Builder shall designate in writing a representative who is authorized to act on the Design-Builder's behalf with respect to the Project.
- C.** The Design-Builder shall perform the Work in strict accordance with the Design-Build Documents. This obligation shall be absolute. The Design-Builder shall not be relieved of the obligation to perform the Work in accordance with the Design-Build Documents by the activities, tests, inspections or approvals of the Owner.
 - 1.** The Design-Builder shall perform the Work in compliance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities. If the Design-Builder performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, the Design-Builder shall assume responsibility for such Work and shall bear the costs attributable to correction.
 - 2.** Neither the Design-Builder nor any Contractor, Consultant, Engineer or Architect shall be obligated to perform any act which they believe will violate any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities. If the Design-Builder determines that implementation of any instruction received from the Owner, including those in the Owner's Criteria, would cause a violation of any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall notify the Owner in writing. Upon verification by the Owner that a change to the Owner's Criteria is required to remedy the violation, the Owner and the Design-Builder shall execute a Modification in accordance with Article 6.

The Design-Builder shall be responsible to the Owner for acts and omissions of the Design-Builder's employees, Engineer, Architect, Consultants, Contractors, and their

agents and employees, and other persons or entities performing portions of the Work. In addition, the Design-Builder represents that all subcontractors performing services under this agreement have all applicable licenses by the State to perform such services.

D. *General Consultation*

The Design-Builder shall schedule and conduct progress meetings with the Owner, on a weekly basis, to review matters such as procedures, progress in design and/or construction, coordination (Design-Builder shall be responsible for all utilities cost and coordination), and scheduling of the Work.

E. When applicable law requires that services be performed by licensed professionals, the Design-Builder shall provide those services through qualified, licensed professionals in accordance with the Texas Occupations Code and all applicable legal standards of care applicable to design professionals.

F. The Design-Builder, with the assistance of the Owner, shall prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.

G. *Progress Reports*

1. The Design-Builder shall keep the Owner informed of the progress and quality of the Work. On a monthly basis, or otherwise as agreed to by the Owner and Design-Builder, the Design-Builder shall submit written progress reports to the Owner, showing estimated percentages of completion and other information identified below:

- a.** Work completed for the period;
- b.** Project schedule status;
- c.** Submittal schedule and status report, including a summary of outstanding Submittals;
- d.** Responses to requests for information to be provided by the Owner;
- e.** Approved Change Orders and Change Directives;
- f.** Pending Change Order and Change Directive status reports;
- g.** Tests and inspection reports;
- h.** Status report of Work rejected by the Owner;
- i.** Status of Claims previously submitted in accordance with Article 14;
- j.** Cumulative total of the Cost of the Work to date including the Design-Builder's compensation and Reimbursable Expenses, if any;
- k.** Current Project cash-flow and forecast reports; and
- l.** Additional information as agreed to by the Owner and Design-Builder.

2. In addition, where the Contract Price is the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall include the following additional information in its progress reports:

- a. Design-Builder's work force report;
- b. Equipment utilization report;
- c. Cost summary, comparing actual costs to updated cost estimates.
- d. Constructability report, and
- e. Value Engineering

H. *Design-Builder's Schedules*

The Design-Builder, promptly after execution of this Agreement, shall prepare and submit for the Owner's information and approval a schedule for the Work. The schedule, including the time required for design and construction, shall not exceed time limits current under the Design-Build Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project, shall provide for expeditious and practicable execution of the Work, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. In no circumstance shall the preparation and presentation of a schedule extending the completion beyond the time limits contained in the Design-Build Documents entitle the Design-Builder to an extension of time absent a fully executed change order extending such contract time.

The Design-Builder shall perform the Work in general accordance with the most recent schedules submitted to the Owner. The schedule shall be updated regularly and in advance of periodic Project meetings with the Owner and Owner's Engineer. Such schedules shall be posted at the Project meetings in a convenient location for review and approval by the Owner.

I. *Certifications*

Upon the Owner's written request, the Design-Builder shall obtain from the Architect, Engineer, Consultants, and Contractors, and furnish to the Owner, certifications with respect to the documents and services provided by the Architect, Engineer, Consultants, and Contractors (a) that, to the best of their knowledge, information and belief, the documents or services to which the certifications relate (i) are consistent with the Design-Build Documents, except to the extent specifically identified in the certificate, and (ii) comply with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities governing the design of the Project; and (b) that the Owner and its consultants shall be entitled to rely upon the accuracy of the representations and statements contained in the certifications.

J. *Design-Builder's Submittals*

1. Prior to submission of any Submittals, the Design-Builder shall prepare a Submittal schedule, and shall submit the schedule for the Owner's approval. The Owner's approval shall not unreasonably be delayed or withheld. The Submittal schedule shall (1) be coordinated with the Design-Builder's schedule provided in this Section, (2) allow the Owner reasonable time to review Submittals, and (3) be periodically updated to reflect the progress of the Work. If the Design-Builder fails to submit a Submittal schedule, the Design-Builder

shall not be entitled to any increase in Contract Price or extension of Contract Time based on the time required for review of Submittals.

2. By providing Submittals the Design-Builder represents to the Owner that it has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, and (3) checked and coordinated the information contained within such Submittals with the requirements of the Work and of the Design-Build Documents.
3. The Design-Builder shall perform no portion of the Work for which the Design-Build Documents require Submittals until the Owner has approved the respective Submittal.
4. The Work shall be in accordance with approved Submittals. Work done in compliance of an approved Submittal does not relieve the Design-Builder of its responsibility to perform the Work consistent with the requirements of the Design-Build Documents and the design intent if the Work subject to an approved Submittal fails or is deemed defective by the Owner. The Work may deviate from the Design-Build Documents only if the Design-Builder has notified the Owner in writing of a deviation from the Design-Build Documents at the time of the Submittal and a Modification is executed authorizing the identified deviation. The Design-Builder shall not be relieved of responsibility for errors or omissions in Submittals or by the Owner's approval of the Submittals.
5. All professional design services or certifications to be provided by the Design-Builder, including all drawings, calculations, specifications, certifications, shop drawings and other Submittals, shall contain the signature and seal of the licensed design professional preparing them. Submittals related to the Work designed or certified by the licensed design professionals, if prepared by others, shall bear the licensed design professional's written approval. The Owner and its consultants shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.

K. *Warranty*

The Design-Builder's warranty obligations shall be governed in accordance with Paragraph 7.17 of the General Conditions.

L. *Royalties, Patents and Copyrights*

The Design-Builder's royalty, patent, and copyright obligations shall be governed in accordance with Paragraph 7.07 of the General Conditions.

M. *Indemnification*

The Design-Builder's indemnify obligations shall be governed in accordance with the General Conditions.

ARTICLE 4 - WORK PRIOR TO EXECUTION OF THE DESIGN-BUILD AMENDMENT

4.01 *General*

- A.** Any information submitted by the Design-Builder, and any interim decisions made by the Owner, shall be for the purpose of facilitating the design process and shall not modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.
- B.** The Design-Builder shall advise the Owner on proposed site use and improvements, selection of materials, and building systems and equipment. The Design-Builder shall also provide the Owner with recommendations, consistent with the Owner's Criteria, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; conceptual schedules and budgets, evaluation of design professionals, risk identification and mitigation, constructability assessments, project phasing assessments, reviews of drawings and specifications, monitoring of the design process, develop a Guaranteed Maximum Price that meets budget restraints and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

4.02 *Evaluation of the Owner's Criteria*

- A.** The Design-Builder shall schedule and conduct meetings with the Owner, Owner's Program Manager and any other necessary individuals or entities to discuss and review the Owner's Criteria. The Design-Builder shall thereafter again meet with the Owner to discuss a preliminary evaluation of the Owner's Criteria. The preliminary evaluation shall address possible alternative approaches to design and construction of the Project and include the Design-Builder's recommendations, if any, with regard to accelerated or fast-track scheduling, procurement, or phased construction. The preliminary evaluation shall consider cost information, constructability, and procurement and construction scheduling issues. Consideration of fast-track and phased construction shall be addressed by Design-Builder due to Owner's specific concerns relating to Project delivery and schedule constraints for the end-users of the Project.
- B.** After the Design-Builder meets with the Owner and presents the preliminary evaluation, the Design-Builder shall provide a written report to the Owner, summarizing the Design-Builder's evaluation of the Owner's Criteria. The report shall also include:
 - 1.** allocations of program functions, detailing each function and their square foot areas;
 - 2.** a preliminary estimate of the Cost of the Work, and, if necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's budget;

3. a preliminary schedule, which shall include proposed design milestones; dates for receiving additional information from, or for work to be completed by, the Owner; anticipated date for the Design-Builder's Proposal; and dates of periodic design review sessions with the Owner.
 4. recommended testing and surveys that should be conducted prior to the development of the plans and specifications
 5. Quality control programs that ensure the design meets the Owner's requirements and applicable codes, standards, etc. The Design- Builder shall submit for Owner review the following items:
 - Project reporting procedures
 - Quality Control and Testing program; and safety program
- C. The Owner shall review the Design-Builder's written report and, if acceptable, provide the Design-Builder with written consent to proceed to the development of the Design Development Documents. The consent to proceed shall not be understood to modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

4.03 Schematic Design Documents (30% SDs) and *Design Development Documents (60% DDs)*

- A. Upon the Owner's issuance of a written consent to proceed, the Design-Builder shall prepare and submit Design Development Documents to the Owner. The Design Development Documents shall include a report identifying any deviations from the Owner's Criteria, the design development shall meet the requirements stipulated in Exhibit 1-A: Design/Construction Service Package, the design development include but not limited to the following:
1. Confirmation of the allocations of program functions;
 2. Site plan, including preliminary grading, utility infrastructure, storm water management, all proposed structures, parking and circulation.
 3. Building plans, sections and elevations;
 4. Structural system;
 5. Selections of major building systems, including but not limited to mechanical, electrical, special systems, landscaping, and plumbing systems, and
 6. Outline specifications or sufficient drawing notes describing construction materials.

The Design Development Documents should include some combination of physical study models, perspective sketches, 3-dimensional renderings or digital modeling, energy conservation approach and building systems parameters

- B. The Owner shall review the Design Development Documents and, if acceptable, provide the Design-Builder with written consent to proceed to development of the Design-Builder's Proposal. The Design Development Documents shall not modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

4.04 *Pre-Construction Services.*

- A. The Design-Builder shall execute Pre-Construction Services, as defined in this agreement throughout work prior to execution of the Design-Build Amendment and prior to construction commencing.
- B. A fully integrated Building Information Modeling (“BIM”), shall be used by Design-Builder throughout the entirety of the design and construction of the project. The parties to this agreement will use and rely the Models developed and transmitted by Design-Builder. The extent of the use of BIM in the Project shall be at the Owner’s discretion.

4.05 *Design-Builder’s Proposal*

- A. Upon the Owner’s issuance of a written consent to proceed, the Design-Builder shall prepare and submit the Design-Builder’s Proposal to the Owner. The Design-Builder’s Proposal shall include the following:
 - 1. A list of the Design Development Documents (60%) and other information, including the Design-Builder’s clarifications, assumptions and deviations from the Owner’s Criteria, upon which the Design-Builder’s Proposal is based;
 - 2. The proposed Guaranteed Maximum Price (GMP), including the compensation method and, if based upon the Cost of the Work plus a fee, a written statement of estimated cost organized by trade categories, allowances, contingencies, Design-Builder’s Fee, and other items that comprise the Contract Price;
 - 3. The proposed date the Design-Builder shall achieve Substantial Completion;
 - 4. An enumeration of any qualifications and exclusions, if applicable;
 - 5. A list of the Design-Builder’s key personnel, Contractors and suppliers; and
 - 6. The date on which the Design-Builder’s Proposal expires.
- B. Submission of the Design-Builder’s Proposal shall constitute a representation by the Design-Builder that it has visited the site, evaluated the conditions and features of the site, made determinations relevant to design and construction relating to such evaluations, and become familiar with local conditions under which the Work is to be completed.
- C. If the Owner and Design-Builder agree on a proposal, the Owner and Design-Builder shall execute the Design-Build Amendment setting forth the terms of their agreement.

ARTICLE 5 - WORK FOLLOWING EXECUTION OF THE DESIGN-BUILD AMENDMENT

5.01 *General*

Unless otherwise specified herein, all work performed pursuant to this Article shall be governed in accordance with the General Conditions.

5.02 *Construction Documents*

- A. Upon the execution of the Design-Build Amendment, the Design-Builder shall prepare Construction Documents through 100% design and permitting. The Construction Documents shall establish the quality levels of materials and systems required. The Construction Documents shall be consistent with the Design-Build Documents.

- B. The Design-Builder shall provide the Construction Documents to the Owner for the Owner's information and approval. If the Design-Builder has included any deviations between the Construction Documents and the Design-Build Documents, the Design-Builder shall notify the Owner of such deviations in writing. The Construction Documents shall not modify the Design-Build Documents unless the Owner and Design-Builder execute a Modification. The failure to notify the Owner of any such deviations shall not relieve the Design-Builder of the obligation to perform the Work in accordance with the Design-Build Documents.

5.03 *Construction*

- A. **Commencement.** Except as otherwise permitted in this Section, construction shall not commence prior to execution of the Design-Build Amendment.

- B. **General Intent.**
The Design-Builder shall perform all Work and construction administration services necessary to construct the Project in accordance with the Contract for Design/Build Construction and to render the Project and all of its components operational and functionally and legally usable.

- C. **Order of Precedence.**
In accordance with the approved/acceptance design and meeting all elements of the Owner's requirements.
 - Any betterments accepted on the proposal
 - Any requirements of the identified owner requirements
 - Any requirements of the Owner accepted design documents

- E. **Construction Supervision.**
Commencing with the award of the agreement and terminating on the date of Final Completion, the Design/Builder shall provide the services described herein.
 1. The Design/Builder shall provide/ generate redlines during construction, and provide administration of the Construction Documents.
 2. The Design/Builder shall supervise and direct the Work at the Site. The Design/Builder shall, at a minimum, staff the Project Site with personnel who shall:
 - supervise and coordinate the Design/Builder's personnel and act as its primary liaison with the Owner;
 - coordinate trade contractors and suppliers, and supervise Site construction management services;

- be familiar with all trade divisions and trade contractors' scopes of Work, all applicable building codes and standards, and the Contract for Design/Build Construction;
- check, review, coordinate and distribute shop drawings and check and review materials delivered to the Site, regularly review the Work to determine its compliance with the Construction Documents and this Agreement, confer with the appropriate Owner's consultant(s) as necessary to assure acceptable levels of quality;
- prepare and maintain Project records and process documents;
- schedule and conduct weekly progress meetings with subcontractors to review such matters as jobsite safety, job procedures, construction progress, schedule, shop drawing status, submittal log, RFI logs, and other information as necessary and provide notification of, and minutes from, such meetings to Owner; schedule and conduct weekly progress meetings with the Owner to review such matters as construction progress, schedule, shop drawing status, and other information as necessary; and
- make provision for Project security to protect the Project site and materials stored off-site against theft, vandalism, fire and accidents as required by the Design/Build General Terms and Conditions.

ARTICLE 6 - CHANGES IN THE WORK

6.01 *General*

A Change Order or Change Directive may accomplish a change or Modification in the Work after execution of the Contract, and without invalidating the Contract, subject to the limitations stated in the General Conditions.

ARTICLE 7 - OWNER'S RESPONSIBILITIES

7.01 *General*

The Owner's responsibilities shall be governed in accordance with the General Conditions.

ARTICLE 8 - CONTRACT TIME AND COMPLETION

8.01 *General*

The Design-Builder's obligations with respect to the Contract Time shall be governed in accordance with the General Conditions, unless otherwise stated in this Article.

- A.** Time limits stated in the Design-Build Documents are of the essence of the Contract. In all aspects of the Work, time is of the essence of the Contract. Additionally, time limits stated in the Design-Build Documents are of the essence. By executing the

Design-Build Amendment the Design-Builder confirms that the Contract Time is a reasonable period for performing the Work.

- B. The Design-Builder shall not, except by agreement of the Owner in writing, commence the Work prior to the effective date of insurance, other than property insurance, required by this Contract. The Contract Time shall not be adjusted as a result of the Design-Builder's failure to obtain insurance required under this Contract.
- C. The Design-Builder shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.
- D. The date of commencement of the Work shall be stated in a Notice to Proceed issued by the Owner.
- E. The Contract Time shall be measured from the date of commencement.
- F. **Substantial Completion.** The Design-Builder shall achieve Substantial Completion of the entire Work not later than **TBD** calendar days from the date of commencement subject to and adjustments of this Contract Time as provided in the Contract Documents and Changer Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between Owner and Design-Builder that time is of the essence in the substantial completion of the Work, and that failure to substantially complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.
- G. **Final Completion.** The Design-Builder shall achieve Final Completion of the entire Work not later than **TBD** calendar days from the date of commencement subject to and adjustments of this Contract Time as provided in the Contract Documents and Changer Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between Owner and Design-Builder that time is of the essence in the substantial completion of the Work, and that failure to substantially complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.
- H. Utility transfer to the City of El Paso shall not take place until **Final Completion**.

8.02 *Delays and Extensions of Time:* Unless otherwise set forth in this Section, Project delays shall be governed in accordance with the General Conditions.

- A. Claims relating to time shall be made in accordance with applicable provisions of Article 12 of the General Conditions.
- B. This Section 8.02 does not preclude recovery of damages for delay by Owner under other provisions of the Design-Build Documents.

- C.** Should the Design-Builder default on its obligations to make progress and complete the Work on time, as allowed in the Contract Documents, the Owner may withhold or deduct all costs and damages for compensable delay caused by the Design-Builder from the Contract Price. Such costs shall include any attorney’s fees, and all other costs, expenses, and damages actually incurred by the Owner as a result of such delay. Owner’s delay damages, may be incidental to and not directly associated with the Project.

- D.** The Design-Builder shall receive no financial compensation for delay or hindrance of the Work. In no event shall the Owner be liable to the Design-Builder for any damages arising out of or associated with any delay or hindrance to the Work, regardless of the source of the delay or hindrance. The Design-Builder’s sole remedy for delay or hindrance shall be an extension of time, provided the delay must be beyond the control and without the fault of negligence of the Design-Builder.

- E.** The procedure for the determination of time extensions for unusually severe weather. In order for the Owner to award a time extension under this clause, the following conditions must be satisfied.
 - 1. The weather experienced at the Project site during the Contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the Project location during any given month.
 - 2. The unusually severe weather must actually cause a delay to the completion of the Project.

- F.** The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the Project location and will constitute the base line for monthly weather time evaluations. The Design-Builder’s activity durations provided in the progress schedule must reflect these anticipated adverse weather delays in all-weather dependent activities.

**MONTHLY ANTICIPATED ADVERSE WEATHER DELAY
WORK DAYS BASED ON FIVE (5) DAY WORK WEEK**

| JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| (1) | (3) | (0) | (1) | (1) | (2) | (0) | (8) | (5) | (1) | (1) | (2) |

- G.** For the duration of the Contract, the Design-Builder shall maintain in its daily reports an accurate and contemporaneous record of the occurrence of adverse weather and resultant impact to normally scheduled Work. Delay from adverse weather unless Work on the overall Project’s critical activities is prevented for 50 percent or more of the Design-Builder’s scheduled work day. The number of actual adverse weather days

shall be calculated monthly. If the number of actual adverse weather delay days in a month exceed the number of days for that month as referenced above, the Owner upon notification by the Design-Builder, will convert any qualifying delays to calendar days, giving full consideration for equivalent fair-weather work days, and a modification shall be issued in accordance with the Contract.

H *Liquidated Damages*

The Design-Builder acknowledges and recognizes that the Owner is entitled to full and beneficial occupancy and use of the completed work following expiration of the Contract Time. The Design-Builder further acknowledges and agrees that, if the Design-Builder fails to meet the Substantial Completion or Final Completion dates for the completion of any portion of the Work within the Contract time, the Owner will sustain actual damages as a result of such failure. The exact amount of such damages will be difficult to ascertain. Therefore, the Owner and Design Builder agree that, if the Design-Builder shall neglect, fail, or refuse to achieve substantial completion of the Work by the Substantial Completion or Final Completion date, subject to proper extension granted by the Owner, then the Design-Builder agrees to pay the Owner the sum stipulated herein for each day in which such Work is not completed, not as penalty, but as liquidated damages, for the damages (“Liquidated Damages”) that would be suffered by Owner as a result of delay for each and every calendar day that the Design-Builder shall have failed to have completed the Work as required herein. The Liquidated Damages shall be in lieu of any and all other damages which may be incurred by Owner as a result of the failure of Design-Builder to complete within the Contract Time.

1. Design-Builder agrees to pay, as liquidated damages, the sum of TBD for each consecutive calendar day after the date of Substantial Completion.
2. Design Builder agrees to pay, as liquidated damages, the sum of TBD for each consecutive calendar day after the date of Final completion. \

I. *Mutual Waiver of Consequential Damages*

Excluding losses covered by insurance required by the Contract Documents, the Owner and Design-Builder agree to waive all claims against each other for any consequential damages that may arise out of or relate to this Agreement except for those specific items of damages excluded from this waiver as mutually agreed upon by the Parties and identified below. The Owner agrees to waive damages including but not limited to the Owner’s loss of use of the Project, loss of reputation, or insolvency. The Design-Builder agrees to waive damages including but not limited to loss of business, loss of financing, principal office overhead and expenses, losses of profits not related to this Project, loss of bonding capacity, loss of reputation, or insolvency.

To extent there is a conflict between the terms of this provision and the terms of the General Conditions, this provision shall prevail. The Owner's reasonable rental expenses incurred are excluded from this mutual waiver.

ARTICLE 9 – CONTRACT PRICE

9.01 *General*

Owner shall pay Design-Builder in accordance with the General Conditions a Contract Price equal to Design-Builder's Fee (as defined in this Article) plus the Cost of the Work (as defined in this Article), subject to the GMP established in Section 9.05 hereof and any adjustments made in accordance with the General Conditions.

9.02 *Design-Builder's Fee*

A. Such Fee shall not be earned with respect to Design-Builder's Fee shall be TBD percent (___%) of the Cost of the Work, as adjusted in accordance with Section 9.02.B below s in-house personnel Soft Costs and travelling and lodging expenses and bonding and insurance cost as set forth in the Proposal of Design-Builder attached hereto. Such Soft Costs include (i) lead engineer, (ii) applications engineer, (iii) project manager, (iv) process engineer, (v) accounting personnel and services, (vi) electrical engineers, (vii) construction supervisor, (viii) travel and out-of-office living expenses, including airfare, lodging, food, ground transportation, (ix) administrative or overhead costs and expenses related to insurance and bonding not specifically required by the Contract Documents.

B. Design-Builder's Fee will be adjusted as follows for any Change Orders approved by Owner:

1. For additive Change Orders, including additive Change Orders arising from both additive and deductive items, it is agreed that Design Builder shall receive a Fee of **TBD** percent (___%) of the additional Costs of the Work incurred for that Change Order, exclusive of Design-Builder's Soft Costs as defined in Section 9.02.A.
2. For deductive Change Orders, including deductive Change Orders arising from both additive and deductive items, Design Builder shall receive no fee on that portion of the Cost of Work that is eliminated by any deductive Change Order.

9.03 *Cost of the Work*

The term Cost of the Work shall mean costs reasonably incurred by Design-Builder in the proper performance of the Work. The Cost of the Work shall include only the following:

A. Fees for direct employees of Design-Builder performing the Work at the Site or, with Owner's agreement, at locations off the Site, calculated on the basis of those rates set forth on Exhibit 1 to this Agreement, or, if no such rate is set forth on Exhibit 4, at prevailing rates for such personnel.

- B.** Fees for Design-Builder's supervisory and administrative personnel engaged in the performance of the Work and who are located at the Site or working off-Site to assist in the production or transportation of material and equipment necessary for the Work at the rates set forth on Exhibit 1 to this Agreement, or, if no such rate is set forth on Exhibit 4, at prevailing rates for such personnel.
- C.** Fees for Design-Builder's personnel stationed at Design-Builder's principal offices, but only to the extent said personnel are identified in Exhibit 1 and performing the function set forth in said Exhibit and compensated in accordance with the rates set forth on Exhibit 4, or if no such rate is set forth on Exhibit 1, at prevailing rates for such personnel.
- D.** The reasonable portion of the cost of travel, accommodations and meals for Design-Builder's personnel necessarily and directly incurred in connection with the performance of the Work.
- E.** Payments properly made by Design-Builder to Subcontractors and Design Consultants for performance of portions of the Work, including any insurance and bond premiums incurred by Subcontractors and Design Consultants.
- F.** Costs, including transportation, inspection, testing, storage and handling, of materials, equipment and supplies incorporated or reasonably used in completing the Work.
- G.** Costs less salvage value of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the workers that are not fully consumed in the performance of the Work and which remain the property of Design- Builder, including the costs of transporting, inspecting, testing, handling, installing, maintaining, dismantling and removing such items.
- H.** Costs of removal of debris and waste from the Site.
- I.** The reasonable costs and expenses incurred in establishing, operating and demobilizing the Site office, including the cost of facsimile transmissions, long-distance telephone calls, postage and express delivery charges, telephone service, photocopying and reasonable petty cash expenses.
- J.** Rental charges and the costs of transportation, installation, minor repairs and replacements, dismantling and removal of temporary facilities, machinery, equipment and hand tools not customarily owned by the workers, which are provided by Design-Builder at the Site, whether rented from Design-Builder or others, and incurred in the performance of the Work.
- K.** Premiums for insurance and bonds purchased specifically for this Project as required by this Agreement or the performance of the Work.

- L.** All fuel and utility costs incurred in the performance of the Work.
- M.** Sales, use or similar taxes, tariffs or duties incurred in the performance of the Work. Provided that if the Owner is exempt from such taxes and provides a tax exemption certificate or certificates to Design-Builder that effect, no such taxes shall apply.
- N.** Costs for permits, royalties, licenses, tests and inspections incurred by Design-Builder as a requirement of the Contract Documents.
- O.** Deposits which are lost, except to the extent caused by Design-Builder's negligence or default under this Agreement.
- P.** Costs incurred in preventing damage, injury or loss in case of an emergency affecting the safety of persons and property, except to the extent caused by Design-Builder or anyone performing Work on its behalf.
- Q.** Left blank intentionally.
- R.** Accounting and data processing costs related to the Work.
- S.** Other costs reasonably and properly incurred in the performance of the Work to the extent approved in writing by Owner.
- T.** Costs incurred by Design-Builder to provide the payment and performance bonds, warranties and guarantees with respect to the Work as provided herein.

9.04 *Non-Reimbursable Costs* The following shall be excluded from the Cost of the Work:

- A.** Compensation for Design-Builder's personnel stationed at Design-Builder's principal or branch offices, except as provided for in Sections 9.03.A, 9.03.B and 9.03.C.
- B.** Overhead and general expenses, except as provided for in Section 9.03 hereof, or which may be recoverable for changes to the Work.
- C.** The cost of Design-Builder's capital used in the performance of the Work.
- D.** If the parties have agreed on a GMP, costs that would cause the GMP, as adjusted in accordance with the Contract Documents, to be exceeded.
- E.** Any and all costs incurred by Design Builder, including but not limited to costs for project management and costs to comply with the General Conditions, to the extent that such costs would cause the GMP to be exceeded.

9.05 *The Guaranteed Maximum Price ("GMP")*

A. *GMP Established Upon Execution of this Agreement*

Design-Builder guarantees that the total charge to Owner for completion of all Work shall not exceed the GMP of **TBD Dollars** (\$_____). Additional detail regarding the GMP is included in Exhibit 1 ("GMP Exhibit"). **Design-Builder agrees that it will be responsible for paying or absorbing all costs of completing the Work which exceed the GMP, as said GMP may be adjusted in accordance with the Contract Documents, including but not limited to the markups for Change Orders set forth herein. Design-Builder's contingency, Owner's contingency and allowances**

B. It is the intent of the parties that the GMP will be increased or decreased by any additive or deductive Change Orders that change the scope of the Work with commensurate changes to the Design Fee and Cost of Work in accordance with Article 6.

ARTICLE 10 - COMPENSATION AND PROGRESS PAYMENTS

10.01 *General*

Payments to Design-Builder are governed in accordance with this Article and the General Conditions.

- A.** Design-Builder shall submit to Owner on the twenty-fifth (25th) day of each month, beginning with the first month after the Date of Commencement, Design-Builder's Application for Payment in accordance with the General Conditions.
- B.** Owner shall make payment within thirty (30) days after Owner's receipt of each properly submitted and accurate Application for Payment in accordance with the General Conditions, but in each case less the total of payments previously made, and less amounts properly withheld under the General Conditions.
- C.** If Design-Builder's Fee under Section 6.02.A hereof is a fixed amount, the amount of Design-Builder's Fee to be included in Design-Builder's monthly Application for Payment and paid by Owner shall be proportional to the percentage of the Work completed, less payments previously made on account of Design-Builder's Fee.
- D.** All payments to Design-Builder exclusive of those made directly by Owner to any vendor to Design Builder will be made by electronic transfer to Design Builder's bank account. Design- Builder shall promptly provide Owner with wire transfer instructions for the making of such wire transfers to Design-Builder's bank account.
- E.** Design builder construction contingency established and approved on the GMP may be utilized by the Design Builder to cover changes arising under the following reasons:
- Errors and omissions in the Design-Builder's design, and scoping processes provided the additional work adds previously excluded value to the Project (but expressly excluding any other costs related to the substitution of such work for previously installed work, associated design fees, mistakes of subcontractors or

material suppliers, warranty work)

- reasonable schedule recovery
- means, methods, and materials reasonably inferred from the Construction Documents
- work not included in the Construction Documents which is necessary to cause the Project to conform to applicable building codes but was not identified as missing during the review of Construction Documents (through no fault of the Design/Builder), but expressly excluding any legal costs and expenses, including attorney's fees and costs associated with the Project
- The design builder may use the Design Builder contingency without the Owner's approval so long as the contingency amount does not cause the GMP to exceed. However, the Design Builder shall report to the Owner the status of the Design Builder Contingency with each application for payment. The owner will not increase the Design Builder's fee for any funds expended from Design Builder Construction contingency. If upon completion of 100% of work, the remaining amount of Design-Builder contingency shall be split up 70-30 with Owner via change order.

F. Owner's contingency shall be utilized solely at the Owner's discretion to address and authorize additional scope of work not included in the original requirements as well as to address any differing site conditions identified during construction. The Design-Builder shall not use Owner's contingency until authorized in writing is issue by the Owner.

If upon completion of 100% of the work, the remaining amount of Owner's contingency shall be transferred to the owner on its entirety and credited from the GMP.

G. Allowances identified on the GMP as listed and quantified assumptions shall be use by Design Builder when information is acquired to reconcile these items. Allowances shall be used with Owner's authorization. Any savings from the allocated allowances shall return to the Owner's contingency in accordance with the buyout process.

10.02 *Retainage on Progress Payments*

Owner will retain five percent (5%) of each Application for Payment. Upon Substantial Completion of the Work, the retainage shall be reduced in accordance with the Design-Build Amendment.

10.03 *Interest*

Timeliness and interest due or payments to the Design-Builder are subject to and controlled by Chapter 2251 of the Texas Government Code.

10.04 *Buyout Savings*

If Design/Builder receives bids for portions of the Work which are less than the amounts budgeted in the GMP proposal approved by Owner for such portions of the Work, such buyout savings shall first be utilized to offset shortfalls on other bid packages. If, after offsetting any shortfalls, buyout savings remain, at the time of the award of subcontractors, all buyout savings shall be returned to the Owner via "no cost" change order.

10.05 Compensation for Work Performed Prior To Execution of Design-Build Amendment

- A.** Unless otherwise agreed, payments for Work performed prior to Execution of the Design-Build Amendment shall be made monthly. For the Design-Builder's performance of Work prior to the execution of the Design-Build Amendment, the Owner shall compensate the Design-Builder as follows:
- B.** The hourly billing rates for services of the Design-Builder and the Design-Builder's Architect, Consultants and Contractors, if any, are set forth in Exhibit 1.

The compensation for Reimbursable Expenses incurred by additional services when requested by the owner shall be submitted for review and acceptance in accordance with the executed Design-Build Agreement.

1. Reimbursable Expenses include expenses, directly related to the Project, incurred by the Design-Builder and the Design-Builder's Architect, Consultants, and Contractors, as follows:

- a. Transportation and authorized out-of-town travel and subsistence;
- b. Fees paid for securing approval of authorities having jurisdiction over the Project;
- c. Printing, reproductions, plots, standard form documents;
- d. Postage, handling and delivery;
- e. Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner; and
- f. Other Project-related expenditures, if authorized in advance by the Owner.

C. *Payments to the Design-Builder Prior To Execution of Design-Build Amendment*

- 1. Monthly progress payments are due and payable thirty-days following submission, review and approval of the Design-Builder's invoice to Engineer and Owner.
- 2. Design-Builder shall maintain, at its office, a complete record of all costs and accounting data generated for services performed for a period of five years following execution of the Design-Build Amendment or termination of this Agreement, whichever occurs first. Upon request of Owner, and within a reasonable time following such request, Design-Builder will make available for inspection and duplication all records required to be maintained by this section or elsewhere in the Design-Build Documents.

10.06 Contract Price and Payment for Work Performed After Execution of Design-Build Amendment

- A.** For the Design-Builder's performance of the Work after execution of the Design-Build Amendment, the Owner shall pay to the Design-Builder the Contract Price in current funds as agreed in the Design-Build Amendment. Notwithstanding any terms to the

contrary, the provisions of this Article and the General Conditions shall control the obligations of the Parties with respect to payments made pursuant to the Design-Build Documents.

10.07 Construction Trust Funds

- A.** Contractor shall comply with the provisions of the Texas Trust Fund Act, Chapter 162 of the Texas Property Code. With respect to payments made by the Owner, such funds are considered Trust Funds and shall be safeguarded and used as represented by Design-Builder to pay any consultants and subcontractors that may be due payment pursuant to the schedule of values.

ARTICLE 11 - PAYMENT APPLICATIONS

11.01 After execution of the Design-Build Amendment this Article shall be governed by the General Conditions unless specified otherwise herein. To the extent there is a conflict between the terms of this Agreement and the terms of the General Conditions, this Agreement shall prevail.

11.02 Contract Price

The Contract Price is stated in the Design-Build Amendment.

11.03 Applications for Payment

Applications for Payment shall be governed in accordance with the General Conditions.

11.04 Progress Payments

Progress Payments shall be governed in accordance with the General Conditions.

- A.** After the Owner has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time limits required by the General Conditions.

- B.** The Design-Builder shall pay each Architect, Consultant, Contractor, and other person or entity providing services or work for the Design-Builder no later than the time period required by the General Conditions.

11.05 Failure of Payment

Failure of payment by Owner within the time limits required by the General Conditions shall entitle the Contractor to the remedies contained in Article 16 of the General Conditions.

ARTICLE 12 - FINAL COMPLETION

12.01 Final completion shall be governed in accordance with the General Conditions, except as otherwise set forth in this Article.

Timely final completion is an essential condition of this contract. Design-Builder agrees to achieve final completion of the Work within 30 days of the designated or extended substantial completion date. The date of Substantial Completion shall be fixed by this Agreement, unless modified by Change Order, and memorialized by a Certificate of Substantial Completion as provided in the General Conditions.

ARTICLE 13 - OWNERSHIP OF WORK PRODUCT, COPYRIGHTS AND LICENSES

- 13.01** General Drawings, specifications, and other documents furnished by the Design-Builder, including those in electronic form, are Instruments of Service. As part of the total compensation which Owner has agreed to pay Design-Builder for the professional services to be rendered under this Contract, Design-Builder agrees that all finished and unfinished “Instruments of Service” including but not limited to documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any Owner standard provisions provided by Design-Builder, all of which are produced by Design-Builder and paid for by Owner are, and will remain, the property of the Owner. Architect will furnish Owner with electronic copies in .PDF format, to the extent they are available, of all of the foregoing to facilitate coordination; however, ownership of the underlying work product shall remain the intellectual property of the Design-Builder. Design-Builder shall have the right to use such work products for Design-Builder’s purposes on this Project. However, such documents are not intended to be suitable for reuse by Owner or others. The above notwithstanding, Design-Builder shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract.
- 13.02** The Design-Builder and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.
- A.** The Design-Builder shall obtain non-exclusive licenses from the Architect, Engineer, Consultants, and Contractors, that will allow the Design-Builder to satisfy its obligations to the Owner under this Article 13.
- B.** In the event the Owner alters the Instruments of Service without the author’s written authorization, the Owner releases the Design-Builder, Architect, Engineer, Consultants, Contractors and any other person or entity providing services or work for any of them, from all claims and causes of action arising from to such alteration. The terms of this Section shall not apply if the Owner rightfully terminates this Agreement for cause

ARTICLE 14- CLAIMS AND DISPUTE RESOLUTION

- 14.01** General Claims and dispute resolution will be governed in accordance with the General Conditions.

ARTICLE 15 - BONDS AND INSURANCE

15.01 *Insurance*

Design-Builder and Owner shall procure the insurance coverages set forth in the Insurance Rider **Exhibit 3** attached hereto and in accordance with Article 6 of the General Conditions.

15.02 *Bonds and Other Performance Security*

- A. In accordance with Article 6 of the General Conditions and Texas Government Code chapter 2253, Design-Builder shall provide performance bond and labor and material payment bonds.

ARTICLE 16 - MISCELLANEOUS PROVISIONS

16.01 *Governing Law*

The Contract shall be governed by the law of the state of Texas.

16.02 *Venue*

This Agreement is entered into and performed in El Paso County, Texas, and the Design- Builder and the Owner agree that mandatory venue for any legal action related to this contract shall be in the District Courts of El Paso County, Texas.

16.03 *Successors and Assigns*

The Owner and Design-Builder, respectively, bind themselves, their partners, successors, assigns and legal representatives to the covenants, agreements and obligations contained in the Design-Build Documents. Neither party to the Contract shall assign the Contract in whole or in part without the express written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract and the attempted assignment shall be of no legal force or effect as to the other party..

16.04 *Written Notice*

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice. Written notice sent or transmitted by electronic mail or facsimile must be actually received to be considered delivered and to comply with notice requirements herein. Transmission alone by electronic mail or facsimile does not constitute delivery.

16.05 *Rights and Remedies*

- A. Duties and obligations imposed by the Design-Build Documents, and rights and remedies available thereunder, shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

- B.** No action or failure to act by the Owner or Design-Builder shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

16.06 *Interpretation*

Unless otherwise stated in the Design-Build Documents, words which have well-known technical or construction industry meanings are used in the Design-Build Documents in accordance with such recognized meanings.

(Signatures Begin on the Following Page)

This Agreement is entered into as of the day and year written above ("The Date of Execution"):

OWNER – City of El Paso

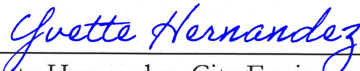
By: Dionne Mack
Title: City Manager



DESIGN-BUILDER
Jordan Foster Construction, LLC

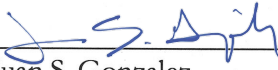
By: Ashok Kamath
Title: Vice President

APPROVED AS TO CONTENT:



Yvette Hernandez, City Engineer
Capital Improvement Department

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

Exhibit 1 – Design Cost Detail and Schedule and Rates of Members of Design-Builder Team

| Design-Build - PRECONSTRUCTION SERVICES PROPOSAL EXHIBIT | | | | | | | | | | | | | | | |
|--|---|-----------|---------------------|-----------|----------------------|-----------|------------------|-----------|------------------|-----------|------------------|--------------|-------------------|-----------|---------------------|
| PROJECT: | 2024-0272R Design-Build Preconstruction Services for El Paso International Airport Advanced Manufacturing District - Phase 1 | | | Architect | Travel/Reimbursables | Geotech | HOLT / Solar | JFC | TOTAL | | | | | | |
| Evaluation of Owner's Criteria | | | Amount | | | | | | | | | | | | |
| 1.1 | Topographical Survey | \$ | 74,707.50 | \$ | 74,707.50 | | | | \$ | 74,707.50 | | | | | |
| 1.2 | Phase Geotechnical Study | \$ | 30,835.00 | | | \$ | 30,835.00 | | \$ | 30,835.00 | | | | | |
| 1.3 | Utilities availability investigation | \$ | 6,000.00 | | | | \$ | 1,000.00 | \$ | 5,000.00 | | | | | |
| 1.4 | All other necessary studies, investigations, and site requirements for a complete Turn-Key Design, as outlined in the RFP and Bridging Documents. | \$ | 57,000.00 | \$ | 42,000.00 | | | \$ | 15,000.00 | \$ | 57,000.00 | | | | |
| 1.5 | GC Management Cost (OH&P) | \$ | 10,533.91 | | | | | \$ | 10,533.91 | \$ | 10,533.91 | | | | |
| Subtotal | | \$ | 179,076.41 | \$ | 116,707.50 | \$ | - | \$ | 30,835.00 | \$ | 1,000.00 | \$ | 30,533.91 | \$ | 179,076.41 |
| Schematic Design | | | Amount | | | | | | | | | | | | |
| 2.1 | AE Schematic Design up to 30% CDs (includes Travel / Reimbursables of \$15,500) | \$ | 1,149,560.00 | \$ | 1,131,560.00 | \$ | 15,500.00 | \$ | 2,500.00 | | \$ | 1,149,560.00 | | | |
| 2.2 | Constructability Review 30% | \$ | 22,500.00 | | | | | \$ | 22,500.00 | \$ | 22,500.00 | \$ | 22,500.00 | | |
| 2.3 | Community Outreach - 1 session | \$ | 11,000.00 | \$ | 6,000.00 | | | \$ | 5,000.00 | \$ | 5,000.00 | \$ | 11,000.00 | | |
| 2.4 | Construction Schedule based on 30% Design | \$ | 5,000.00 | | | | | \$ | 5,000.00 | \$ | 5,000.00 | \$ | 5,000.00 | | |
| 2.5 | Construction Cost Estimate and Value Engineering based on 30% Design | \$ | 21,000.00 | | | | \$ | 1,000.00 | \$ | 20,000.00 | \$ | 21,000.00 | | | |
| 2.6 | GC Management Cost (OH&P) | \$ | 75,566.25 | | | | | \$ | 75,566.25 | \$ | 75,566.25 | \$ | 75,566.25 | | |
| Subtotal | | \$ | 1,284,626.25 | \$ | 1,137,560.00 | \$ | 15,500.00 | \$ | - | \$ | 3,500.00 | \$ | 128,066.25 | \$ | 1,284,626.25 |
| Design Development | | | Amount | | | | | | | | | | | | |
| 3.1 | AE Design Development up to 60% CDs (includes Travel/Reimbursables of \$12,500) | \$ | 1,200,826.00 | \$ | 1,185,826.00 | \$ | 12,500.00 | \$ | 2,500.00 | | \$ | 1,200,826.00 | | | |
| 3.2 | Constructability Review 60% | \$ | 22,500.00 | | | | | \$ | 22,500.00 | \$ | 22,500.00 | \$ | 22,500.00 | | |
| 3.3 | Community Outreach - 1 session | \$ | 12,250.00 | \$ | 6,000.00 | | | \$ | 6,250.00 | \$ | 6,250.00 | \$ | 12,250.00 | | |
| 3.4 | Construction Schedule based on 60% Design | \$ | 5,000.00 | | | | | \$ | 5,000.00 | \$ | 5,000.00 | \$ | 5,000.00 | | |
| 3.5 | Cost Estimate and Value Engineering based on 60% Design | \$ | 21,000.00 | | | | \$ | 1,000.00 | \$ | 20,000.00 | \$ | 21,000.00 | | | |
| 3.6 | GC Management Cost (OH&P) | \$ | 78,848.50 | | | | | \$ | 78,848.50 | \$ | 78,848.50 | \$ | 78,848.50 | | |
| Subtotal | | \$ | 1,340,424.50 | \$ | 1,191,826.00 | \$ | 12,500.00 | \$ | - | \$ | 3,500.00 | \$ | 132,598.50 | \$ | 1,340,424.50 |
| Final Design | | | Amount | | | | | | | | | | | | |
| 4.1 | Risk Identification and Mitigation Matrix | \$ | 1,500.00 | | | | | \$ | 1,500.00 | \$ | 1,500.00 | \$ | 1,500.00 | | |
| 4.2 | Project Phasing Assessment, Design Monitoring and other Coordination | \$ | 1,000.00 | | | | \$ | 1,000.00 | \$ | - | \$ | 1,000.00 | | | |
| 4.3 | Coordination with Utilities and Stakeholders | \$ | 3,500.00 | | | | \$ | 1,000.00 | \$ | 2,500.00 | \$ | 3,500.00 | | | |
| 4.10 | Budgeting & Development of Guaranteed Maximum Price (GMP) | \$ | 5,000.00 | | | | | \$ | 5,000.00 | \$ | 5,000.00 | \$ | 5,000.00 | | |
| Subtotal | | \$ | 11,000.00 | \$ | - | \$ | - | \$ | - | \$ | 2,000.00 | \$ | 9,000.00 | \$ | 11,000.00 |
| TOTAL PRECONSTRUCTION SERVICES FEE | | \$ | 2,815,127.16 | \$ | 2,446,093.50 | \$ | 28,000.00 | \$ | 30,835.00 | \$ | 10,000.00 | \$ | 300,198.66 | \$ | 2,815,127.16 |

December 5, 2024

Mr. Ash Kamath
Jordan Foster Construction
7700 CF Jordan Drive
El Paso, Texas 79912

Reference: Solicitation 2024-0272R Advanced Manufacturing District
REVISED Pre-Construction Services/Design Proposal

Dear Mr. Kamath,

Based on the comments received from the Owner on our initial fee proposal, and the meeting with the Owner of 12.2.24, we hereby submit this revised fee proposal.

The Scope of Work for the above referenced project was revised by the following during meeting of 12.2.24:

1. The services of the IT/AV/Security are deleted from the scope of work; our design team will indicate locations of empty boxes, empty conduit, and pathways (cable racks, etc.) on the electrical drawings; the City will contract with a 3rd party to provide the IT and special systems cable, racks, devices such as flat panel displays, door access control, CCTY cameras, etc. Such cabling and hardware will not be in the Jordan Foster's construction Scope of Work.
2. Only one (1) community outreach meeting will be conducted for each of the 30% and 60% CD phases, for a total of two (2). Such meetings will take place via video conference (TEAMS or other).
3. The microgrid conduit design is deleted from the scope of work.

Although the scope of work is based on the "bridging documents" prepared by JMT, dated May 31, 2024, and revisions noted above, we propose conducting a program verification exercise, in which the City's project leadership team, stakeholders, and our team will have an opportunity to review the goals and objectives for a thorough understanding of the project.

We are pleased to present a revised fee proposal as listed below, outlined per the various tasks and services required to execute the design of the project to the 60% CD level.



SERVICES

| | |
|---|--------------------|
| Survey (Brock & Bustillos \$71,150.00 x 1.05) | \$74,707.50 |
| Traffic Engineering (W. P. Moore \$40,000.00 x 1.05) | \$42,000.00 |

30% CDs

| | |
|---|-----------------------|
| Architectural (Mijares Mora Architects & Treanor) | \$575,288.00 |
| Landscape Architect (Greenway Studio) | \$11,950.00 |
| Civil Engineer (Quantum Engineering) | \$23,955.00 |
| Structural Engineer (HKN Engineering) | \$36,956.00 |
| Mechanical Engineer (Alegro Engineering) | \$125,000.00 |
| Electrical Engineer (BATH Group) | \$150,725.00 |
| Lab planning (Treanor) | \$30,055.00 |
| Sustainability/LEED (led by Verdacity)* | \$112,012.00 |
| Life Cycle Analysis (electric heat vs. gas)** | \$23,580.00 |
| Life Cycle Analysis (electric water heat vs. gas)** | \$15,580.00 |
| <u>5% markup on subconsultants (\$529,783.00)</u> | <u>\$26,489.00</u> |
| SUB - TOTAL | \$1,131,560.00 |

* includes architectural, sustainability consultant, civil, and mechanical engineer’s involvement
 ** life cycle analysis was previously lumped into the mechanical engineer’s design fee

| | |
|--|-------------------|
| 30% CDs Community Outreach (MMA + Treanor) (1 session via videoconference) | \$6,000.00 |
|--|-------------------|

30% CDs REIMBURSABLES

| | |
|-------------------------------------|--------------------|
| Printing of review Sets (allowance) | \$500.00 |
| Travel(allowance) | \$15,000.00 |

60% CDs

| | |
|---|-----------------------|
| Architectural (Mijares Mora Architects & Treanor) | \$578,877.00 |
| Landscape Architect (Greenway Studio) | \$11,950.00 |
| Civil Engineer (Quantum Engineering) | \$58,268.00 |
| Structural Engineer (HKN Engineering) | \$36,956.00 |
| Mechanical Engineer (Alegro Engineering) | \$125,000.00 |
| Electrical Engineer (BATH Group) | \$150,725.00 |
| Lab planning (Treanor) | \$30,055.00 |
| Sustainability/LEED (led by Verdacity)* | \$165,093.00 |
| <u>5% markup on subconsultants (\$578,047.00)</u> | <u>\$28,903.00</u> |
| SUB - TOTAL | \$1,185,826.00 |

* sustainability fee includes architectural, sustainability consultant, civil, and mechanical engineer’s involvement

| | |
|--|-------------------|
| 60% CDs Community Outreach (MMA + Treanor) (1 session via videoconference) | \$6,000.00 |
|--|-------------------|

REIMBURSABLES

Mr. Ash Kamath
Solicitation 2024-0272R Advanced Manufacturing District
REVISED Pre-Construction Services/Design Proposal
Mijares Mora Architects
December 5, 2024

| | |
|-------------------------------------|--------------------|
| Printing of review Sets (allowance) | \$500.00 |
| Travel(allowance) | \$12,000.00 |

Services such as the survey and traffic studies will be invoiced upon their respective completion.

Please note that the proposed fee includes preparation of multiple concepts for review, leading to an agreed upon concept that satisfies the Owner's requirements, and the design of three separate buildings plus a guard house, each with respective building systems. The efforts to develop the various concepts and the documents are shared by Mijares Mora Architects and Treanor.

A proposed fee for completion of construction documents, bidding phase services, and contract administration (construction phase) services will be submitted at such time the project receives a notice-to-proceed from the City of El Paso to construction phase. Commissioning services will also be procured after the 60% CD submittal, in the Construction Phase services.

We anticipate executing the STANDARD FORM OF AGREEMENT BETWEEN DESIGN-BUILDER AND ARCHITECT, AIA Document B143-2014, between Mijares-Mora Architects, Inc. and Jordan Foster Construction, with agreed upon revisions.

We hope you find the proposal in order. Should you have any questions, or comments, or should you require any additional information, please let us know.

Thank you for your consideration.

Respectfully submitted,



Jorge L. Mora, AIA, LEED AP, CNU-A, NCARB
Mijares Mora Architects, Inc.

**Advanced Manufacturing District
Mijares-Mora Architects
60% CDs
12.5.24**

| TASK | Principal | | Sr. Project Architect | | Sr. Project Manager | | Project Mgr Level I | | Intern | | Admin. Assistant | | Hours |
|---|-------------|--------------------|-----------------------|----------------------|---------------------|--------------------|---------------------|--------------------|--------------|--------------------|------------------|-----------------|------------|
| | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | |
| 60% CD's | | | | | | | | | | | | | |
| coordinate geotechnical report | | | 4.0 | \$848.00 | 8.0 | \$1,132.24 | | | | | | | |
| code analysis | | | 8.0 | \$1,696.00 | 20.0 | \$2,830.60 | | | | | | | |
| site plan improvements and details | | | 6.0 | \$1,272.00 | 60.0 | \$8,491.80 | 60.0 | \$7,962.00 | | | | | |
| floor plans - dimensions, keys | | | 6.0 | \$1,272.00 | 40.0 | \$5,661.20 | 60.0 | \$7,962.00 | 60.0 | \$5,307.60 | | | |
| floor plan details | | | 6.0 | \$1,272.00 | 20.0 | \$2,830.60 | 80.0 | \$10,616.00 | 40.0 | \$3,538.40 | | | |
| elevation details | | | 6.0 | \$1,272.00 | 20.0 | \$2,830.60 | 60.0 | \$7,962.00 | 40.0 | \$3,538.40 | | | |
| roof plans and details | | | | | 10.0 | \$1,415.30 | 30.0 | \$3,981.00 | 20.0 | \$1,769.20 | | | |
| wall sections | | | 8.0 | \$1,696.00 | 80.0 | \$11,322.40 | 100.0 | \$13,270.00 | | | | | |
| room finish schedules | | | 12.0 | \$2,544.00 | 20.0 | \$2,830.60 | 40.0 | \$5,308.00 | 30.0 | \$2,653.80 | | | |
| door and window elevations and details | | | 18.0 | \$3,816.00 | 40.0 | \$5,661.20 | 60.0 | \$7,962.00 | 60.0 | \$5,307.60 | | | |
| door schedules | | | 8.0 | \$1,696.00 | | | 40.0 | \$5,308.00 | 30.0 | \$2,653.80 | | | |
| interior elevations | | | 6.0 | \$1,272.00 | | | 100.0 | \$13,270.00 | 40.0 | \$3,538.40 | | | |
| cover sheet/index of drawings | | | | | | | | | 6.0 | \$530.76 | | | |
| code analysis sheet | | | | | | | 24.0 | \$3,184.80 | 8.0 | \$707.68 | | | |
| specifications | | | 24.0 | \$5,088.00 | 100.0 | \$14,153.00 | | | | | | | |
| coordination meetings with subconsultants | | | 8.0 | \$1,696.00 | 8.0 | \$1,132.24 | 8.0 | \$1,061.60 | | | | | |
| conceptual models | | | 8.0 | \$1,696.00 | | | | | 60.0 | \$5,307.60 | | | |
| review | 12.0 | \$2,808.00 | 40.0 | \$8,480.00 | | | | | | | | | |
| coordinate cost estimates w/Builder | | | 32.0 | \$6,784.00 | 16.0 | \$2,264.48 | | | | | | | |
| review meetings with Owner and Builder | 8.0 | \$1,872.00 | | | 10.0 | \$1,415.30 | 10.0 | \$1,327.00 | | | | | |
| invoicing/book keeping | 4.0 | \$936.00 | | | | | | | | | 16.0 | \$944.00 | |
| coordinate with permitting authorities & agencies | 24.00 | \$5,616.00 | 6.0 | \$1,272.00 | 16.0 | \$2,264.48 | | | | | | | |
| SUB-TOTAL | 48.0 | \$11,232.00 | 206.0 | \$43,672.00 | 468.0 | \$66,236.04 | 672.0 | \$89,174.40 | 394.0 | \$34,853.24 | 16.0 | \$944.00 | 0.0 |
| TOTAL SALARY COST | | | | \$ 246,111.68 | | | | | | | | | |
| Contingency | | | | \$ 50,000.00 | | | | | | | | | |
| TOTAL COST | | | | \$296,111.68 | | | | | | | | | |

| | |
|--------------|---------------------|
| Direct costs | \$ 3,500.00 |
| | |
| TOTAL | \$299,611.68 |

| DIRECT COSTS | |
|----------------------------|--------------------|
| plotting of drawing sheets | \$ 2,500.00 |
| Mileage | \$ 1,000.00 |
| | |
| | |
| Total | \$ 3,500.00 |

**Advanced Manufacturing District
Mijares-Mora Architects
60% LEED Coordination
12.5.24**

| TASK | Principal | | Sr. Project Architect | | Sr. Project Manager | | Project Mgr Level I | | Intern | | Admin. Assistant | | Hours |
|--------------------------|-----------|--------|-----------------------|------------|---------------------|-------------|---------------------|--------|--------|------------|------------------|----------|-------|
| | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | |
| 60% CDs | | 234.00 | | 212.00 | | 141.53 | | 132.70 | | 88.46 | | 59.00 | |
| | | | 10.0 | \$2,120.00 | 80.0 | \$11,322.40 | | | 12.0 | \$1,061.52 | 6.0 | \$354.00 | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| SUB-TOTAL | 0.0 | \$0.00 | 10.0 | \$2,120.00 | 80.0 | \$11,322.40 | 0.0 | \$0.00 | 12.0 | \$1,061.52 | 6.0 | \$354.00 | 0.0 |
| TOTAL SALARY COST | | | | \$ | 14,857.92 | | | | | | | | |
| TOTAL COST | | | | \$ | 14,857.92 | | | | | | | | |

| | | |
|---------------------|----|---------------------|
| Quantum Engineering | \$ | 6,835.00 |
| Alegro Engineering | \$ | 89,400.00 |
| Verdacity | \$ | 54,000.00 |
| TOTAL | | \$165,092.92 |

**Advanced Manufacturing District
Mijares-Mora Architects
30% LEED Coordination
12.5.24**

| TASK | Principal | | Sr. Project Architect | | Sr. Project Manager | | Project Mgr Level I | | Intern | | Admin. Assistant | | Hours |
|--------------------------|-----------|--------|-----------------------|------------|---------------------|------------|---------------------|--------|--------|--------|------------------|--------|-------|
| | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | Hours | \$ | |
| 30% CDs | | 234.00 | | 212.00 | | 141.53 | | 132.70 | | 88.46 | | 59.00 | |
| | | | 10.0 | \$2,120.00 | 60.0 | \$8,491.80 | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| SUB-TOTAL | 0.0 | \$0.00 | 10.0 | \$2,120.00 | 60.0 | \$8,491.80 | 0.0 | \$0.00 | 0.0 | \$0.00 | 0.0 | \$0.00 | 0.0 |
| TOTAL SALARY COST | | | | \$ | 10,611.80 | | | | | | | | |
| TOTAL COST | | | | | \$10,611.80 | | | | | | | | |

| | | |
|--------------------|----|---------------------|
| Alegro Engineering | \$ | 89,400.00 |
| Verdacity | \$ | 12,000.00 |
| TOTAL | | \$112,011.80 |



Fee Summary

City of El Paso
 Advanced Manufacturing District
 December 4, 2024

| Design Phase - Tasks | | Professional Services | | | Total |
|--|---------------------------------------|-----------------------|---------|-----------|------------------|
| Design Scope of Services - 30% CD | | Hours | \$/Hour | Cost | |
| | Principal in Charge -Senior Principal | 160 | \$365 | \$58,400 | |
| | Project Manager - Principal I | 414 | \$285 | \$117,990 | |
| | Project Architect - Project Lead I | 456 | \$195 | \$88,920 | |
| | Architectural Support - Designer III | 310 | \$150 | \$46,500 | |
| | Project Coordinator - Admin I | 70 | \$115 | \$8,050 | |
| Total | | 1410 | | | |
| Anticipated Reimbursable Expenses | | | | | \$319,860 |
| | | | | | \$15,000 |
| Total Estimated Professional Fees - 30%CD | | | | | \$334,860 |

| Design Phase - Tasks | | Professional Services | | | Total |
|--|---------------------------------------|-----------------------|---------|---------|-----------------|
| Design Scope of Services - Laboratory Planning - 30% CD | | Hours | \$/Hour | Cost | |
| | Principal in Charge -Senior Principal | 14 | \$365 | \$5,110 | |
| | Project Manager - Principal I | 32 | \$285 | \$9,120 | |
| | Project Architect - Project Lead I | 42 | \$195 | \$8,190 | |
| | Architectural Support - Designer III | 44 | \$150 | \$6,600 | |
| | Project Coordinator - Admin I | 9 | \$115 | \$1,035 | |
| Total | | 141 | | | |
| Anticipated Reimbursable Expenses - Included with 30% CD efforts | | | | | \$30,055 |
| | | | | | \$0 |
| Total Estimated Professional Fees - Laboratory Planning - 30%CD | | | | | \$30,055 |

| Design Phase - Tasks | | Professional Services | | | Total |
|-----------------------------------|---------------------------------------|-----------------------|---------|-----------|------------------|
| Design Scope of Services - 60% CD | | Hours | \$/Hour | Cost | |
| | Principal in Charge -Senior Principal | 120 | \$365 | \$43,800 | |
| | Project Manager - Principal I | 352 | \$285 | \$100,320 | |
| | Project Architect - Project Lead I | 432 | \$195 | \$84,240 | |
| | Architectural Support - Designer III | 288 | \$150 | \$43,200 | |
| | Project Coordinator - Admin I | 67 | \$115 | \$7,705 | |
| Total | | 1259 | | | |
| | | | | | \$279,265 |



Anticipated Reimbursable Expenses

\$12,500

Total Estimated Professional Fees - 60%CD

\$291,765

| Design Phase - Tasks | | Professional Services | | |
|---|---------------------------------------|-----------------------|---------|---------|
| Design Scope of Services - Laboratory Planning - 60% CD | | Hours | \$/Hour | Cost |
| | Principal in Charge -Senior Principal | 14 | \$365 | \$5,110 |
| | Project Manager - Principal I | 32 | \$285 | \$9,120 |
| | Project Architect - Project Lead I | 42 | \$195 | \$8,190 |
| | Architectural Support - Designer III | 44 | \$150 | \$6,600 |
| | Project Coordinator - Admin I | 9 | \$115 | \$1,035 |
| Total | | 141 | | |

Total

Anticipated Reimbursable Expenses - Included with 60% CD efforts

\$0

Total Estimated Professional Fees - Laboratory Planning - 60%CD

\$30,055

| Design Phase - Tasks | | Professional Services | | |
|--|---------------------------------------|-----------------------|---------|---------|
| Design Scope of Services - Community Outreach Meetings | | Hours | \$/Hour | Cost |
| | Principal in Charge -Senior Principal | 4 | \$365 | \$1,460 |
| | Project Manager - Principal I | 5 | \$285 | \$1,425 |
| | Project Architect - Project Lead I | 1 | \$195 | \$195 |
| | Architectural Support - Designer III | 3 | \$150 | \$450 |
| | Project Coordinator - Admin I | 4 | \$115 | \$460 |
| Total | | 17 | | |

Total

Anticipated Reimbursable Expenses (per meeting - assumes all meetings are virtual)

\$0

Total Estimated Professional Fees - Community Outreach (per meeting)

\$3,990

Personnel Hour Task Matrix

City of El Paso
Advanced Manufacturing District
December 4, 2024

| Project Tasks | Principal in Charge - Senior Principal | Project Manager - Principal I | Project Architect - Project Lead I | Architectural Support - Designer III | Project Coordinator - Admin I | Team Task Total Hours |
|----------------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
|----------------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|

Design Scope of Services - 30% CD

| | | | | | | |
|---|------------|------------|------------|------------|-----------|-------------|
| Meetings and Workshops (including prep time and meeting minutes) | 66 | 70 | 40 | 14 | 12 | 202 |
| Kick-off Meeting (reduced attendance) | 8 | 8 | | | 2 | |
| Workshop #1 (reduced to two days, reduced attendance) | 30 | 30 | 8 | 8 | 4 | |
| Workshop #2 (virtual, not in person) | 24 | 24 | 24 | 4 | 4 | |
| 30% CD Review Meeting (virtual) | 4 | 8 | 8 | 2 | 2 | |
| Documentation (reduced documentation and participation, virtual meetings) | 94 | 344 | 416 | 296 | 58 | 1208 |
| Preliminary Site Planning Coordination | 4 | 12 | 12 | 8 | 2 | |
| Room Data Validations - Updated Room Data Sheets | 16 | 40 | 40 | 8 | 8 | |
| Preliminary Bubble Diagrams - Adjacency Diagrams | 4 | 12 | 12 | 4 | 2 | |
| Preliminary Equipment Lists and Equipment Cut Sheets | 8 | 16 | 24 | 24 | 2 | |
| Preliminary Floor Plans - Shell and Finish | 16 | 80 | 120 | 120 | 4 | |
| Preliminary Furnishings Plans | 2 | 8 | 12 | 12 | 4 | |
| Preliminary Code Analysis and Code Plans - Analysis of Hazards | 8 | 32 | 16 | 16 | 4 | |
| Coordination with Design Disciplines | 8 | 32 | 40 | 32 | 2 | |
| Preliminary Stacking Diagrams | 4 | 24 | 32 | 16 | 2 | |
| Preliminary Massing Diagrams | 4 | 24 | 32 | 24 | 4 | |
| Preliminary Outline Specifications | 8 | 24 | 16 | 8 | 8 | |
| Basis of Design Narratives | 4 | 16 | 20 | 16 | 8 | |
| QA/QC (Independent Staff Members) | 8 | 24 | 40 | 8 | 8 | |
| Total Hours - 30% CD | 160 | 414 | 456 | 310 | 70 | 1410 |

Personnel Hour Task Matrix

City of El Paso

Advanced Manufacturing District

December 4, 2024

| Project Tasks | Principal in Charge - Senior Principal | Project Manager - Principal I | Project Architect - Project Lead I | Architectural Support - Designer III | Project Coordinator - Admin I | Team Task Total Hours |
|---------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
|---------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|

Design Scope of Services - Laboratory Planning - 30% CD

| | | | | | | |
|---|-----------|-----------|-----------|-----------|----------|------------|
| Documentation | 14 | 32 | 42 | 44 | 9 | 141 |
| Development of Preliminary Lab Planning Notes and Details | 2 | 4 | 2 | 2 | 1 | |
| Preliminary Lab Plans for Maker Spaces and Support Labs | 2 | 4 | 8 | 10 | 1 | |
| Preliminary Equipment Locations | 2 | 4 | 8 | 8 | 1 | |
| Preliminary Casework Elevations | 2 | 4 | 8 | 8 | 1 | |
| Preliminary Infrastructure Requirements | 2 | 4 | 8 | 8 | 1 | |
| Preliminary Reflected Ceiling Plans | 2 | 4 | 4 | 4 | 2 | |
| Preliminary Evaluation of Hazards and Code Compliance | 2 | 8 | 4 | 4 | 2 | |
| Total Hours - Laboratory Planning - 30% CD | 14 | 32 | 42 | 44 | 9 | 141 |

Personnel Hour Task Matrix

City of El Paso

Advanced Manufacturing District

December 4, 2024

| Project Tasks | Principal in Charge - Senior Principal | Project Manager - Principal I | Project Architect - Project Lead I | Architectural Support - Designer III | Project Coordinator - Admin I | Team Task Total Hours |
|----------------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
|----------------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|

Design Scope of Services - 60% CD

| | | | | | | |
|--|------------|------------|------------|------------|-----------|-------------|
| Meetings and Workshops (including prep time and meeting minutes) | 40 | 40 | 24 | 16 | 12 | 132 |
| Kick-off Meeting (reduced attendance) | 8 | 8 | 4 | | 2 | |
| Workshop #3 (reduced to one day, reduced attendance) | 16 | 16 | 4 | 4 | 4 | |
| Workshop #4 (reduced to one day, virtual) | 8 | 8 | 8 | 8 | 2 | |
| 60% CD Review Meeting (virtual) | 8 | 8 | 8 | 4 | 4 | |
| Documentation (streamlined documentation, virtual meetings) | 80 | 312 | 408 | 272 | 55 | 1127 |
| Site Planning Coordination | 8 | 12 | 12 | 12 | 2 | |
| Finalize Room Data Sheets | 16 | 32 | 40 | 24 | 8 | |
| Finalize Equipment Lists and Equipment Cut Sheets | 8 | 24 | 24 | 8 | 2 | |
| Updated Floor Plans - Shell and Finish | 16 | 64 | 120 | 80 | 4 | |
| Updated Furnishings Plans | 2 | 12 | 12 | 12 | 4 | |
| Updated Code Analysis and Code Plans - Analysis of Hazards | 2 | 24 | 24 | 16 | 4 | |
| Continued Coordination with Design Disciplines | 4 | 32 | 32 | 32 | 4 | |
| Plan Details | 2 | 24 | 40 | 16 | 4 | |
| Building Sections and Wall Sections | 2 | 24 | 40 | 40 | 4 | |
| Updated Detailed Specifications | 8 | 24 | 16 | 16 | 8 | |
| Updated Basis of Design Narratives | 4 | 16 | 16 | 8 | 3 | |
| QA/QC (Independent Staff Members) | 8 | 24 | 32 | 8 | 8 | |
| Total Hours - 60% CD | 120 | 352 | 432 | 288 | 67 | 1259 |

Personnel Hour Task Matrix

City of El Paso

Advanced Manufacturing District

December 4, 2024

| Project Tasks | Principal in Charge - Senior Principal | Project Manager - Principal I | Project Architect - Project Lead I | Architectural Support - Designer III | Project Coordinator - Admin I | Team Task Total Hours |
|---------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
|---------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|

Design Scope of Services - Laboratory Planning - 60% CD

| | | | | | | |
|---|-----------|-----------|-----------|-----------|----------|------------|
| Documentation | 14 | 32 | 42 | 44 | 9 | 141 |
| Updated Lab Planning Notes and Details | 2 | 4 | 2 | 2 | 1 | |
| Updated Large Scale Lab Plans - Maker Spaces and Support Labs | 2 | 4 | 8 | 10 | 1 | |
| Updated Equipment Locations | 2 | 4 | 8 | 8 | 1 | |
| Updated Casework Elevations | 2 | 4 | 8 | 8 | 1 | |
| Updated Infrastructure Requirements | 2 | 4 | 8 | 8 | 1 | |
| Updated Reflected Ceiling Plans | 2 | 4 | 4 | 4 | 2 | |
| Updated Evaluation of Hazards and Code Compliance | 2 | 8 | 4 | 4 | 2 | |
| Total Hours - Laboratory Planning - 60% CD | 14 | 32 | 42 | 44 | 9 | 141 |

Personnel Hour Task Matrix

City of El Paso

Advanced Manufacturing District

December 4, 2024

| Project Tasks | Principal in Charge - Senior Principal | Project Manager - Principal I | Project Architect - Project Lead I | Architectural Support - Designer III | Project Coordinator - Admin I | Team Task Total Hours |
|---------------|--|-------------------------------|------------------------------------|--------------------------------------|-------------------------------|-----------------------|
| | | | | | | |

Design Scope of Services - Community Outreach Meetings

| | | | | | | |
|---|----------|----------|----------|----------|----------|-----------|
| Meetings | 4 | 5 | 1 | 3 | 4 | 17 |
| Meeting Prep - Content and Graphics | 1 | 1 | 1 | 1 | 2 | |
| Meeting Time | 2 | 2 | | | | |
| Meeting Follow-up | 1 | 2 | | 2 | 2 | |
| Total Hours - Community Outreach (Per Meeting) | 4 | 5 | 1 | 3 | 4 | 17 |

Hourly Rates

City of El Paso
Advanced Manufacturing District
December 4, 2024

To our valued clients: The standard hourly rates quoted below are effective from February 1, 2024. Rates are subject to change based on annual review of market conditions, labor, and overhead costs. These rates apply only to projects and efforts billed on an hourly basis.

Standard Billing Rates Effective February 1, 2024

| Category | Hourly Rate |
|---------------------|--------------------|
| Senior Principal | \$365 |
| Principal II | \$345 |
| Principal I | \$285 |
| Project Lead IV | \$255 |
| Project Lead III | \$230 |
| Project Lead II | \$210 |
| Project Lead I | \$195 |
| Designer IV | \$165 |
| Designer III | \$150 |
| Designer II | \$130 |
| Designer I | \$120 |
| Landscape Architect | \$200 |
| Civil Engineer II | \$160 |
| Civil Engineer I | \$120 |
| Intern I | \$75 |
| Admin III | \$195 |
| Admin II | \$150 |
| Admin I | \$115 |



ROMAN BUSTILLOS, P.E.
President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
HECTOR MARTINEZ, P.E.
Associate Partner
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

October 09, 2024

VIA E-Mail: jmora@mijaresmora.com

Mijares-Mora Architects, Inc.
111 N. Festival Drive
El Paso, TX 79912

Attn: Mr. Jorge Mora, AIA, LEED AP, CNU-A

Re: A 60 acres ± proposed Advanced Manufacturing District project site being a portion of Lot 1, Block 1, A.M.D. Subdivision, 310 George Perry Boulevard, City of El Paso, El Paso County, Texas
Proposal No. 2024-0910

Dear Mr. Mora:

This is our Proposal for Professional Surveying Services for the referenced project. The following is our proposed Scope of Services.

SCOPE OF WORK: (Boundary, Topographic and Improvement Survey)

1. Coordinate access to the property through the client and airport officials;
2. Initiate a utility locating ticket via Texas 811 Call before you dig for George Perry Boulevard abutting subject project site;
3. Research all available maps, deeds, plats, surveys and right-of-way maps for subject project site;
4. Perform a boundary, topographic and improvement survey for the subject project site;
5. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD88);
6. Topography shall extend 50 feet beyond project limits and up to the centerline of adjacent streets;
7. Establish a maximum of four (4) horizontal/vertical control points to be used during construction activities;
8. Prepare a boundary, topographic and improvement plat of survey for said project site; and
9. Deliver one (1) pdf and one (1) AutoCAD 2020 drawing of the boundary, topographic and improvement survey to Mijares-Mora Architects, Inc.

EXEMPTIONS:

The above Scope of Work excludes the following: easement descriptions; right-of-way staking; construction staking; resubdivision plat; right-of-way dedication plat; ALTA/NSPS Land Title Survey; title commitment; elevation certificate; environmental studies; soil testing; preparation of Storm Water Pollution Prevention Plan (SWPPP); implementation or monitoring of SWPP during construction activities; grading and drainage plan; pavement replacement design; staking of geotechnical boreholes; representation through City of El Paso and EPIA; rezoning exhibit; application fees; permit fees; subsurface utility engineering; as-built survey; preparation of as-built plans and any other item not specifically listed in the above scope of Work.

COMPLETION:

Brock & Bustillos Inc. will complete the above Scope of Work within forty-five (45) workdays of receiving your written notice to proceed and access to the airport property.

BASIS OF COMPENSATION:

We propose that Brock & Bustillos Inc. be paid a Lump Sum Amount of **\$70,325.00 plus sales tax of \$825.00** for the above Scope of Work. Terms of payment and charges for additional work will be done accordance with the attached "Other Terms and Conditions". This proposal is valid for 60 days from the date above.

TERMINATION AGREEMENT:

This agreement may be terminated without cause at any time prior to completion of work by either "**Mijares-Mora Architects, Inc.**" or **Brock & Bustillos Inc.**, by seven days written notice to the other. Upon termination, "**Mijares-Mora Architects, Inc.**" will owe **Brock & Bustillos Inc.** for all compensation earned under this Agreement the date of termination.

ACCEPTANCE:

If this proposal meets with your approval, we will consider the receipt of one signed copy of this Proposal as our authorization to proceed. Please call if you have any questions. We look forward to serving you on this project.

Sincerely,

Brock & Bustillos Inc.



Aaron Alvarado, R.P.L.S.
Vice-President Surveying

Attachments: (1) Other Terms & Conditions
(2) Survey Limits Site Plan

Authorization To Proceed

Name: _____

Title: _____

Signature: _____

Date: _____

P.O./REF. No.: _____

OTHER TERMS AND CONDITIONS

Brock & Bustillos Inc. shall perform the services outlined in this agreement for the stated fee arrangement.

Service Fees:

The total fee shall be understood to be an estimate unless the agreement is for a Lump Sum amount. The estimate shall not be exceeded by ten percent without written approval of the Client. For the services of the Engineer's staff (except survey personnel covered below) the charge will be the "Salary Cost" of each employee so engaged plus a multiplier of 2.5. "Salary Cost" is defined as the cost of salaries of the Engineer's employees for time directly chargeable to the Project, plus cost of social security contributions, unemployment, excise and payroll taxes, employment compensation insurance, medical and insurance benefits, sick leave, vacation, and holiday pay applicable thereto. The overtime premium (required by the Fair Labor Standards Act for nonexempt classifications) for draftsmen and technician classifications will be charged for overtime hours worked because of the Client's requirements, and upon his specific authorization.

For the Engineer's survey crews, the following schedule of rates applies. Overtime rate applies for hours in excess of eight (8) per day, Saturday, Sunday and Holidays.

| | <u>BASIC RATE</u> | <u>OVERTIME RATE</u> |
|--|--------------------------|-----------------------------|
| Two-Man Party | \$170.00/Hour | \$232.00/Hour |
| Three-Man Party | \$238.00/Hour | \$295.00/Hour |
| Two-Man w/Prof. Surveyor as Party Chief | \$295.00/Hour | \$341.00/Hour |

Direct Expenses:

For all direct expense, including supplies, transportation, telephone toll charges, reproductions, etc., and travel and subsistence for the Engineer's officers and staff, all as required for the proper execution of the work, and for all work subcontracted, the charge will be invoice cost plus 10 percent. Travel by vehicles owned by the Engineer will be at .670 cents per mile and surveying vehicles will be at 1.030 cents per mile.

Outside Services:

For outside services, such as soil investigations, laboratory tests, or retaining special consultants, Client may contract directly with a third party for such services, or may contract through Brock & Bustillos Inc. If such contracts are made through Brock & Bustillos Inc., a service charge of 10 percent will be added to the net amount of the contract.

Indemnification:

The Client shall indemnify and hold harmless Brock & Bustillos Inc. and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except Brock & Bustillos Inc.), or anyone for whose acts any of them may be liable.

Risk Allocation:

In recognition of the relative risks, rewards and benefits of the project to both the Client and Brock & Bustillos Inc., the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, Brock & Bustillos Inc.'s total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed ten times our fee or \$50,000, whichever is less. Such caused include, but are not limited to Brock & Bustillos Inc.'s negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Ownership of Documents:

All documents produced by Brock & Bustillos Inc. under this agreement shall remain the property of Brock & Bustillos Inc. and may not be used by the Client for any other endeavor without the written consent of Brock & Bustillos Inc.

Dispute Resolution:

Any claim or dispute between the Client and Brock & Bustillos Inc. shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of State of Texas.

Sales Tax and Gross Receipts Tax:

The State of Texas has imposed sales tax on certain boundary related survey services. When applicable, the invoice will show total amount of taxable services, percentage rate of sales tax, and amount of sales tax charged.

The State of New Mexico imposes a gross receipts tax on all professional services performed in New Mexico. The gross receipts tax rates varies throughout the state of New Mexico depending on the location of the project site. Gross receipts tax will be added to all costs for services performed in the State of New Mexico.

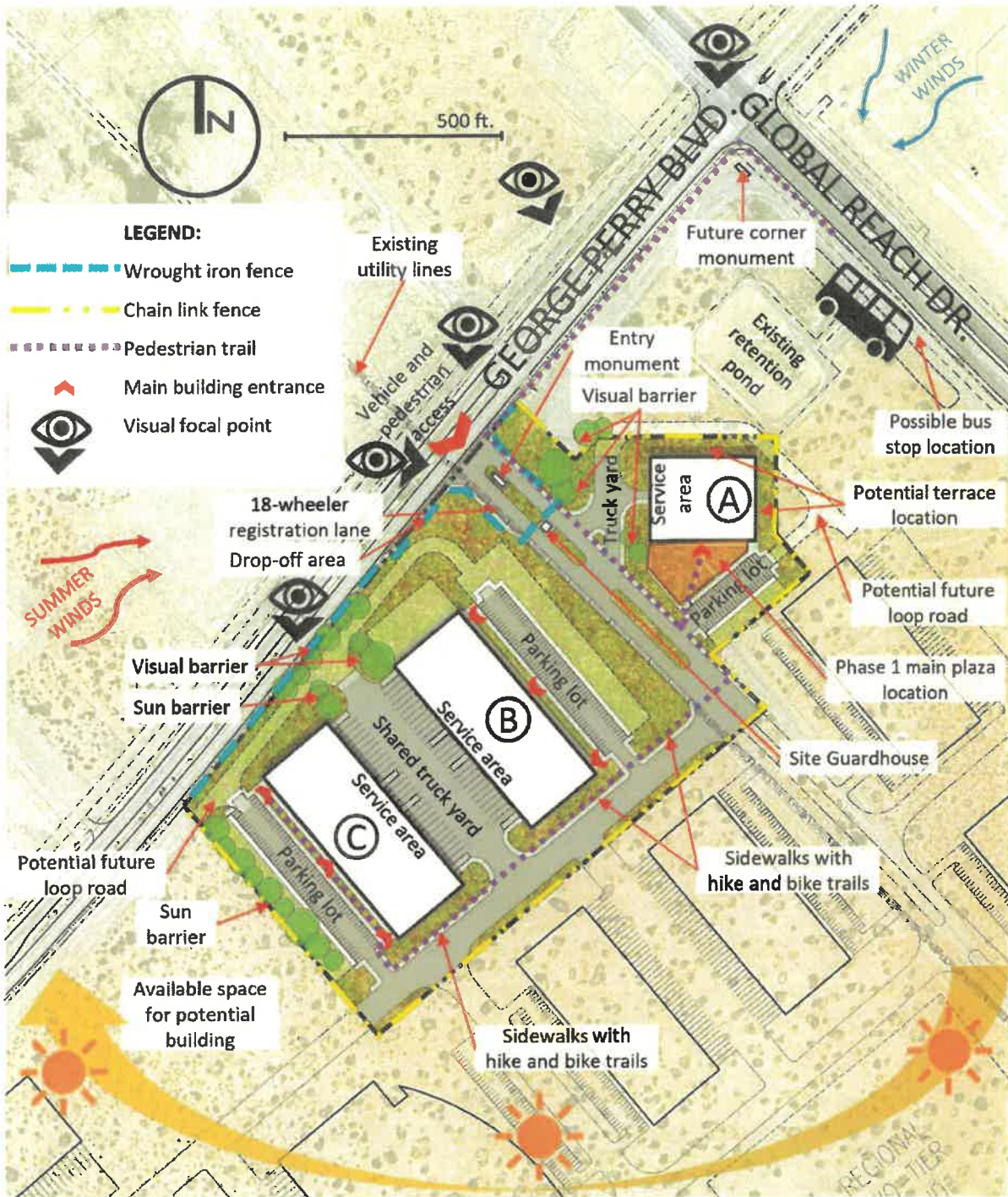
Billings/Payments:

Invoices for Brock & Bustillos Inc.'s services shall be submitted either upon completion of such services or on a monthly basis. Payment to the Engineer will be due upon receipt of monthly invoices. If Client fails to pay the Engineer the full invoice amount within thirty (30) days of receipt, Client will be charged for collection efforts in accordance with this Compensation Schedule. If payment is not received by the 60th day, a Work Stoppage Order will become effective. If payment is not received by the 75th day, a Mechanic's Lien will be filed with the County Clerk's Office in pursuit of payment for professional surveying and/or engineering services, in accordance with the procedures as outlined in the most current edition of the Texas Property Code. Aged invoices will begin accumulating collection fees and 1.50% interest per month based on an average APR of 18.0 % per year after the 100th day of the invoice.

CHAPTER 2 – PROJECT NEEDS AND REQUIREMENTS

PHASE 1 SITE

Phase 1 of this project consists of the construction of 3 buildings, Building A, Buildings B, and Building C. It also includes one site guardhouse, and the associated site development required for them to function properly, taking into consideration the planned infrastructure for the future phases. The location of the three buildings was selected due to the existing utilities that are along George Perry Blvd.



evaluate the best way to serve the development. Additional information, including location for mentioned High Pressure and Medium Pressure distribution mains will be provided by TGS.

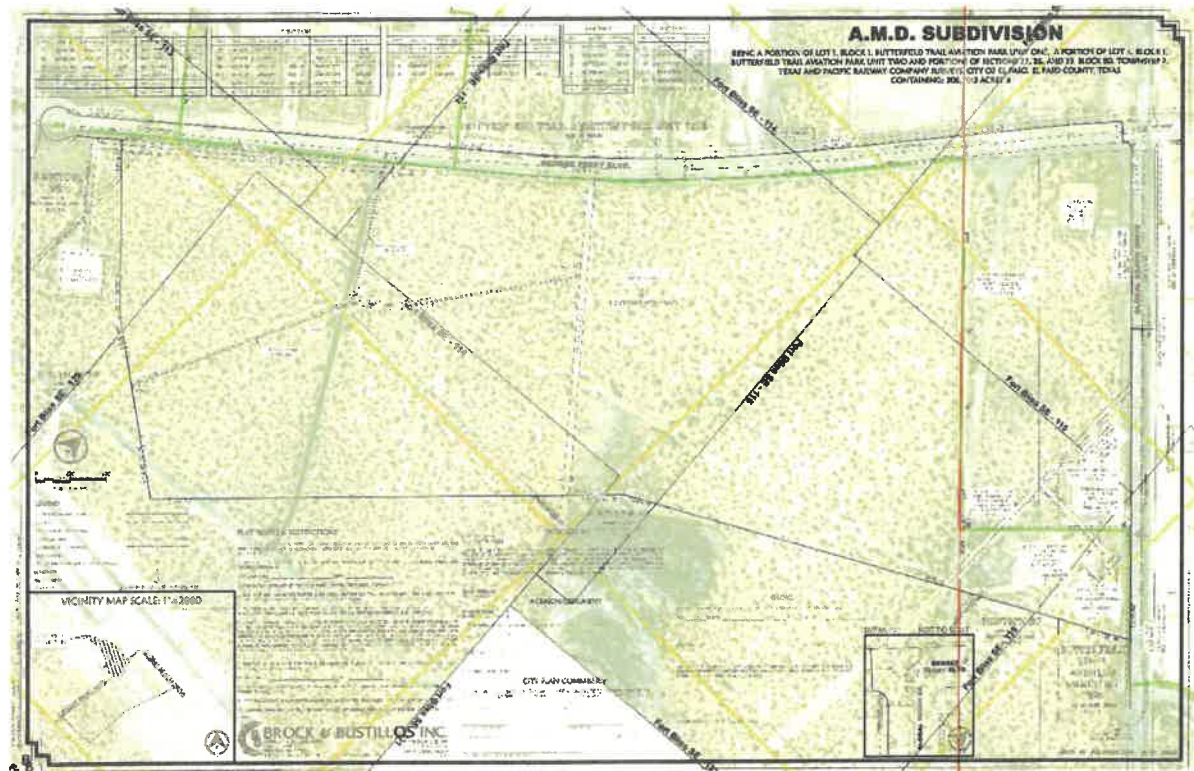


Image credit: Texas Gas Service and Brock and Bustillos, Inc. Edited by ECM A JMT DIVISION.

For gas infrastructure subdivisions maps please see [Appendix A-08](#).

AT&T

A record drawings request form was filed with AT&T along with basic project information such as site location and master plan. As of the date on this report, AT&T has not provided the requested infrastructure records.

SPECTRUM

ECM/JMT reached out to Spectrum however, as of the date of this report, the utility company has been non-responsive.

ADDITIONAL INFRASTRUCTURE

ECM/JMT submitted Texas 811 Design Ticket 2363503274 requesting existing underground utility line location and identification. In response, ECM/JMT was informed about the existence of a liquids pipeline belonging to Kinder Morgan. Reaching out to Kinder Morgan, one of the largest energy infrastructure companies in North America specializing in owning and controlling oil and gas pipelines and terminals, ECM/JMT was informed that, based upon the location of the planned excavation, Kinder Morgan appears to have no facilities within the specified project area and, therefore, has no conflict with the proposed project.

| | |
|---|--|
| MIJARES-MORA ARCH. B-T-IMP-AMD PROJECT 60 ACRES 310 GEORGE PERRY BLVD. PORTION OF LOT 1, BLOCK 1, AMD SUB. (ENGINEERING, SURVEYING OR BOTH): | PROPOSAL NO. 2024-0910 This A Lump Sum? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DATE: 10-08-2024 |
| | <input type="checkbox"/> Engineering <input checked="" type="checkbox"/> Surveying <input type="checkbox"/> BOTH |
| | |

| Task | Quantities | Units | 2024 Rate | Amount |
|---------------------------------------|------------|-------|-----------|-------------|
| Professional Staff | | | | |
| Principal Engineer | | Hour | \$236.00 | - |
| Senior Engineer | | Hour | \$236.00 | \$ - |
| Survey Manager/R.P.L.S. | 32.00 | Hour | \$236.00 | \$ 7,552.00 |
| Project Manager | | Hour | \$204.00 | \$ - |
| Project Engineer | | Hour | \$149.00 | \$ - |
| Design Engineer | | Hour | \$139.00 | \$ - |
| Design Engineer | | Hour | \$116.00 | \$ - |
| Expert Witness (Civil Discipline) | | Hour | \$415.00 | \$ - |
| Expert Witness (Surveying Discipline) | | Hour | \$415.00 | \$ - |

| | | | | |
|--|-------|------|----------|--------------|
| Technical Staff | | | | |
| Civil Designer | | Hour | \$138.00 | \$ - |
| Engineering Design Technician | | Hour | \$113.00 | \$ - |
| Senior Engineering CAD Draftsman | | Hour | \$95.00 | \$ - |
| Engineering CAD Draftsman | | Hour | \$73.00 | \$ - |
| Surveying Technician | 80.0 | Hour | \$126.00 | \$ 10,080.00 |
| Senior Surveying CAD Draftsman | 150.0 | Hour | \$95.00 | \$ 14,250.00 |
| Surveying CAD Draftsman | | Hour | \$73.00 | \$ - |
| Field Project Representative (FPR/RPR) | | Hour | \$126.00 | \$ - |

| | | | | |
|-----------------------------|------|------|---------|-------------|
| Administrative Staff | | | | |
| Administrative Assistant | 16.0 | Hour | \$73.00 | \$ 1,168.00 |
| Administrative Clerk | | Hour | \$82.00 | \$ - |

| | | | | |
|---|-------|------|----------|--------------|
| Field Surveying Technicians | | | | |
| One Man Survey Crew (Regular Rate-Party Chief) | | Hour | \$126.00 | \$ - |
| One Man Survey Crew (OT Rate-Party Chief) | | Hour | \$168.00 | \$ - |
| Two Man (Regular Rate-Party Chief, Rodman) | 171.0 | Hour | \$170.00 | \$ 29,070.00 |
| Two Man (OT Rate-Party Chief, Rodman) | | Hour | \$232.00 | \$ - |
| Two Man w/Prof. Surveyor as Party Chief (Regular Rate) | | Hour | \$295.00 | \$ - |
| Two Man w/Prof. Surveyor as Party Chief (OT Rate) | | Hour | \$341.00 | \$ - |
| Three Man (Regular Rate-Party Chief, Instrumentman, Rodman) | | Hour | \$238.00 | \$ - |
| Three Man (OT Rate-Party Chief, Instrumentman, Rodman) | | Hour | \$295.00 | \$ - |
| Four Man (Regular Rate-Party Chief, Instrumentman, 2-Rodmen) | | Hour | \$267.00 | \$ - |
| Four Man (OT Rate-Party Chief, Instrumentman, 2-Rodmen) | | Hour | \$381.00 | \$ - |
| Flagger (Daily Rate) *This rate can be added to any of the above crews and is per individual flagger. | | Hour | \$110.00 | \$ - |

Subtotal Labor \$ 62,120.00

| | | | | |
|--|--|----|------|------|
| Sub Consultants | | | | |
| Subcontract - Engineer | | LS | \$ - | \$ - |
| Subcontract - Soil Services/Testing | | LS | \$ - | \$ - |
| Subcontract - Subsurface Utility Mapping/Engineering | | LS | \$ - | \$ - |
| Subcontract - Aerial Mapping | | LS | \$ - | \$ - |
| Subcontract - Elect/Mech | | LS | \$ - | \$ - |
| Subcontract - Other | | LS | \$ - | \$ - |

Subtotal Subs 0 \$ -

| | | | | |
|--|-------|--------|-------------|-----------|
| Direct Costs | | | | |
| Mileage (Personal Vehicle) | 120.0 | mile | \$ 0.670 | \$ 80.40 |
| Mileage (Survey Crew 4x4 Trucks) | 800.0 | mile | \$ 1.030 | \$ 824.00 |
| Mileage Ranger All Terrain Vehicle Usage | | day | \$ 147.00 | \$ - |
| Reproduction-Copies (8.5 X 11) - Bond (B&W) | 300 | each | \$ 0.23 | \$ 69.00 |
| Reproduction-Copies (8.5 X 11) - Bond (Color) | | each | \$ 0.55 | \$ - |
| Reproduction-Copies (11 X 17) - Bond (B&W) | 100 | each | \$ 0.50 | \$ 50.00 |
| Reproduction-Copies (11 X 17) - Bond (Color) | | each | \$ 1.16 | \$ - |
| Reproduction-Copies (12 X 18) - Bond (B&W) | | each | \$ 0.79 | \$ - |
| Reproduction-Copies (12 X 18) - Bond (Color) | | each | \$ 1.58 | \$ - |
| Reproduction-Copies (24 X 36) - Bond (B&W) | 50 | each | \$ 7.72 | \$ 386.00 |
| Reproduction-Copies (24 X 36) - Bond (Color) | | each | \$ 14.70 | \$ - |
| Reproduction-Copies (30 X 42) - Bond (B&W) | | each | \$ 11.29 | \$ - |
| Reproduction-Copies (30 X 42) - Bond (Color) | | each | \$ 19.95 | \$ - |
| Reproduction-Copies (36 X 48) - Bond (B&W) | | each | \$ 14.70 | \$ - |
| Reproduction-Copies (36 X 48) - Bond (Color) | | each | \$ 27.30 | \$ - |
| Reproduction-Copies (12 X 18) - Mylars (B&W) | | each | \$ 7.35 | \$ - |
| Reproduction-Copies (24 X 36) - Mylars (B&W) | | each | \$ 14.18 | \$ - |
| Reproduction-Copies (30 X 42) - Mylars (B&W) | | each | \$ 17.85 | \$ - |
| Delivery by Courier | | each | \$ 45.00 | \$ - |
| Safety - Traffic Control Plan (Typical - Work Zone) | | LS | \$ 1,700.00 | \$ - |
| Safety - Traffic Control - Setup & Maintenance (Can be Project Specific per Day) | | Day(s) | \$ 600.00 | \$ - |
| Legal Research/Title Commitment | | each | \$ 380.00 | \$ - |
| 1st Class Mail Postage-Letter | | each | \$ 0.68 | \$ - |
| Surveying Field Supplies | 4 | LS | \$ 100.00 | \$ 400.00 |
| Field Scanner | | DY | \$ 1,200.00 | \$ - |
| Meals & Lodging | | LS | \$ 200.00 | \$ - |
| Travel | | LS | \$ - | \$ - |
| GPS Time for OPUS | | LS | \$ - | \$ - |
| Miscellaneous Other | | LS | \$ - | \$ - |

Subtotal Direct Costs \$ 1,809.40

| | |
|-------------------------------------|--------------|
| Subtotal Labor | \$ 62,120.00 |
| Subtotal Sub's Labor | \$ - |
| Subtotal Direct Costs | \$ 1,809.40 |
| 10% Mark Up on Subs & ODC's | \$ 0.00 |
| Subtotal * (Subs, D.C.s & Mark-Ups) | \$ 1,809.40 |
| If Lump Sum or NTE, Add Risk % | 10.00% |
| Subtotal * All % | \$ 70,322.34 |

| | | | |
|---|--------------|-------------------------|-----------|
| Boundary Taxable Amount: | \$ 10,000.00 | If Applicable, Tax Rate | 8.25% |
| (Surveyor to determine the Applicable Boundary Costs) | | Texas Boundary Taxes | \$ 825.00 |

Proposal Total: \$ 71,147.34



October 7, 2024

Mr. Jorge L. Mora, AIA, LEED AP
Vice President / Principal-in-Charge
Mijares-Mora Architects, Inc.
111 N. Festival Drive
El Paso, TX 79912

**Re: Proposal for Professional Services
Advanced Manufacturing District, El Paso, TX
Walter P Moore Proposal No. 24-3208**

Dear Jorge:

Walter P Moore is pleased to submit this proposal to provide professional services for the referenced project.

This proposal is presented in order to establish a basis for the commencement of our scope of services for the Project. We anticipate that Mijares-Mora Architects, Inc. has been or will be retained by the Owner as the prime design consultant for the Project. We anticipate that this Proposal and Agreement for Professional Services and attachments, when signed, will serve as our entire Agreement unless superseded by another document signed by both parties.

Basis of Proposal

This proposal is based on the information in the email sent on September 25, 2024, which contained potential studies needed and the site plan

Agreement

If this proposal is acceptable, please sign the attached Proposal and Agreement for Professional Services where indicated and return the signed copy to us. This proposal is valid for 60 days.

We very much appreciate the opportunity to provide these services and look forward to working with you on this Project.

Sincerely,

WALTER P. MOORE AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "J. Diaz".

Juan D. Diaz, P.E., PTOE
Associate

A handwritten signature in blue ink, appearing to read "Jennifer L. Peek".

Jennifer L. Peek, P.E., PTOE, PTP
Managing Principal

Attachments: Agreement for Services



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES - Terms Attached

Project: Advanced Manufacturing District - COEP
Client: Mijares Mora Architects, Inc.
Client Contact: Jorge Mora
Proposal Date: October 7, 2024
Proposal Number: 24-3208

Walter P. Moore and Associates, Inc. (Walter P Moore) shall provide services to Mijares Mora Architects, Inc. for the Advanced Manufacturing District Project as defined below and in accordance with the attachments listed below:

Project Description: It is our understanding that the project consists of preparation of a Traffic Impact Analysis for the Advanced Manufacturing District development in the City of El Paso. There could also be a task involving site circulation analysis of expected traffic for the proposed development.

Project Parameters: Walter P Moore’s fee for Basic Services is based upon the information about the Project described in this Agreement for Professional Services. If our understanding of the project scope is inaccurate or the project scope materially changes, we understand that our compensation will be equitably adjusted.

Scope of Services: Walter P Moore’s scope of Basic Services for This Part of the Project includes, based upon the Project Parameters, the services described in the attached Schedule ST1: Scope of Basic Traffic Engineering Services. A non-exclusive list of services not included within Basic Services is attached as Schedule ST17: Excluded Services, attached.

Compensation: Walter P Moore shall provide Basic Services for This Part of the Project on a Lump Sum fee basis separated by task, calculated and payable in accordance with the terms in Schedule T1 “Terms of Agreement,” attached. Our fees for Basic Services are as follows:

| Basic Services Fee - Summary by Task | <u>Traffic</u> |
|--|-----------------------|
| Scoping Meeting | \$ 2,500 |
| Traffic Impact Analysis | \$ 19,000 |
| Traffic Impact Analysis Task Total | \$ 21,500 |
| | |
| Site Circulation Study Task | \$ 15,000 |
| | |
| <i>Estimated Reimbursable Expenses (including data collection)</i> | <i>\$ 3,500</i> |

Walter P Moore’s fee for Basic Services does not include sales tax, fees for any Additional Services or Reimbursable Expenses.

Additional Supplemental Services: Any additional supplemental services requested by Client or services (identified in Schedule ST17 Excluded Services) provided not described as Basic Services or required supplemental services above shall be provided without invalidating this Agreement as Additional Services. Any Additional Supplemental Services shall be compensated in addition to compensation for Basic Services and required Supplemental Services stated above on either an agreed lump sum basis or on an hourly basis according to Schedule RC1 “Billing Rate Schedule,” attached. Any Additional Services for services provided by any consultant retained by Walter P Moore shall be compensated at a multiple of 1.10 times the amount

for such services billed to Walter P Moore. The Billing Rate Schedule shall be revised annually and shall replace the Hourly Invoicing Rates Schedule described above without invalidating this Agreement.

Reimbursable Expenses: Miscellaneous, project-related, out-of-pocket expenses incurred by Walter P Moore in providing its services shall be reimbursed in addition to any fees as described in Schedule T1 "Terms of Agreement." A reimbursable budget of \$3,500 is recommended for this project.

Client's Responsibilities: Client shall provide overall management and coordination for the design of the Project. Walter P Moore agrees to participate in the coordination effort, to be led by Client, in order that This Portion of the Project is coordinated with the designs and deliverables of the other members of the Project design team.

The Client shall provide to Walter P Moore in a timely manner full information of which the Client is aware regarding any special conditions, design criteria, reports, or special services needed, and to make available any existing data or drawings concerning the Project and Project Site. Walter P Moore shall be entitled to rely upon the accuracy and completeness of any such information provided.

Project Schedule: Walter P Moore shall endeavor to achieve the requirements of a reasonable schedule determined appropriate for the Project. Walter P Moore's fee for Basic Services is based, in part, upon the Project being executed in a timely manner without significant delays or interruptions. We are prepared to begin work immediately after receipt of an executed copy of this agreement.

In order for Walter P Moore to proceed with its services toward accomplishment of the Project Schedule, the following information from Client shall be timely provided to Walter P Moore:

1. The attached copy of this Agreement, duly executed.
2. All existing available site drawings

Client agrees to furnish Walter P Moore, in a timely manner, full information regarding any special conditions or criteria for the Project or special services needed, and to make available to Walter P Moore all pertinent, existing data concerning the Project and Project site of which Client is aware. Walter P Moore shall be entitled to rely upon the accuracy and completeness of any such information provided by Client.

Limitation of Liability: To the maximum extent permitted by law, Client agrees to limit Walter P Moore's liability for claims arising from or related to the Agreement or the Scope of Services to the Sum of \$50,000 or Walter P Moore's paid fee, whichever is less. This limitation shall apply regardless of the cause of action or legal theory pleaded or asserted, including any kind of indemnity.


Payment: Walter P Moore shall be paid based upon the following basis and as defined in the attached Terms of Agreement.

1. **Lump Sum Fee** - The total fee payable shall be the total sum stated herein, and payments shall be made periodically based upon Walter P Moore's percentage complete of the total fee as of the invoice date, or according to the schedule of payment by design phase if such schedule is expressly included herein.

Attachments: The following attachments are incorporated by reference as if set forth at length. In the event of a direct conflict between this Agreement and the content of any of the Attachments, this Agreement shall govern.

- Schedule T1: Terms of Agreement
- Schedule RC1: Billing Rate Schedule – Infrastructure - 2024
- Schedule ST1: Scope of Basic Traffic Engineering Services
- Schedule ST17: Excluded Services

Executed on this ____ day of _____, 2024 by:

| | |
|--|---|
| Client: Mijares-Mora Architects, Inc. Jorge L. Mora / Vice President | Walter P. Moore and Associates, Inc.: Jennifer L. Peek / Managing Principal |
| |  |



Schedule T1 TERMS OF AGREEMENT

I. Compensation & Expenses

- A. Walter P. Moore and Associates, Inc., "WALTER P MOORE", shall be paid based upon the following basis and as stated in the Agreement for Professional Services.
1. **Lump Sum Fee** - The total fee payable shall be the total sum stated herein, and payments shall be made periodically based upon WALTER P MOORE's percentage complete of the total fee as of the invoice date, or according to the schedule of payment by design phase if such schedule is expressly included herein.
- B. WALTER P MOORE shall be compensated for all services provided regardless of whether the improvements designed are built, in whole or in part.
- C. **Additional Services:** Additional Services shall be paid monthly in proportion to the percentage of the Additional Services completed for Lump Sum Fee compensation, or for the number of hours spent for Time and Expense Fee compensation, as of the invoice date.
- D. **Reimbursable Expenses:** Miscellaneous out-of-pocket project related expenses including, without limitation; printing, postage, courier costs, lodging, travel expenses, etc., shall be charged at the incurred cost. Mileage shall be charged at IRS Standard Business Mileage Rate in effect at the time of travel.
- E. **Reimbursable Services:** Third Party services retained by WALTER P MOORE on behalf of Client shall be charged at the incurred cost plus 10%.
- F. Sales taxes, if applicable, are not included and shall be paid by the Client.

II. Invoices and Payments

- A. WALTER P MOORE will prepare and present invoices in WALTER P MOORE's standard format on a monthly basis, unless other arrangements are stated in the Agreement.
- B. Client shall pay WALTER P MOORE for approved invoices within seven (7) days from date Client receives payment for WALTER P MOORE's portion of the Work. If Client receives a partial payment from Owner, Client agrees to diligently pursue payment from the Owner on behalf of WALTER P MOORE.
- C. If the Client does not receive full payment when due from the Owner for any cause that is not proven to be the fault of WALTER P MOORE, WALTER P MOORE shall nevertheless receive full payment as defined herein.

- D. Final payment for all fees and expenses is due to WALTER P MOORE no later than completion of WALTER P MOORE's services.
- E. Any costs incurred by WALTER P MOORE in collecting delinquent amounts including, without limitation, reasonable attorney's fees shall be reimbursed by the Client. If any portion of WALTER P MOORE's invoice is disputed, the undisputed portion shall be paid by the Client by the due date, and Client shall contemporaneously advise WALTER P MOORE in writing of the basis for any disputed portion of any invoice.
- F. WALTER P MOORE reserves the right to declare a substantial breach of this Agreement upon the Client's failure to make payment for services performed or Reimbursable Expenses incurred within forty-five (45) days after Client's receipt of payment from the Client.
- G. Upon Termination or Suspension of this agreement, WALTER P MOORE may charge interest on the amounts due but unpaid at the lesser of the highest legal rate or twelve percent (12%) per annum.
- H. No deductions shall be made from WALTER P MOORE's compensation on account of penalty, liquidated damages, or other sums withheld from payments to Contractor or Client, or on account of the cost of changes in the Work except to the extent such costs are found by a court of competent jurisdiction to be caused by WALTER P MOORE.

III. Responsibilities of the Client

- A. The Client shall, with reasonable promptness, perform including, without limitation, the following:
1. Verify that the contemplated Project will be financed adequately, including provisions for contingencies, to accomplish stated goals and commitments.
 2. Define the Project in writing and list the Owner's intended functions and needs and enumerate any special design criteria, for This Part of the Project, such as high water usage, heavy equipment loads, clear space requirements and other special structural or civil criteria.
 3. Provide all available information regarding requirements for This Part of the Project. WALTER P MOORE shall have the right to rely on the accuracy and completeness of any information provided by Client.
 4. When requested in writing by WALTER P MOORE, the Owner shall furnish the services of other reasonably required Consultants including, without limitation; surveyor, wind-

- tunnel studies, geotechnical and testing laboratory. These services shall be furnished at no charge to WALTER P MOORE which shall be entitled to rely upon the accuracy and completeness of any such Consultants' work.
5. Advise WALTER P MOORE of the identity and scope of services of other Consultants participating in the Project.
 6. Review WALTER P MOORE's work for compliance with Owner's programmatic requirements and for overall coordination with the work of the Client and other Consultants.
 7. Notify WALTER P MOORE promptly if Client becomes aware of any fault with This Part of the Project or nonconformance of the Contract Documents prepared by WALTER P MOORE.
 8. Prepare and assemble specifications for the General Conditions, Supplementary Conditions and all components of the Project, and coordinate assembly of WALTER P MOORE's specification sections into the proper format.
 9. Furnish to WALTER P MOORE copies of preliminary or detailed estimates of Total Project Construction Cost, bidding documents, change orders, and construction change directives, to the extent that they pertain to This Part of the Project.
 10. Furnish to WALTER P MOORE for review and recommendation all construction phase submittals that pertain, directly or indirectly, to This Part of the Project.
 11. Confer with WALTER P MOORE before issuing any interpretations or clarifications of documents prepared by WALTER P MOORE.
 12. Endeavor to protect the interests of WALTER P MOORE in any dealings with Owner during the course of the Project to same extent as Client protects its interests.
- B. If a signed certificate is to be provided as a deliverable of WALTER P MOORE, the Client shall provide Water P Moore with the exact requested wording no later than five (5) days prior to the anticipated execution date of the Agreement. To the extent such wording is currently available; it shall be attached to the Agreement for Professional Services as an exhibit and made part of the Agreement for Professional Services. Under no circumstances shall WALTER P MOORE be required to execute a certificate that requires WALTER P MOORE to accept duties or have knowledge beyond that required by the Agreement.
- C. CLIENT shall pay all costs WALTER P MOORE incurs because of any professional licensing or other complaint filed against WALTER P MOORE, or anyone related to it, related to any certificate of

merit, or its equivalent, that results from this Project.

IV. Instruments of Service

- A. Drawings, specifications, and other documents prepared by WALTER P MOORE pursuant to the Agreement are instruments of WALTER P MOORE's professional services ("Instruments of Service"). WALTER P MOORE shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyrights. Provided that Client is not in breach of the Agreement, Client is granted a limited, non-exclusive license to use WALTER P MOORE's Instruments of Service for the construction, use, replacement, and maintenance of the Project. The Client shall be permitted to retain copies, including reproducible copies, of the Instruments of Service for the purposes permitted by the non-exclusive license. The Instruments of Service shall not be used on any other project, or for completion of the Project by others, except as permitted by law in the event WALTER P MOORE has been adjudged in default under the Agreement or except by separate written agreement of the parties with appropriate compensation to WALTER P MOORE. Third parties such as the Contractor shall be permitted to obtain a copy of the Instruments of Service in electronic format in connection with the construction of the Project by executing WALTER P MOORE's standard agreement for such use.
- B. The Client or WALTER P MOORE shall not make changes in each other's Drawings, Specifications, and other documents without written permission of the other party.

V. Insurance

- A. Client and WALTER P MOORE shall endeavor to maintain their respective professional liability insurance covering claims arising out of the performance of professional services under the Agreement or the Project or caused by negligent errors, omissions or acts for which each may be liable. This insurance, as reflected in the parties' certificates of insurance, shall be maintained in force for a period of One (1) year after the date of Substantial Completion of the Project, if reasonably available and commercially affordable, or as otherwise agreed to and documented by Client and WALTER P MOORE.
- B. Unless otherwise agreed, WALTER P MOORE and Client shall each provide insurance to protect themselves from: 1) claims under workers' or workmen's compensation acts; 2) from general liability claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any employees or of any other person and from claims for damages because of destruction of

property including loss of valuable papers and records coverage and including loss of use resulting therefrom; and 3) employment practices liability.

- C. The insurance coverage required by the above paragraphs shall be in not less than the limits required by law and as otherwise agreed.
- D. If Owner enters into a construction contract based in whole or in part upon design services performed or deliverables prepared by WALTER P MOORE under the Agreement, Client shall use its best efforts to require in the Contract Documents that the Contractor shall: 1) provide liability insurance appropriate and adequate for the size and complexity of the Project; 2) agree to hold harmless, defend and indemnify Client and WALTER P MOORE against claims and lawsuits by Contractor or its subcontractors or suppliers of any tier for economic loss; and 3a) name WALTER P MOORE as an additional insured party, and 3b) waive any right of subrogation against WALTER P MOORE, under any commercial general liability or builders' risk policy providing coverage with respect to the construction of the Project; provided, however, that Client shall use its best efforts to have Owner name WALTER P MOORE as an additional insured on, and waive subrogation against WALTER P MOORE under, any such policies Owner provides with respect to the Project.

VI. Controlling Law and Disputes

- A. The Agreement, and its interpretation and performance, shall be governed by the laws of the United States of America and State of Texas notwithstanding any choice of law principles. Exclusive venue for any dispute arising out of the interpretation or performance of the Agreement shall be in county and state where the Project is located.

VII. Standard of Care

- A. WALTER P MOORE shall provide services under the Agreement in a manner consistent with that degree of care and skill customarily exercised by members of the same profession currently practicing under similar circumstances.

VIII. Time for Performance

- A. WALTER P MOORE shall perform its services as expeditiously as is consistent with the Standard of Care as defined herein and the orderly progress of the Project.

IX. Indemnity, Limitations of Liabilities, Warranty and Remedies

- A. WALTER P MOORE shall not be responsible or held liable for any acts or omissions of Client, Client's other Consultants, Contractor or any of its subcontractors or suppliers of any tier or any other persons or entity performing any of the Work.

- B. WALTER P MOORE agrees, to the fullest extent permitted by law, to hold harmless and indemnify Client from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of WALTER P MOORE.
- C. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of the Client.
- D. If WALTER P MOORE's construction contract administration services are limited or excluded from WALTER P MOORE's scope of services, it is agreed that WALTER P MOORE's professional services shall not extend to or include any review or site observation of Contractor's work or performance, and Client shall in such circumstances, to the fullest extent permitted by law, hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, liabilities including without limitation, claims for injury to persons or property, death, or economic loss, or costs including without limitation reasonable attorney's fees and defense costs arising out of, or alleged to arise out of, designs or deliverables of WALTER P MOORE regardless of whether any such claims, damages, liabilities, or costs were, or were alleged to be, caused in part by the negligence or negligent misrepresentation of WALTER P MOORE or someone for whom WALTER P MOORE is legally responsible.
- E. Because remodeling and/or rehabilitation of an existing structure and/or related infrastructure requires that certain assumptions be made regarding existing conditions, and because these assumptions may not be verifiable without expending inordinate amounts of time and money, or damaging otherwise adequate and serviceable portions of the structure, Client agrees, to the fullest extent permitted by law to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages or liabilities including, without limitation, claims for injury to persons or

property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense costs arising out of any designs or deliverables of WALTER P MOORE based in whole or in part upon any assumptions made by WALTER P MOORE regarding existing conditions, excepting only those claims, damages, liabilities or costs to extent caused by the negligence or willful misconduct by WALTER P MOORE.

F. To the maximum extent permitted by law, Client agrees to limit Walter P Moore's liability for claims arising from or related to the Agreement or the Scope of Services to the Sum of \$50,000 or Walter P Moore's paid fee, whichever is less. This limitation shall apply regardless of the cause of action or legal theory pleaded or asserted, including any kind of indemnity.

G. Other than as expressly stated herein, WALTER P MOORE makes no other express or implied warranties regarding the performance or result of these services.

X. Successors and Assigns

A. Client and WALTER P MOORE, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to the Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the Agreement

B. Neither party to the Agreement shall transfer, sublet, or assign any rights under or interest in the Agreement (including, without limitation, monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting to subconsultants shall not be considered an assignment for purposes of the Agreement, and nothing contained in this paragraph shall prevent WALTER P MOORE from employing such independent professional associates and Consultants as WALTER P MOORE may deem appropriate to assist in the performance of services hereunder.

C. Nothing under the Agreement shall be construed to confer any rights or benefits in the Agreement to anyone other than Client and WALTER P MOORE, and all duties and responsibilities undertaken pursuant to the Agreement shall be for the sole and exclusive benefit of Client and WALTER P MOORE and not for the benefit of any other party.

XI. Hazardous Material

A. WALTER P MOORE shall have no responsibility for the detection, presence, removal, encapsulation, treatment, abatement, storage, transportation, disposal, or any other form of identification or handling of any asbestos, asbestos containing products materials or substances, polychlorinated biphenyl (PCB), or any other materials, constituents

or substances that are, or are deemed to be, hazardous under the Resource Conservation and Recovery Act of 1976 as amended or any other similar federal, state or local regulation or law ("Hazardous Material"). Client shall use its best efforts to have Owner furnish any tests for Hazardous Materials and other laboratory and environmental tests, inspections, reports, mitigation, or removal as necessary or required by law since no such test shall be provided by or through WALTER P MOORE.

B. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs arising out of any one or more of the claims listed below with respect to Hazardous Materials.

XII. Termination and Suspension

A. The Agreement may be terminated by either party at such time as the Prime Agreement between Client and Owner is terminated. The Client shall promptly notify WALTER P MOORE in writing of such termination.

B. The Agreement may be terminated by either party upon not less than Seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination, and such failure to perform is not cured within such Seven (7) days.

C. After the Project or WALTER P MOORE's services are interrupted or suspended for any cause other than the fault of WALTER P MOORE for more than Forty-Five (45) calendar days in the aggregate over the term of the Agreement, WALTER P MOORE may, at its option at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, terminate the Agreement upon seven days written notice without cure or suspend its services, and WALTER P MOORE shall be compensated for all its services performed and reimbursable expenses incurred prior to the termination or commencement of suspension of services by WALTER P MOORE. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to suspend its services, Client shall, upon WALTER P MOORE's resumption of services, compensate WALTER P MOORE for expenses

incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.

- D. If Client is in breach of the Agreement, WALTER P MOORE may at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, upon Seven (7) calendar days' written notice suspend its services to Client. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to resume its services, provided that WALTER P MOORE has not previously terminated the Agreement, and upon receipt of payment in full to WALTER P MOORE of all outstanding sums due from Client, or curing of such other breach by Client which caused WALTER P MOORE to suspend services, Client shall as Additional Services compensate WALTER P MOORE for expenses incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.

XIII. Force Majeure

- A. In the event that WALTER P MOORE is obstructed, interrupted, or impeded, directly or indirectly, in performing any of its obligations under the Agreement by an Act of God, sickness, disease, infection, epidemic, government order, building closure, fire, flood, earthquake, terrorism or terrorism threat, adverse weather, war, attack, labor unrest or shortage, civil unrest or any other occurrence beyond the control of WALTER P MOORE, or by any complications, responses (e.g., COVID plans), or unreasonable risks arising from such occurrences, then WALTER P MOORE shall be excused from any further performance of its obligations under the Agreement and entitled to adjustment of the Project schedule and its compensation under this Agreement. Additionally, any obligation by WALTER P MOORE to attend an in-person meeting or site visit shall be: (a) excused if it would, in WALTER P MOORE's judgment, be unsafe or its purposes may be satisfied virtually, and (b) subject to any reasonable protocols that WALTER P MOORE has adopted for the health and safety of its employees.

XIV. Waiver

- A. The failure on the part of either party, at any time, to require full performance by the other party of any portion of the Agreement, shall not be deemed a waiver of, or in any way affect, that party's rights to

enforce such provisions or any other provision at a later time. Any waiver by any party of any provision or on any occasion shall not be taken or held to be a waiver of any other provision or on any other occasion.

XV. Severability and Survival of Terms

- A. If any one or more provisions of the Agreement, any portion thereof, or the application thereof to any person or circumstance, shall for any reason be held invalid, illegal or unenforceable in any respect, any such invalidity, illegality or unenforceability shall be deemed stricken and shall not affect any other provision of the Agreement or the application of such provisions to other persons or circumstances, and the balance of the Agreement shall be enforced to the greatest extent permitted by law. Limitations of liability and remedies and all indemnity obligations shall survive termination of the Agreement for any cause.

XVI. Dispute Resolution

If a dispute arises out of or relates to this contract or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Procedures before resorting to arbitration or litigation.

XVII. Meaning of Terms

- A. **Client** - The party, with which WALTER P MOORE has entered into the Agreement, responsible for managing the overall design including, without limitation, the design and deliverables of WALTER P MOORE as a WALTER P MOORE under Client's Prime Agreement with Owner.
- B. **Owner** - The individual or entity that retains the Client for prime professional services for the Project under the Prime Agreement.
- C. **Construction Cost of This Portion of the Project** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Owner of all elements of the Project designed or specified by WALTER P MOORE. Such Cost shall include the cost (at current market rates if estimated) of all labor and materials furnished including the overhead, fee, or profit contingency for This Part of the Project.
- D. **Contractor** - A third party, if any, engaged to provide construction services to Owner based in part upon designs and deliverables of WALTER P MOORE.
- E. **WALTER P MOORE** - Walter P. Moore and Associates, Inc., and WALTER P MOORE's independent professional associate or consultant engineering firms.
- F. **Project** - As defined in the Agreement for Professional Services.

- G. **Services** – As defined in the Agreement for Professional Services.
- H. **This Part of the Project** - All elements of the Project design within WALTER P MOORE's discipline designed or specified by WALTER P MOORE.
- I. **Total Project Construction Cost** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Owner of all elements of the Project designed or specified by Client and its consultants. Such Cost shall include the cost at current market rates of all labor and materials furnished including the overhead, fee, or profit contingency, plus the cost of equipment specifically specified by Client and its consultants.



Schedule RC1

BILLING RATE SCHEDULE

Infrastructure Group
2024 Standard

| <u>Category</u> | <u>Rate</u> |
|--|-------------|
| Senior Principal/Managing Principal..... | \$ 375.00 |
| Principal..... | \$ 330.00 |
| Chief Hydrologist..... | \$ 310.00 |
| Managing Director | \$ 310.00 |
| Team Director..... | \$ 290.00 |
| Senior Project Manager | \$ 290.00 |
| Project Manager | \$ 240.00 |
| Senior Engineer | \$ 240.00 |
| Engineer..... | \$ 185.00 |
| Graduate Engineer | \$ 165.00 |
| Senior Transportation Planner | \$ 225.00 |
| Transportation Planner | \$ 170.00 |
| Graduate Transportation Planner..... | \$ 145.00 |
| Senior Graphic Designer | \$ 145.00 |
| Senior GIS Specialist..... | \$ 220.00 |
| GIS Specialist | \$ 175.00 |
| Senior Designer | \$ 230.00 |
| Designer | \$ 150.00 |
| BIM Manager | \$ 235.00 |
| CAD Manager | \$ 235.00 |
| Senior CAD Technician..... | \$ 160.00 |
| CAD Technician | \$ 130.00 |
| Senior Field Representative..... | \$ 170.00 |
| Field Representative | \$ 150.00 |
| Engineering Intern..... | \$ 115.00 |
| Project Accountant..... | \$ 150.00 |
| Senior Administrative Assistant | \$ 150.00 |
| Administrative Assistant | \$ 120.00 |

Notes:

1. These billing rates are effective through December 31, 2024.
2. Rates are adjusted annually.



Schedule ST1

SCOPE OF BASIC TRAFFIC ENGINEERING SERVICES

I. Traffic Impact Analysis (TIA) Scoping Meeting

- A. Using standards for traffic generation from ITE's *Trip Generation* (latest edition), Walter P Moore will calculate trip generation projections for 24-hour, AM peak hour, and PM peak hour traffic demand based upon the site plan.
- B. Walter P Moore will complete the reviewing agency's access management form, if applicable, to determine if a Traffic Impact Analysis (TIA) is necessary.
- C. Walter P Moore will meet with the reviewing agency to discuss the potential scope of a TIA if it is required for the site.
- D. Walter P Moore will attend up to one meeting with the project team as necessary.

II. Traffic Impact Analysis (if required)

- A. This scope and fee is based on a single Traffic Impact Analysis (TIA) for the proposed development for up to four intersections and two site driveways, to be referred to as the 'study area' throughout this scope. The fee is an estimate based on our understanding of TIA requirements. The actual scope and fee may need to be adjusted based on the scoping meeting.
- B. Walter P Moore will conduct a field inventory of existing conditions including typical roadway cross-sections, roadway and intersection pavement markings, intersection traffic control, intersection lane use, adjacent land use, pedestrian facilities, and unusual roadway features.
- C. Walter P Moore will collect turning movement counts (TMCs) at up to four intersections during the AM and PM peak traffic periods and will include the times of 7:00-9:00 AM and 4:00-6:00 PM.
- D. Walter P Moore will distribute the trips generated by the proposed development throughout the study area based upon prevailing local conditions.
- E. Walter P Moore will develop traffic projections for the anticipated year of buildout. These projections will be developed for the intersections in the study area.
- F. Walter P Moore will complete capacity analysis for existing conditions for the AM and PM peak hours. The analysis will be conducted using Synchro for the intersections in the study area. Results will be reported in standard Level of Service format.
- G. Walter P Moore will complete capacity analysis for background conditions for the anticipated year of buildout for the AM and PM peak hours. The analysis will be conducted using Synchro for the intersections in the study area. Results will be reported in standard Level of Service format.
- H. Walter P Moore will complete capacity analysis for proposed conditions for the anticipated year of buildout for the AM and PM peak hours. The analysis will be conducted using Synchro for the intersections in the study area. Results will be reported in standard Level of Service format.

- I. Walter P Moore will identify any planned improvements to the adjacent roadways and any announced developments affecting the study location, and will include these findings in the analyses.
- J. Walter P Moore will identify proposed improvements, both on-site and off-site, to mitigate unacceptable impacts to intersection levels of service. Mitigation measures can include, but are not limited to, median openings, turn lanes, traffic calming, acceleration lanes, and traffic signals. If a traffic signal is recommended, a full traffic signal warrant study will be completed by Walter P Moore as an additional service.
- K. Walter P Moore will prepare a Traffic Impact Analysis report summarizing the findings and recommendations relative to the proposed development. This report will be submitted to the reviewing agency for their review and potential approval.
- L. Walter P Moore will attend up to two meetings with the Project Team and up to one meeting with the reviewing agency as necessary to review the findings of the TIA.

III. Site Circulation Review (if required)

- A. Walter P Moore will review the site plan that has been developed for the Project, focusing on the proposed on-site vehicular circulation and pedestrian traffic patterns for efficiency of movement and safety concerns. The review will include consideration of the following items.
 - 1. Number of driveways
 - 2. Driveway locations
 - 3. Driveway widths
 - 4. General ingress and egress
 - 5. Site circulation
 - 6. Loading and unloading areas
 - 7. Emergency vehicle access
- B. Walter P Moore will analyze turning maneuvers of the design vehicles using the software AutoTURN. Up to 15 exhibits showing proposed travel routes will be provided to the Architect and Project Team for use in their design.
- C. Walter P Moore will provide the Architect and Project Team with a list of proposed modifications to the site plan to improve traffic circulation for their inclusion in the final design documents.
- D. Walter P Moore will coordinate with Architect as appropriate throughout the project.
- E. Walter P Moore will attend up to two meetings with the Owner and Architect to discuss findings and recommendations.



**walter
p moore**

Schedule ST17

EXCLUSIONS TO BASIC TRAFFIC ENGINEERING SERVICES

These services are excluded because either the scope is still undefined, the work is not anticipated to be required, or the work is to be provided by others or another group within Walter P Moore from whom you have received a separate proposal. If it becomes necessary for Walter P Moore to provide any of these or other services beyond the scope of our Basic Services and said services are authorized by the Client, they will be performed for an additional fee on a time and expense basis in accordance with the attached Schedule T1 or upon a fee basis established at such time as the scope of work is defined.

Specifically excluded services include:

- A. Traffic analysis, not specifically identified in scope
- B. Traffic data collection, not specifically identified in scope
- C. Access Management Application and Variances
- D. Public street modifications
- E. Parking consulting
- F. Attendance at City Planning Commission or City Council meetings
- G. Offsite traffic signage
- H. Offsite turn lane warrant study
- I. Traffic signal warrant study, design, or modification
- J. Traffic Control Plans
- K. Street and site lighting
- L. Utility Design or Relocation
- M. Platting
- N. Permitting

Walter P Moore
Advanced Manufacturing District - COEP
24-3208
October 24, 2024

| Personnel Title/Position | Hourly Rate | Estimated Number of Hours | Estimated Fee |
|---|-------------|---------------------------|---------------------|
| Traffic Impact Analysis | | | |
| Principal | \$ 330.00 | 2 | \$ 660.00 |
| Senior Engineer | \$ 240.00 | 24 | \$ 5,760.00 |
| Graduate Engineer | \$ 165.00 | 80 | \$ 13,200.00 |
| Senior CAD Technician | \$ 160.00 | 12 | \$ 1,920.00 |
| Sub-Total Traffic Impact Analysis | | | \$ 21,540.00 |
| Site Circulation | | | |
| Principal | \$ 330.00 | 2 | \$ 660.00 |
| Senior Engineer | \$ 240.00 | 12 | \$ 2,880.00 |
| Graduate Engineer | \$ 165.00 | 40 | \$ 6,600.00 |
| Senior CAD Technician | \$ 160.00 | 30 | \$ 4,800.00 |
| Sub-Total Site Circulation | | | \$ 14,940.00 |
| TOTAL (without reimbursable expenses) | | | \$ 36,480.00 |
| Estimated Reimbursable Expenses (including data collection) | | | \$ 3,500.00 |
| TOTAL (with reimbursable expenses) | | | \$ 39,980.00 |

October 7, 2024

Mijares-Mora Architects, Inc.
111 N. Festival Drive
El Paso, TX 79912
Attn: Jorge L. Mora, AIA, LEED AP, CNU-A



Re: Landscape Architectural Services for El Paso International Airport's Advanced Manufacturing District (Phase 1)

Mr. Mora,

Thank you for keeping us in mind when it comes to landscape architecture services and EPIA's Advanced Manufacturing District project. This proposal includes a scope of services and fees for planting and irrigation plans for the landscape areas as it pertains to two new 100,000 sq. ft. buildings and a 50,000 at El Paso International Airport's 26-acre phase 1 Advanced Manufacturing District. It is our understanding that the scope will include general landscape areas within the facility in accordance to the City of El Paso and the Federal Aviation Administration's regulation as it El Paso International Airport. We will work with beautification of the new facility, while observing clearance, safety and visibility. Phase 1 will be self-sufficient and functional in its entirety, serving the advanced manufacturing businesses and satisfying their process and security requirements as it pertains to the landscape architectural elements.

Within our design intent too will be the use of drought tolerant plant material, water harvesting techniques, and implement minimal maintenance design. The design will account of LEED Certification as well as preparation for future phases' watering needs and irrigation zone planning. Our services have not accounted for attendance of public meetings, exhibits / renderings, or design involving or other such amenities.

Additionally, being that Phase 1 project is partially federally funded, Greenway Studio will specify Buy-American preferences, and as such the DBT is encouraged to use, to the greatest extent practicable, iron and aluminum as well as steel, cement, and other manufactured products produced in the United States in every contract, subcontract, or purchase order related to this project. Through these sources, we understand that the project will require a phased design process and include approximately 65 sheets at a preferred scale of 1" = 20'.

LANDSCAPE AND IRRIGATION DESIGN PLANS

The design of the landscape for the project will follow a Preliminary Design Development approach starting with a 30% submittal and followed by a 60% phase, before seeking approval to include construction documentation in our scope of services. We anticipate a meeting after each submittal phase to discuss possible redlines and have also included time for coordination with EPIA. Final Preliminary Plans will not be signed and sealed, however will include pertinent notes and details relevant to a 60% plan set. The submittal phases are further described below:

- **30% Design Development Plans**
 - Review Meeting
 - Digital PDF Plans
 - List of Needed Specifications
 - Preliminary Opinion of Probable Cost

- **60% Design Development Plans**
 - Review Meeting (Public Meeting not Included)
 - Digital Copies of Plans
 - Pre-final Specifications
 - Preliminary Opinion of Probable Cost

Landscape and Irrigation Design Fee: \$ 23,900.00 LUMP SUM

This proposal does not include bidding and construction administration phase services however these and other services may be requested and invoiced on a time and materials basis. If this proposal is acceptable, please sign and return an executed original. Should the proposal not be signed and digital files for the project be received, this will constitute acceptance of this proposal.

If you have any questions, please free to contact us at 915-215-9488.

Sincerely,

David A. Parra, RLA, CNU-A
Principal - Landscape Architect



Greenway Studio, LLC
817 Olive Avenue
El Paso, Texas 79901
www.greenway-studio.com

Accepted by: _____ Date: _____

EPIA ADVANCED MANUFACTURING DISTRICT (PHASE 1)

LA FEE SCHEDULE

October 28, 2024



| Task Description | Principal | | Landscape Architect | | Rendering & Graphics Specialist | | Project Manager/Licensed Irrigator | | Landscape/Irrigation Designer | | Administrative Assistant | | Totals |
|--|-----------|-----------------|---------------------|-------------------|---------------------------------|---------------|------------------------------------|-------------------|-------------------------------|--------------------|--------------------------|-----------------|--------------------|
| | Hours | Rate | Hours | Rate | Hours | Rate | Hours | Rate | Hours | Rate | Hours | Rate | |
| | | \$140.00 | | \$135.00 | | \$95.00 | | \$90.00 | | \$85.00 | | \$70.00 | |
| A. Landscape Architectural | | | | | | | | | | | | | |
| 1 Team Data Recolection (Investigation) | | | | | | | | | | | | | |
| Site Visit and Investigation | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Design Team Kick Off Meeting | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Geotechnical / Soils Test Analyses | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| General Coordination | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| LEED Certification Documentation | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Subtotal | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| 2 Schematic Design Phase (NOT USED) | | | | | | | | | | | | | |
| Landscape and Hardscape Concept | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Cost Estimate | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Plant Palette Selection | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Redline Meeting / Comments | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Subtotal | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| 3 Preliminary Design Phase (30%) | | | | | | | | | | | | | |
| Landscape and Hardscape Plans | 4 | \$0.00 | 4 | \$540.00 | 0 | \$0.00 | 4 | \$300.00 | 4 | \$3,450.00 | 0 | \$0.00 | \$4,290.00 |
| Irrigation Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 4 | \$300.00 | 18 | \$1,530.00 | 0 | \$0.00 | \$1,830.00 |
| Landscape Demolition Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Details (Sections, Elevations Etc.) | 0 | \$0.00 | 3 | \$405.00 | 0 | \$0.00 | 0 | \$0.00 | 4 | \$340.00 | 0 | \$0.00 | \$745.00 |
| Cost Estimate | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 3 | \$255.00 | 2 | \$140.00 | \$395.00 |
| Specifications | 0 | \$0.00 | 2 | \$270.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 3 | \$210.00 | \$480.00 |
| Consultant QA/QC Coordination | 0 | \$0.00 | 12 | \$1,620.00 | 0 | \$0.00 | 4 | \$300.00 | 20 | \$1,700.00 | 0 | \$0.00 | \$3,600.00 |
| Public Outreach / Conceptual Renderings & Presentation | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Redline Meeting / Comments | 2 | \$280.00 | 0 | \$0.00 | 0 | \$0.00 | 2 | \$180.00 | 0 | \$0.00 | 0 | \$0.00 | \$460.00 |
| Subtotal | 2 | \$280.00 | 21 | \$2,835.00 | 0 | \$0.00 | 14 | \$1,260.00 | 85 | \$7,225.00 | 5 | \$350.00 | \$11,950.00 |
| 4 Pre-Final Design Phase (60%) | | | | | | | | | | | | | |
| Landscape and Hardscape Plans | 4 | \$0.00 | 4 | \$540.00 | 0 | \$0.00 | 4 | \$300.00 | 4 | \$2,550.00 | 0 | \$0.00 | \$3,390.00 |
| Irrigation Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 4 | \$300.00 | 18 | \$1,530.00 | 0 | \$0.00 | \$1,830.00 |
| Landscape Demolition Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Details (Sections, Elevations Etc.) | 0 | \$0.00 | 3 | \$405.00 | 0 | \$0.00 | 0 | \$0.00 | 3 | \$255.00 | 0 | \$0.00 | \$660.00 |
| Cost Estimate | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 2 | \$170.00 | 2 | \$140.00 | \$310.00 |
| Specifications | 0 | \$0.00 | 2 | \$270.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 3 | \$210.00 | \$480.00 |
| Consultant QA/QC Coordination | 0 | \$0.00 | 12 | \$1,620.00 | 0 | \$0.00 | 4 | \$300.00 | 20 | \$1,700.00 | 0 | \$0.00 | \$3,600.00 |
| Public Outreach / Renderings & Presentation | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Redline Meeting / Comments | 2 | \$280.00 | 0 | \$0.00 | 0 | \$0.00 | 2 | \$180.00 | 0 | \$0.00 | 0 | \$0.00 | \$460.00 |
| Subtotal | 2 | \$280.00 | 21 | \$2,835.00 | 0 | \$0.00 | 14 | \$1,260.00 | 85 | \$7,225.00 | 5 | \$350.00 | \$11,950.00 |
| 5 Pre-Final Design Phase (90%) (NOT USED) | | | | | | | | | | | | | |
| Landscape and Hardscape Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Irrigation Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Landscape Demolition Plans | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Details (Sections, Elevations Etc.) | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Cost Estimate | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Specifications | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Consultant QA/QC Coordination | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Renderings & Presentation | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Redline Meeting / Comments | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Final Phase Subtotal | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | 0 | \$0.00 | \$0.00 |
| Landscape Design Phase Subtotal | 4 | \$560.00 | 42 | \$5,670.00 | 0 | \$0.00 | 28 | \$2,520.00 | 170 | \$14,450.00 | 10 | \$700.00 | \$23,900.00 |



October 11, 2024

MIJARES MORA ARCHITECTS, INC.
111 N. Festival Drive
El Paso, Texas 79901

Attn: Jorge Mora, AIA, LEED® AP
Principal

Re: Engineering Design Services – General Civil for 30% and 60% Submittals
26 Acre Advanced Manufacturing District-Phase I
George Perry Boulevard and Global Reach Drive
El Paso, Texas

Dear Mr. Mora:

Quantum Engineering Consultants, Inc. (QEC), is pleased to submit herewith our proposal for Professional Civil Engineering Design services for the new **Advanced Manufacturing District Phase I** located at the southwest corner of George Perry Blvd. and Global Reach Drive, El Paso, Texas (hereinafter called the *Project*).

Based on your email dated September 25, 2024, our site visit and knowledge of the area, our **BASIC SERVICES** will consist of the following:

Item A: GENERAL CIVIL RELATED SERVICES:

1. Meet with Mijares Mora Architects, Inc. (MMA), City of El Paso, Texas Department of Transportation (TxDot), if necessary, and other key stakeholders to obtain additional input on the grading and drainage of the site and associated improvements based on the approved architectural site development plan of the 26 acres prepared by MMA.
2. Research site specific drainage requirements with the City of El Paso, EP Water and/or Texas Department of Transportation (if applicable).
3. Analyze on-site and adjacent roadway/driveway drainage flow patterns, existing drainage structure capacities, existing retention pond capacities, and calculate, as necessary, standard drainage computations to estimate stormwater runoff quantities as per the City of El Paso Drainage Design Manual and requirements. However, our fee does NOT include FEMA analyses, studies, coordination or submittals, or a drainage report (if required by the City of El Paso) of the subject property analyzing existing conditions and proposed improvements.
4. Once the final MMA conceptual site development plan and associated site improvements has been approved by all parties/stakeholders, a set of Preliminary (30%) and Pre-Final (60%) set of design documents will be prepared based on the bridging document for this development. Our fee proposal does NOT include 95% or 100% design submittals. It is our understanding that the City of El Paso will issue an amendment to proceed with these phases after the submittal of the GMP. Our fee includes the design of all driving aisles, driveways, hike/bike trails and facilities, and surface parking lots as shown on the attached exhibit. QEC will assist the project design team with the site development plan by performing vehicle turning modeling throughout phase I driveways, isles, driving lanes, etc. The goal is to make sure that all vehicles, including emergency response vehicles and long wheel-based vehicles, can make the proper turning movements. QEC will prepare a detailed grading and drainage plan of the site to make sure proper drainage is achieved throughout. **QEC has not made any provisions for a Horizontal Control/Dimension Control Plan. MMA shall provide the site development plan in**

AutoCAD format. QEC will provide an additional services proposal for any modifications and/or re-creation of site plan linework or dimension control plan should this be necessary. Preliminary (30%) design shall be reviewed by MMA and City of El Paso. Once the Preliminary (30%) Design of the proposed site improvements has been approved by all parties, Pre-Final (60%) Design Documents will be prepared. The Pre-Final grading and drainage plans will closely follow the existing drainage flow patterns of the area. **SEPARATE EARTHWORK, DEMOLITION OR ROUGH GRADING PACKAGES WILL BE CONSIDERED ADDITIONAL SERVICES.**

5. Prepare a Selective Demolition Plan for each submittal of site civil related items including asphaltic pavement, curbing, sidewalks, flumes, swales, miscellaneous sitework items, etc. This does not include the demolition of buildings or other architectural related features or items.
6. Prepare Standard Details and Typical Sections and refine for each submittal (30% and 60%).
7. Prepare Standard Drainage Details and design the on-site stormwater conveyance systems (surface or subsurface) for the anticipated runoff. This includes the design of new on-site retention/detention impoundments/harvesting areas for stormwater runoff and/or the expansion/modification or relocation of existing stormwater facilities (if necessary) to make sure positive drainage is achieved throughout. QEC will ensure positive drainage in all direction away from new and existing building structures.
8. Our fee proposal includes the design of ADA accessible walks, drives and parking based on the Site Development Plan and Dimension Control Plan prepared by MMA.
9. Our fee includes coordination and meetings with City of El Paso, EP Water, MMA, TxDot (if applicable), and the Design Team to coordinate reviews and obtain the appropriate approvals of the Preliminary and Pre-Final grading and drainage plans.
10. Our fee proposal does **NOT** include the relocation, adjustment, replacement, and/or removal of any irrigation systems and associated appurtenances within the subject area to be disturbed and based on the 30% and 60% Construction Documents prepared by QEC. These services shall be provided by the project's Landscape Architect and Licensed Irrigator (if required).
11. Our fee will **NOT** include the design of site structural retaining walls, vaults or structural mechanical yard slabs/pads. Structural retaining walls and/or pads are to be designed by the appropriate engineering discipline or Project Licensed Structural Engineer.
12. **Site Utility Plans and Associated Details are NOT** included in our Fee Proposal. Additionally, we will not be responsible for the coordination and/or design of the mechanical (including natural gas systems coordination, planning and design) or electrical utilities. Our fee does **NOT** include the relocation of backflow preventers, fire hydrants, vaults, manholes; the design of on-site or off-site water distribution and wastewater collection mains; analysis and design of sewer lift stations or pump station design. These services shall be provided by the appropriate engineering discipline(s). Should these services be required by QEC, it will be billed on an hourly and reimbursable basis, in accordance with *Attachment No. 1* or a lump sum, Not-To-Exceed fee agreed upon by both parties in writing.
13. Prepare a Stormwater Pollution Prevention Plan and associated SWPPP Specifications for each submittal (30% and 60%).
14. Prepare written Technical Specifications for the Civil portion of the Work and refine for each submittal.
15. Perform all engineering work and prepare drawings in accordance with requirements of the City of El Paso, EP Water and/or Texas Department of Transportation.
16. Submit the final civil drawings to MMA, City of El Paso, EP Water, and TxDot (if applicable) for review and approval, and address any Architectural, TxDot, City and/or EP Water comments.
17. Our fee proposal includes performing data collection and calculations to complete the documentation required for submittal of the application for LEED Silver certification. Additionally, we will perform the initial LEED assessment for site civil design components with the Project Team in order to evaluate the project's goals and levels of certification sought.

18. Provide CLIENT with an electronic copy in PDF format and one (1) set of final reproducible documents for the project.
19. Services also include attending meetings and providing coordination with MMA, City of El Paso, EP Water, TxDot (if necessary), utility companies, Design Team and any other entities/parties affected by the proposed improvements. Out of town meetings or trips will be considered additional services and billed on an hourly and reimbursable basis in accordance with *Attachment No. 1*.

REPROGRAPHIC EXPENSES: ENGINEER is responsible for reprographic expenses associated with submittals for securing approvals from governmental agencies and affected utility companies. CLIENT shall pay for all other reprographic expenses.

EXCLUSIONS: Unless specifically listed above, our professional services do NOT include payment of plan checking/processing fees associated with Planning, Grading, Engineering, TDLR or Utility Companies; site civil design documents (other than what is highlighted in the attached exhibit and in Item "A" herein); 95% and 100% construction documents; street or ROW vacations; replatting, platting or rezoning of property; FEMA analyses, coordination, design, or submittals; any structural design for buildings, vaults, pads for MEP equipment, or retaining walls; selective demolition of existing buildings; planning or design of deceleration and acceleration lanes on adjacent roadways; traffic control plans; traffic impact analysis or studies; construction surveying services; environmental engineering services; Registered Accessibility Specialist services; professional surveying services; geotechnical engineering services; pavement/structural slab or foundation drainage recommendations and/or design (by Geotechnical Engineer); design of utility main line extensions; on-site or off-site utility plans, including natural gas systems; MEP decommissioning, planning or design services including natural gas system design or coordination; demolition/decommissioning of utilities; on-site drainage studies or reports, other than what is included in Item "A" for the sizing of the proposed drainage infrastructure and on-site ponding of stormwater; off-site drainage analyses/studies or design; on-site or off-site field aerial photogrammetric and/or topographic surveys; Landscape and Irrigation plans or re-routing plans; services of a full time Resident Project Representative (RPR) during construction; separate Earthwork, Demolition or Rough Grading Packages; bidding or construction phase services; construction management services; and/or any other services not explicitly stated to be provided by the proposal.

PROFESSIONAL FEES: Our fee proposal is a Lump Sum fee and shall not be adjusted based on percentage of construction costs or bid procurement method. We propose to perform the above Scope-of-Services for the following fixed fee amounts:

Item A: General Civil Related Services

| | |
|--|-------------|
| Investigation/Data Collection/Preliminary Design Phase (30%) | \$23,955.00 |
| Pre-Final Design Phase (60%)..... | \$58,268.00 |
| LEED Assessment Services | \$6,835.00 |

QEC will NOT be responsible for any registration, plan review or inspection fees associated with ADA reviews by the Design Team's Registered Accessibility Specialist.

ITEMS PROVIDED by CLIENT: We understand that CLIENT is responsible for providing us with the following items:

- 1) An electronic copy of the field topographic, boundary and improvement survey of the subject property, prepared by a Licensed Professional Land Surveyor registered in the State of Texas.

- 2) An electronic copy of the final approved architectural site development plan prepared in AutoCAD format of the proposed new buildings and associated site improvements by the Project Architect/Design Team.
- 3) An electronic copy of the approved landscape architectural site development plan (if applicable).
- 4) A current soils investigation report for the site prepared by a licensed Professional Engineer. This report shall be suitable for Civil design purposes and shall include at minimum: soil borings; soil classifications; earthwork recommendations; subgrade preparation and compaction requirements; and pavement section recommendations. If on-site ponding is required for stormwater management, the soils investigation shall also include percolation test(s) for EACH proposed ponding or harvesting area(s) as required by the City of El Paso. ***These percolation tests shall be performed at 5 feet below the invert elevation of the proposed new retention basins or harvesting areas.***
- 5) Any additional soils investigation as may be required by the City of El Paso or other agencies; construction materials testing services; and/or any filing, permit, or application fees.
- 6) QUANTUM ENGINEERING CONSULTANTS, INC., does not provide environmental design or consulting services. CLIENT is solely responsible for determining the need for and selecting and contracting any specialized consultants as may be required for any environmental studies or remediation efforts in connection with the Project.

note: All drawings provided by CLIENT shall be furnished to us on diskette in a file format compatible with AutoCAD, version 2023.

INDEMNIFICATION: To the extent of available coverage under QEC's insurance coverage, QEC shall indemnify and save harmless (but not defend) Client against any and all loss, liability and damages arising out of any claim, suit or legal proceeding to recover damages for wrongful death, bodily injury, illness or disease, or injury to, or destruction of property to the extent caused by the negligent errors or omissions or willful misconduct of QEC, its subcontractors, agents or employees. Client shall indemnify and save harmless QEC from and against any and all loss, liability and damage arising out of any claim, suit or legal proceeding to recover damages for wrongful death, bodily injury, illness or disease, or injury to, or destruction of property, to the extent caused by or attributable to:

1. The negligent errors or omissions or willful misconduct of Client, its contractors, subcontractors, agents, or employees.
2. Any hazardous substance, condition, element or material, or any combination of the foregoing, produced by Client, or emitted intentionally or unintentionally from the property on which the project is located or from the facilities to be designed, or specifically required by Client to be used or incorporated by QEC into the work to be performed by QEC. QEC shall not be under any duty or obligation to investigate for the existence of such conditions and shall not be responsible for any failure to discover such conditions.
3. Failure of Client to provide information or services required to be provided by Client under the terms of this Agreement or from any inaccuracy, error or omission in such information or services.
4. Any claim asserted by an individual Homeowner or a Homeowner's Association formed for or associated with this project or any portion of this project, except to the extent caused by the negligence of QEC, its subcontractors, agents or employees. Client's obligation to indemnify QEC under this Clause shall include (without limitation) reimbursement to QEC for all reasonable costs incurred in the defense of such claims, including attorney's fees incurred in connection with any appeal of a legal action, and all reasonable settlement costs, unless QEC is found to be negligent with respect to such claim under the dispute resolution procedures agreed to in this Agreement, upon which finding Client shall have no duty to reimburse QEC for any such damages or costs which are attributable to QEC's negligence.

CONFIDENTIALITY: QEC will use its best efforts and will take reasonable precautions to protect and maintain the confidentiality of any information supplied by Client during the course of this Agreement and which is identified in writing by Client as being confidential information except to the extent that disclosure of such information to third parties is necessary in the performance of QEC's services. This clause shall not apply to any information which is in the public domain, or which was acquired by QEC prior to the execution of this Agreement or obtained from third parties under no obligation to Client.

RIGHT TO SUSPEND SERVICES: QEC shall have the right to suspend services on this project if (a) Client fails to make payments when due or otherwise is in breach of this Agreement; or (b) the parties have not executed a written contract for QEC's services and unpaid invoices have been rendered with an aggregate balance exceeding \$2,500.00. If the project is suspended by the Client for more than thirty (30) consecutive days, QEC shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, QEC's compensation shall be equitably adjusted upon mutual agreement to provide for expenses incurred in the interruption and resumption of QEC's services.

AUTHORIZATION TO PROCEED: If QEC is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization shall be deemed an acceptance of this proposal, and all such services shall be provided and compensated for in accordance with the terms and conditions contained herein as though this proposal were fully executed by the Client.

DOCUMENTS FURNISHED IN ELECTRONIC MEDIA: Drawings and data provided to QEC in digital format must be in a form acceptable to QEC. Drawing files shall be in AutoCAD *.dwg format version 2009 or higher, or a QEC approved alternative. All files must be created with a legal license. As restricted by copyright law, QEC cannot accept any *.dwg or other file generated under an educational AutoCAD software license. Instruments of professional service provided by QEC in electronic media form, once released by QEC, may be subject to inaccuracies, anomalies, and errors due to electronic translation, formatting or interpretation. QEC is not responsible for errors and omissions because of these conditions or for those resulting from conversion, modification, misinterpretation, misuse or by others after electronic media is released by QEC.

ADDITIONAL SERVICES: We may also furnish any ADDITIONAL SERVICES as you may request and authorize in writing. If significant revisions to the Civil Construction Documents are required due to changes to the final Scope of Work by Mijares Mora Architects, Inc., City of El Paso, or others associated with the project, these revisions will be considered ADDITIONAL SERVICES. ALL ADDITIONAL SERVICES will be charged in accordance with *Attachment No. 1*.

REIMBURSABLE EXPENSES: REIMBURSABLE EXPENSES, including the tax on boundary surveys, incurred in connection with ADDITIONAL SERVICES will be charged on the basis of actual cost plus 15-percent.

BILLING: Invoices will be issued monthly for work completed through the date shown on the invoice. Invoices are due and payable upon receipt. Invoices not paid within thirty (30) days of the invoice date, shall accrue interest at a rate of 1-1/2% per month from the due date of the invoice and continue until outstanding balances have been paid. Questionable charges or errors on an invoice shall be brought to the attention of QEC within fourteen (14) days of the invoice date, or it will be presumed that the charges were correct as invoiced. Disputed charges will be reconciled in a timely fashion and a revised invoice will be issued, if necessary. The revised invoice will be due and payable upon receipt. QEC may require a mobilization fee or retainer prior to the commencement of work. The mobilization fee or retainer will be applied to project charges as they are incurred and invoiced. QEC reserves the

right to renegotiate fee schedule rates annually for open-end hourly rate and time and materials contracts that continue for longer than one (1) year. QEC requires payment of invoices for services in accordance with this policy in order to continue the work.

FAILURE TO PAY: Failure of the Client to make payments to QEC in accordance with this Contract shall be considered substantial nonperformance and cause for termination. If the Client fails to make payment to QEC within thirty (30) days of a properly documented invoice, for services properly performed, QEC may, upon fourteen (14) days written notice to the Client, suspend performance of services under this Contract. Unless QEC receives payment in full within fourteen (14) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services under this section, QEC shall have no liability to the Client for delay or damage caused the Client because of such suspension of services. The CFO will inform all project managers when the client's account is current, at which time work will resume on the project(s). Alternatively, the client may request arrangements for payment on the account and, upon approval of the CFO, authorization to proceed with work on those projects will be issued. **Where engineering services have been performed on private property, a Mechanic's Lien may be placed on the land when any invoice, or portion of an invoice, remains unpaid for 60 days. That lien will be released upon receipt of full payment of outstanding amounts.**

PROGRESS AND PERFORMANCE: The provisions of this Contract and the compensation to QEC have been agreed to in anticipation of continuous and orderly progress through the completion of QEC's services. Time for performance shall be extended to the extent necessary for delays due to circumstances over which QEC has no control. If QEC's services are suspended or delayed, the times of performance shall be extended to the extent such delay or suspension. A delay or suspension shall not terminate this Contract unless QEC elects to terminate in accordance with this Contract. If a delay or suspension extends for a period of greater than one year for reasons beyond the control of QEC, the fees and rates of compensation set forth in this Contract shall be subject to renegotiating.

PERIOD OF OFFER: Any proposal by QEC to provide services must be accepted within sixty (60) days of the proposal. This sixty (60) day period may only be extended by mutual written agreement of both QEC and the Client. QEC shall have the option of canceling a proposal from QEC at any time prior to the original proposal. In the event the Client accepts a proposal from QEC, by executing and delivering either the signed original or copy to QEC, the signed proposal and the attachments expressly incorporated therein by reference shall constitute the entire Agreement between the parties for the Scope of Services to be performed (the "Project"). If the Client requests that QEC begin work, prior to the Client's execution of the proposal, and QEC performs work in accordance with the proposal, the proposal and these terms and conditions shall constitute the Agreement between the Client and QEC even if the Client fails to return an executed proposal to QEC.

SCOPE OF SERVICES: QEC shall only be obligated to perform those services expressly described in this Agreement. Unless expressly provided for herein, QEC has in no event any obligation or responsibility for:

1. The correctness and completeness of any document which was prepared by another entity.
2. The correctness and completeness of any drawing prepared by QEC unless it was properly sealed by a professional on behalf of QEC.
3. Favorable or timely comment or action by any government entity on the submission of any construction documents, land use or feasibility studies, petitions of exceptions of waivers, or other requests or documents of any nature whatsoever.
4. Taking into account off-site circumstances other than those clearly visible and actually known to QEC from on-site work.

5. The actual location (or characteristics) of any portion of a utility which is not entirely visible from the surface.
6. The correctness of any geotechnical services performed by others, whether or not subcontractors to QEC.
7. The accuracy of earthwork estimates and quantity take-off(s), or the balance of earthwork cut and fill.

Should shop drawing review and/or approval be incorporated into the Scope of Services, QEC shall pass upon the shop drawings with reasonable promptness. Checking and/or approval of shop drawings will be general, for conformance with the design concept of the Project and compliance with the information given in the Contract Documents, and will not include quantities, detailed dimensions, nor adjustments of dimensions to actual held or field conditions. Approval shall not be considered as permitting of any departure from contract requirements nor as relieving the Contractor of the responsibility for any error in details, dimensions or otherwise that may exist.

CLIENT'S ORAL DECISIONS: The Client, or any of the Client's directors, officers, partners, members, managers, employees or agents having apparent authority from the Client, may orally: (a) make decisions relating to QEC services of the Agreement; (b) request a change in the Scope of Services by QEC under the Agreement; or (c) request the performance by QEC of additional services under the Agreement; provided, however, that QEC shall have the option to require that the Client submit such decision or request in writing before such decision or request will be deemed to have been effectively made. The Client may from time to time, and at any time, limit the authority of any persons to act orally on the Client's behalf under this Paragraph, by providing advanced written notice to QEC.

OWNERSHIP OF INSTRUMENTS OF SERVICE: All calculations, drawings, reports, plans, specifications, computer files, field data, notes and other documents, prepared by QEC under this Agreement, are instruments of QEC's services for use solely with respect to the Project, and, unless otherwise provided, shall remain all common law, statutory and other rights reserved, including the copyright thereto. The Client shall be permitted to retain copies, including reproducible copies of said instruments of service for information and reference in connection with the Project. QEC's calculations, drawings, reports, plans, specifications, computer files, field data, notes or other documents shall not be used by the Client for other projects or for the completion of this Project by other professionals, unless the Client makes an agreement for such, satisfactory to QEC. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication inconsistent with QEC's reserved rights.

FEES AND COMPENSATION: In the event the Client requests QEC to perform services not specifically described in this Agreement, the Client agrees to compensate QEC for such services in accordance with the hourly rates as set forth on Attachment No. 1 of this Agreement, or in any subsequently effective schedule unless a written agreement has been signed by both parties indicating the fee basis of such additional changes. In the event no rate of compensation is set forth on Attachment No. 1, or through written agreement, QEC shall be compensated for such services at QEC's then current hourly rates. Hourly rates are subject to periodic revision at the discretion of QEC.

OPINIONS OF PROBABLE COST: Since QEC has no control over the cost of labor, materials, equipment or services furnished by others, the Contractor(s) methods of determining prices, competitive bidding or market conditions, QEC's opinions of probable construction costs and project cost provided for herein are to be made on the basis of QEC's experience and qualifications and represent QEC's best judgment as experienced and qualified professionals, familiar with the

construction industry. QEC makes no warranty, expressed, or implied, that the bids or the negotiated cost of the work will not vary from QEC's opinion of probable project or construction cost.

RECORD DRAWINGS: QEC's scope of services is limited. To the extent that QEC is observing construction work, we are doing so on a periodic or occasional observation basis and looking for general conformance to the Contract Documents. QEC's scope of service does not include having full-time Inspector's on the site every day observing every detail of the execution of the project, nor do our services include supervising the Contractor's work to assure compliance with the plans and specifications. QEC can only realistically observe whether the Contractor is in general conformance with the Plans and Specifications. Therefore, QEC will ONLY certify that, to the best of our knowledge, information and belief, the project was constructed in general conformance with the design concept of the Contract Documents. QEC will prepare a Permit Closeout Letter that all civil related items were construction in general conformance with the Civil plans and specifications. The Letter will be provided if, and only if, QEC is retained to provide Construction Phase Services to observe and document if improvements are constructed in general conformance with the approved Project Documents (as per the frequency outlined herein).

HAZARDOUS MATERIALS: As used in this Agreement, the term hazardous materials shall mean any substances, including but not limited to, asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site. Both parties acknowledge that QEC's Scope of Services does not include any services related to the presence of any hazardous or toxic materials. In the event QEC or any other party encounters any hazardous or toxic materials, or should it become known to QEC that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of QEC's services, QEC may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

WAIVER OF CLAIMS FOR HAZARDOUS MATERIALS: In consideration of the substantial risks to QEC in rendering its services in connection with the Project due to the presence or suspected presence of hazardous materials at or near the jobsite, the Client agrees to make no claim and hereby waives, to the fullest extent permitted by law, any claim or cause or causes of action of any kind, including but not limited to negligence, breach of contract or warranty, either expressed or implied strict liability or any other causes, against QEC, its officers, directors, partners, employees or subconsultants, which may arise out of or may in any way be connected to the presence of such hazardous materials. The Client acknowledges that QEC is not and shall not be required to be in any way an "arranger", "generator", "operator", or "transporter" of hazardous materials present at or near the Project site, as these terms are defined in applicable Federal or State statutes.

TERMINATION: Either party may terminate the Agreement in the event of a material breach by the other party. Client shall immediately pay QEC for all services rendered and expenses incurred through the termination date, including fees and expenses incurred by QEC as a result of the termination.

PAYMENT OF OTHER PROFESSIONALS: In the event this Agreement includes continuation of work begun by other Architects, Engineers, Planners, Surveyors, or professionals, QEC may suspend QEC services until Client makes arrangements satisfactorily to such other professionals for payment. If satisfactory arrangements have not been made within a time determined by QEC to be reasonable, QEC may at its sole discretion terminate this Agreement.

ASSIGNMENT AND THIRD-PARTY BENEFICIARIES: Neither QEC nor the Client shall transfer, sublet or assign any rights under or interest in this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by QEC shall not be considered an assignment for the purposes of this Agreement.

DISPUTE RESOLUTION: In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and QEC agree that all disputes between them arising out of, or relating to, this Agreement shall be submitted to non-binding mediation, unless the parties mutually agree otherwise.

TEXAS LAW TO APPLY: This contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in El Paso County, Texas.

LEGAL CONSTRUCTION: In case any part or provision contained in this contract shall, for any reason, be held to be invalid, illegal, or unenforceable by a court in any respect, such invalidity, illegality, or unenforceability shall not destroy this contract, and this contract shall be construed and enforced as if the offending part or provision were not a part of this agreement.

ENTIRE AGREEMENT: This fee proposal and letter agreement represents the entire understanding between QEC, and CLIENT and may only be modified in writing signed by both parties.

Sincerely,



Robert A. Gonzales, PE, CNU-A
President

RAG/asr

Attachments

Accepted this _____ day of _____, 2024.

client: _____ **MIJARES MORA ARCHITECTS, INC.**

signature: _____

printed: _____

title: _____



2024 HOURLY RATE SCHEDULE

SALARY COSTS

| CLASSIFICATION | RATE |
|--|-----------|
| Expert Witness | \$ 350.00 |
| Principal | \$ 300.00 |
| Engineering Manager | \$ 250.00 |
| Planning Manager | \$ 250.00 |
| Construction Manager | \$ 250.00 |
| Senior Project Manager | \$ 210.00 |
| Project Manager | \$ 185.00 |
| Project Engineer | \$ 175.00 |
| Senior Planner | \$ 175.00 |
| Senior Resident Project Representative | \$ 165.00 |
| Drone Pilot | \$ 165.00 |
| Planner | \$ 155.00 |
| Resident Project Representative | \$ 150.00 |
| CAD Design Specialist | \$ 150.00 |
| Senior CAD/Design Technician | \$ 130.00 |
| CAD/Design Technician | \$ 110.00 |
| Administrative Assistant/ Clerical | \$ 110.00 |

DIRECT COSTS

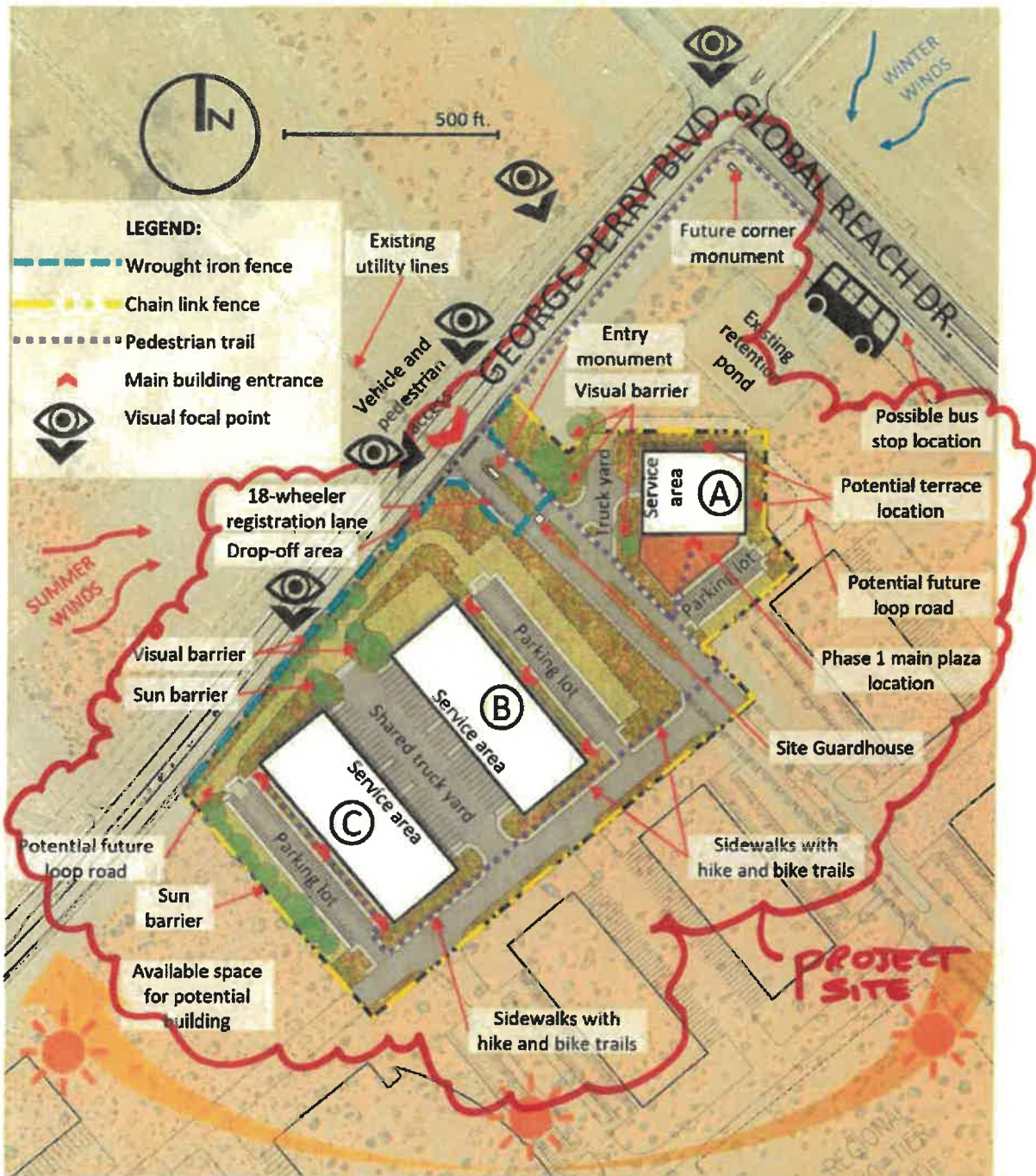
| DESCRIPTION | RATE |
|---|---------------|
| Subconsultants | (Cost) x 1.35 |
| Reproduction/ Copying | (Cost) x 1.35 |
| Miscellaneous (e.g., FedEx, shipping, etc.) | (Cost) x 1.35 |
| Mileage | \$0.67/mile |
| Photo Copies (Letter - B&W) | \$1.00/each |
| Photo Copies (Letter - Color) | \$1.50/each |
| Photo Copies (Ledger - B&W) | \$2.00/each |
| Photo Copies (Ledger - Color) | \$2.50/each |
| Printing (24x36 - B&W) | \$10.00/each |
| Printing (24x36 - Color) | \$15.00/each |

124 W. Castellano
Drive, Suite 100
El Paso, Texas,
79912
P: 915.532.7272
Quantum@qiberg.com

CHAPTER 2 – PROJECT NEEDS AND REQUIREMENTS

PHASE 1 SITE

Phase 1 of this project consists of the construction of 3 buildings, Building A, Buildings B, and Building C. It also includes one site guardhouse, and the associated site development required for them to function properly, taking into consideration the planned infrastructure for the future phases. The location of the three buildings was selected due to the existing utilities that are along George Perry Blvd.





SCHEDULE OF FEES

ADVANCED MANUFACTURING DISTRICT CITY OF EL PASO QUANTUM ENGINEERING CONSULTANTS, INC.

PREPARED: October 28, 2024

RATE SCHEDULE: (QEC 2024 RATES)

| | | | | | | | | |
|-----------|-----------|----------------------|-----------------|------------------|----------|------------------------|------------------------|--------------|
| Principal | Eng. Mgr. | Senior Proj. Manager | Project Manager | Project Engineer | *RPR | Sr. CADD / Design Tech | Jr. CADD / Design Tech | Admin. Asst. |
| \$300.00 | \$250.00 | \$210.00 | \$185.00 | \$175.00 | \$165.00 | \$130.00 | \$110.00 | \$110.00 |

PHASE I - 30% CONSTRUCTION DOCUMENTS, DATA COLLECTION AND RESEARCH, PROJECT COORDINATION

| ITEM DESCRIPTION | ESTIMATED MANHOURS BY CLASSIFICATION | | | | | | | | | TOTAL |
|--|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-----------------|------------------------|------------------------|-----------------|--------------------|
| | Principal | Eng. Mgr. | Proj. Manager | Senior Engineer | Project Engineer | *RPR | Sr. CADD / Design Tech | Jr. CADD / Design Tech | Admin. Asst. | |
| A. Existing Conditions Plan | | | 1.0 | | 1.0 | | | 1.5 | | 3.5 |
| B. Selective Demolition Plan | | | 1.0 | 1.0 | 1.0 | | 2.0 | 4.0 | | 9.0 |
| C. Vehicle Turning Modeling | | 1.0 | | 1.0 | 4.0 | | | 2.0 | | 8.0 |
| D. Grading and Drainage Plan | | 2.0 | 3.0 | 4.0 | 6.0 | | 6.0 | 24.0 | | 45.0 |
| E. Drainage Calculations and Drainage Design Details | | 2.0 | 3.0 | 4.0 | 6.0 | | 4.0 | 21.0 | | 40.0 |
| F. Standard Details and Typical Sections | | | | 2.0 | 3.0 | | | 6.0 | | 11.0 |
| G. Stormwater Pollution Prevention Plan and Associated SW3P Specifications | | | 4.0 | 1.0 | 2.0 | | 2.0 | 6.0 | | 15.0 |
| H. Pre-Final Technical Specifications | | 0.5 | 1.0 | 2.0 | 2.0 | | | | 2.5 | 6.0 |
| I. Pre-Final Cost Estimate | | | 2.0 | 2.0 | 3.0 | | | 2.0 | | 9.0 |
| J. Project Coordination and Review Meetings and Coordination | 1.0 | 2.0 | | 2.0 | 2.0 | | | | | 7.0 |
| K. LEED Assessment Services | 1.0 | 2.0 | 2.0 | 4.0 | 4.0 | | | 1.0 | | 14.0 |
| SUB-TOTAL HOURS | 2.0 | 6.5 | 17.0 | 23.0 | 32.0 | 0.0 | 14.0 | 67.5 | 2.5 | 167.5 |
| RATE/HOUR | \$300.00 | \$250.00 | \$210.00 | \$185.00 | \$175.00 | \$165.00 | \$130.00 | \$110.00 | \$110.00 | |
| COST | \$600.00 | \$2,375.00 | \$3,570.00 | \$4,255.00 | \$5,600.00 | \$0.00 | \$1,820.00 | \$7,425.00 | \$275.00 | \$25,920.00 |
| % MH BY CLASSIFICATION | 1.10% | 5.67% | 10.15% | 13.73% | 19.10% | 0.00% | 8.36% | 40.30% | 1.49% | 100.00% |

SUBTOTAL PHASE I - 30% CONSTRUCTION DOCUMENTS, DATA COLLECTION AND RESEARCH, PROJECT COORDINATION

\$25,920.00

| DIRECT COSTS | Unit | Quantity | Unit Cost | Cost |
|------------------------------|-------|----------|-----------|----------------|
| Auto Mileage @ \$0.66 / mile | MILE | 76 | \$0.66 | \$49.78 |
| Photo Copies | SHEET | 49 | \$0.19 | \$9.31 |
| Reproduction | SHEET | 8 | \$3.25 | \$26.00 |
| SUBTOTAL DIRECT COSTS | | | | \$85.09 |
| TOTAL DIRECT COSTS | | | | \$85.09 |

TOTAL PHASE I - 30% CONSTRUCTION DOCUMENTS, DATA COLLECTION AND RESEARCH, PROJECT COORDINATION

\$26,005.09

PREPARED: October 28, 2024

PHASE II - 60% CONSTRUCTION DOCUMENTS AND PROJECT COORDINATION

| ITEM DESCRIPTION | ESTIMATED MANHOURS BY CLASSIFICATION | | | | | | | | | TOTAL |
|--|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-----------------|------------------------|------------------------|-----------------|--------------------|
| | Principal | Eng. Mgr. | Proj. Manager | Senior Engineer | Project Engineer | *RPR | Sr. CADD / Design Tech | Jr. CADD / Design Tech | Admin. Asst. | |
| A. Existing Conditions Plan | | 1.0 | 2.0 | 4.0 | 2.0 | | 2.0 | 8.0 | | 19.0 |
| B. Selective Demolition Plan | | | 2.0 | 4.0 | 2.0 | | 2.0 | 8.0 | | 18.0 |
| C. Vehicle Turning Modeling | | 1.0 | 2.0 | 3.0 | 2.0 | | | 2.0 | | 10.0 |
| D. Grading and Drainage Plan | | 3.0 | 8.0 | 10.0 | 12.0 | | 32.0 | 72.0 | | 137.0 |
| E. Drainage Calculations and Drainage Design Details | | 2.0 | 8.0 | 10.0 | 12.0 | | 24.0 | 64.0 | | 120.0 |
| F. Standard Details and Typical Sections | | | 2.0 | 4.0 | 4.0 | | 16.0 | 32.0 | | 58.0 |
| G. Stormwater Pollution Prevention Plan and Associated SW3P Specifications | | | 4.0 | 2.0 | 2.0 | | 6.0 | 18.0 | | 30.0 |
| H. Pre-Final Technical Specifications | | | 1.0 | 2.0 | 2.0 | | | | 3.6 | 6.5 |
| I. Pre-Final Cost Estimate | | | 2.0 | 4.0 | 2.0 | | | 4.0 | | 12.0 |
| J. Project Coordination and Review Meetings and Coordination | 2.0 | 4.0 | 4.0 | 2.0 | 2.0 | | | | | 14.0 |
| K. LEED Assessment Services | 2.0 | 4.0 | | 4.0 | 3.0 | | | 4.0 | | 17.0 |
| SUB-TOTAL HOURS | 4.0 | 15.0 | 35.0 | 47.0 | 45.0 | 0.0 | 82.0 | 210.0 | 3.5 | 441.5 |
| RATE/HOUR | \$300.00 | \$250.00 | \$210.00 | \$185.00 | \$175.00 | \$165.00 | \$130.00 | \$110.00 | \$110.00 | |
| COST | \$1,200.00 | \$3,750.00 | \$7,350.00 | \$8,695.00 | \$7,875.00 | \$0.00 | \$10,660.00 | \$23,100.00 | \$385.00 | \$63,015.00 |
| % MH BY CLASSIFICATION | 0.91% | 3.40% | 7.93% | 10.66% | 10.19% | 0.00% | 18.57% | 47.57% | 0.79% | 100.00% |

PHASE II - 60% CONSTRUCTION DOCUMENTS AND PROJECT COORDINATION

\$63,015.00

| DIRECT COSTS | Unit | Quantity | Unit Cost | Cost |
|------------------------------|-------|----------|-----------|----------------|
| OTHER COSTS: | | | | |
| Auto Mileage @ \$0.66 / mile | MILE | 40 | \$0.66 | \$26.40 |
| Photo Copies | SHEET | 27 | \$0.19 | \$5.13 |
| Reproduction | SHEET | 2 | \$3.25 | \$6.50 |
| SUBTOTAL DIRECT COSTS | | | | \$38.03 |
| TOTAL DIRECT COSTS | | | | \$38.03 |

PHASE II - 60% CONSTRUCTION DOCUMENTS AND PROJECT COORDINATION

\$63,053.03

TOTAL CONTRACT

\$89,058.12

Proposal

10/4/2024

Jorge Mora, AIA
Principal
Mijares Mora Architects
111 N Festival
El Paso, TX 79912

ADVANCED MANUFACTURING DISTRICT – PHASE 1 CONSULTING STRUCTURAL ENGINEERING SERVICES

Mr. Mora,

We appreciate the opportunity to offer our structural engineering services for this project. The Phase 1 of the Advanced Manufacturing District described in the bridging documents, consists of one 50,000 sq. ft. Innovation Factory, denominated Building A, two multi-tenant 100,000 sq. ft. buildings, named Buildings B and C, and one site guardhouse. The building construction will consist of metal decked roof over open web steel joist roof framing supported by steel columns on spread footings. The walls will consist of concrete tilt-up wall supported by continuous strip footings. The floor will consist of ground supported concrete slabs.

The breakdown of the proposed fixed fee is as follows:

| Phase | Fee owed per Phase |
|---|---------------------|
| 30% Construction Documents | \$ 36,956.25 |
| 60% Construction Documents | \$ 36,956.25 |
| 100% Construction Documents | \$ 49,275.50 |
| Bidding and Construction Administration | \$ 41,062.50 |
| <hr/> Total | <hr/> \$ 164,250.00 |

Please do not hesitate to contact us if you have any questions regarding our scope of work and proposed fee.

Sincerely,



Javier M. Carlin, P.E.

EXHIBIT B

**ADVANCED MANUFACTURING DISTRICT- BUILDINGS A, B AND C
FEE SCHEDULE
STRUCTURAL ENGINEERING SERVICES**

MAN-HOUR ESTIMATE

Prepared by: HKN Engineers

Date
10/28/2024

| Task | Scope Description | Principal Engineer | Project Engineer | Staff Engineer | CAD Technician | Clerical | Total |
|------------------------|---|--------------------|------------------|----------------|----------------|----------|------------|
| A | PRE-DESIGN/SCOPE REPORT | | | | | | |
| 1. | Design Criteria | | | | | | 0 |
| | a. Dead and Live Loads | | 3 | | | | 3 |
| | b. Wind and Seismic Loads | 2 | 8 | | | | 10 |
| 2. | Coordination with geotechnical | 2 | 6 | | | | 8 |
| 3. | Column layout coordination with site and floor plan | 2 | 3 | | | | 5 |
| 4. | Roof framing system selection and coordination with other systems | 2 | 6 | | | | 8 |
| 5. | Foundation Plan Layout | 1 | 8 | | 40 | | 49 |
| 6. | Framing Plan Layout | 1 | 8 | | 40 | | 49 |
| 7. | Design of Typical Roof Framing for Gravity Loads | 2 | 9 | | | | 11 |
| 8. | Analysis and Design of Roof Diaphragm Components | | 9 | | | | 9 |
| 9. | Analysis and Design of Load Bearing walls Components | 2 | 21 | | | | 23 |
| 10. | Analysis and Design of Columns | | 12 | | | | 12 |
| 11. | Analysis and Design of Foundations Components | 1 | 21 | | | | 22 |
| 12. | Analysis and Design of Slab on Grade | 1 | 6 | | | | 7 |
| 13. | Analysis and Design of Typical Roof Framing connections | 2 | 16 | | | | 18 |
| 14. | Analysis and Design of Columns Connections and Schedules | | 6 | | | | 6 |
| 15. | Typical Roof Framing Details | | 6 | | 32 | | 38 |
| 16. | Typical Foundation Details | | 6 | | 32 | | 38 |
| 17. | Typical Wall Framing Details | | 6 | | 24 | | 30 |
| 18. | EOR Review | 30 | | | | | 30 |
| 19. | Specifications | 3 | | | | | 3 |
| 20. | Project Meetings | 8 | 6 | | 4 | | 18 |
| 21. | Monthly invoices | 1 | 1 | | 1 | | 3 |
| | Subtotals | 60 | 167 | 0 | 173 | 0 | 400 |
| B. | DESIGN PHASE (60%) | | | | | | |
| 1. | Foundation Plan | | 9 | | 24 | | 33 |
| 2. | Overall Framing Plan | | 9 | | 24 | | 33 |
| 3. | Design of roof framing components for mechanical units, openings and other conditions | | 12 | | | | 12 |
| 4. | Analysis and Design of Lateral Resisting System Components | | 12 | | | | 12 |
| 5. | Analysis and Design of Lateral Resisting System Connections | | 18 | | | | 18 |
| 6. | Typical Diaphragm Details | | 6 | | 18 | | 24 |
| 7. | Design Canopies and Terrace framing | 2 | 9 | | | | 11 |
| 8. | Design Terrace foundations | 2 | 9 | | | | 11 |
| 9. | Design Non-Typical Wall connections | 2 | 9 | | | | 11 |
| 10. | Verify Structural Comments from Owner | 4 | 8 | | | | 12 |
| 11. | Analysis and Design of Load Bearing Walls Connections | | 6 | | | | 6 |
| 12. | Wall Elevations | | 12 | | 16 | | 28 |
| 13. | Terrace and Canopies Roof Framing Details | 1 | 4 | | 12 | | 17 |
| 14. | Terrace and Canopies Diaphragm Details | | 3 | | 12 | | 15 |
| 15. | Terrace and Canopies Foundation Details | | 6 | | 12 | | 18 |
| 16. | Free Standing Wall Framing Details | 1 | 6 | | 12 | | 19 |
| 17. | Site Guardhouse Framing Design | | 6 | | | | 6 |
| 18. | Site Guardhouse Foundation Design | 1 | 4 | | | | 5 |
| 19. | Site Guardhouse Foundation Layout | | 2 | | 9 | | 11 |
| 20. | Site Guardhouse Framing Layout | | 2 | | 9 | | 11 |
| 21. | Site Guardhouse Foundation Details | 1 | 3 | | 9 | | 13 |
| 22. | Site Guardhouse Framing Details | 1 | 3 | | 9 | | 13 |
| 23. | EOR Review | 30 | | | | | 30 |
| 24. | Specifications | 6 | | | | | 6 |
| 25. | Project Meetings | 8 | 8 | | 4 | | 20 |
| 26. | Monthly invoices | 2 | 1 | | 1 | | 4 |
| | Subtotals | 61 | 167 | 0 | 171 | 0 | 399 |
| MAN-HOUR TOTALS | | 121 | 337 | 0 | 356 | 0 | 814 |

EXHIBIT A

| ADVANCED MANUFACTURING DISTRICT- BUILDINGS A, B AND C FEE SCHEDULE STRUCTURAL ENGINEERING SERVICES | | | | | |
|---|----------------------------|------------|-----------|--------------------------|--------------------|
| PRIME CONSULTANT: HKN Engineers | | | | Date 28-Oct-24 | |
| 1 | DIRECT LABOR | MANHOURS | RATE/HOUR | COST | TOTAL |
| A. DESIGN PHASE (30%) | | | | | |
| | PRINCIPAL ENGINEER | 60 | \$150.00 | \$9,000.00 | |
| | PROJECT ENGINEER | 167 | \$100.00 | \$16,700.00 | |
| | STAFF ENGINEER | 0 | \$80.00 | \$0.00 | |
| | CAD TECHNICIAN | 173 | \$65.00 | \$11,245.00 | |
| | CLERICAL | 0 | \$40.00 | \$0.00 | |
| | Total Hours | 400 | | | \$36,945.00 |
| B. DESIGN PHASE (80%) | | | | | |
| | PRINCIPAL ENGINEER | 61 | \$150.00 | \$9,150.00 | |
| | PROJECT ENGINEER | 167 | \$100.00 | \$16,700.00 | |
| | STAFF ENGINEER | 0 | \$80.00 | \$0.00 | |
| | CAD TECHNICIAN | 171 | \$65.00 | \$11,115.00 | |
| | CLERICAL | 0 | \$40.00 | \$0.00 | |
| | Total Hours | 399 | | | \$36,965.00 |
| 3 | TOTAL CONTRACT COST | | | | \$73,910.00 |



Engineering Fee Proposal for Phase 1 of the Advanced Manufacturing District (Rev2)

Date: 12/04/2024

Prepared for: Mijares Mora Architects, Inc – Attn: Jorge Mora, AIA

Prepared by: Alegro Engineering, LLC - Rolando Legarreta, P.E.

Project Title: Engineering Services for Advanced Manufacturing District - Phase 1 (Revision 2)

1. Project Overview

Phase 1 encompasses the development of approximately 26 acres, featuring:

- One 50,000 sq. ft. Innovation Factory (Building A)
- Two multi-tenant buildings (Buildings B and C), each 100,000 sq. ft.
- A site guardhouse with necessary utilities and roadways

The project aims to establish a self-sufficient advanced manufacturing district, laying the groundwork for future expansion.

Project Goals and Objectives

- Develop a sustainable, efficient mechanical and plumbing infrastructure to support manufacturing operations.
- Ensure compliance with Buy-American preferences by utilizing materials sourced domestically.
- Establish a flexible environment within Building A that accommodates multiple tenants and their varying needs.
- Prepare all necessary construction documents to facilitate smooth execution and compliance with federal guidelines.

2. Project Scope and Deliverables

A. Design Documentation

The engineering fee will be structured based on the phases of design document preparation:

- 30% Construction Documents:**
 - Preliminary drawings and specifications for the site layout, building schematics, and utilities.
 - Initial HVAC and plumbing design concepts.
- 60% Construction Documents:**
- Mechanical and plumbing 60% construction documents provide sufficient detail for a construction cost estimate, emphasizing potential issues or concerns. The drawings ensure that mechanical and plumbing systems are detailed enough to keep the project on track and allow for necessary



adjustments before proceeding. Additionally, coordination with local utility companies is essential during this phase to align all project aspects and address any potential conflicts.

iv. **Final Construction Documents (after GMP approval):**

Upon submission of the Guaranteed Maximum Price (GMP) and the conclusion of the 60% submission, the Construction Owner's Engineer (COEP) will issue an amendment to proceed with the completion of the construction documents. Following this, we will submit an additional fee for the completion of the construction documents (CDs), any procurement process, and construction administration (CA). A Separate fee will be provided for the completion and finalization of all construction documents ready for construction.

B. Utilities and System Design

- **Building Utility Connections** including new water service, wastewater, and natural gas service for each building.

C. Mechanical and Plumbing Systems Design

- **HVAC System Design** including the design of heating and cooling plants, centrally located variable air volume systems with demand control ventilation, airside energy recovery devices as outlined in the bridging documents, meeting the outlined performance standards and energy efficiency goals, aiming for LEED Silver or better certification.
 - All three buildings (Buildings A, B, and C) include the design of central heating and cooling plants with variable pumping, and Variable Air Flow Systems with terminal hot water reheat.
 - The guard house include the design of a central heating and cooling system with electric heat.
- **BACnet compatible** Direct Digital Control (DDC) system design.
- **Plumbing and Fire Protection** system implementations as defined in the bridging documents, ensuring efficiency, sustainability, and compliance with necessary codes.
 - **Building A** includes the design of a complete domestic plumbing system (Waste, Vent, Roof Drainage, Water, and Natural Gas) that accommodates future tie-ins for multiple tenants with individual metering. Central compressed air distributed throughout the facility using a looped manifold piping system. Design a Fire Pump sized for Light Hazard occupancy.
 - **Buildings B and C** includes the design of a complete domestic plumbing system (Waste, Vent, Roof Drainage, Water, and Natural Gas) that accommodates future tie-ins for multiple tenants with individual metering. Central compressed air distributed throughout the facility using a looped manifold piping system. Design a Fire Pump sized for Ordinary Hazard occupancy.
 - **Guard House** includes the design of domestic water systems for a single bathroom, and rain drainage as required.



- **Life Cycle Analysis** over a 20-year period evaluating the use of electric heat versus natural gas heating.
- **Evaluate** use of electric source versus natural gas domestic water heating and provide Life Cycle Cost Analysis over a 20-year period.

5. Sustainability Objectives

Our design approach will focus on integrating sustainable practices wherever possible, emphasizing the following:

- Energy-efficient systems (HVAC, plumbing, fire protection).
- Utilization of low-flow fixtures and durable materials.
- Coordination Documents for LEED Version 4 Silver certification compliance including:

WATER EFFICIENCY

- Indoor Water Use Reduction - prerequisite
- Building-Level Water Metering – prerequisite
- Indoor Water Use Reduction
- Optimize Process Water Use
- Water Metering

ENERGY AND ATMOSPHERE

- Minimum Energy Performance - prerequisite
- Building-Level Energy Metering - prerequisite
- Fundamental Refrigerant Management - prerequisite
- Optimize Energy Performance
- Advanced Energy Metering
- Renewable Energy
- Enhanced Refrigerant Management

INDOOR ENVIRONMENTAL QUALITY

- Minimum Indoor Air Quality performance - prerequisite
- Environmental Tobacco Smoke Control - prerequisite
- Enhanced Indoor Air Quality Strategies
- Construction Indoor Air Quality Management Plan
- Indoor Air Quality Assessment
- Thermal Comfort



6. Compensation

We propose to provide the basic mechanical and plumbing design services up to 60% Construction Documents on a lump sum basis for **\$250,000.00**.

The proposed fees for additional services requested by the COEP are as follows:

- Life Cycle Analysis (electric heat versus natural gas heating): \$23,580.00
- Life Cycle Analysis (electric versus natural gas domestic water heating): \$15,550.00
- LEED Documentation and required Energy modeling and other calculations needed for all three buildings: \$178,800.00
- Completion of Construction Documents: To be determined post GMP submission or amendment issuance.

This proposal emphasizes our commitment to delivering high-quality mechanical and plumbing designs that meet the functional needs of the Advanced Manufacturing District Phase 1. We recognize the importance of adhering to federal funding requirements and are dedicated to utilizing domestic materials wherever possible. We look forward to collaborating with your team to bring this project to fruition.


Exceptions

- Not included in our fee are the site utility improvements addressing lift station upgrades and increase waste line capacity to supplement the future Advanced Manufacturing Park.
- 100% Signed and sealed drawings to be issued for regulatory agency or AHJ for permitting and/or construction.

Acceptance

Please review the proposal and confirm acceptance of the proposal and discuss any adjustments needed. We can later schedule a kickoff meeting to outline the project timeline and milestones. We can begin the design process bases on agreed-upon deliverables and timelines.

Please feel free to reach out for any additional information or clarification. We appreciate the opportunity to partner with you on this innovative development project.



Rolando Legarreta, P.E.
915-474-3433
rlegarreta@alegro-engineering.com

Thank you for considering our proposal!



December 4, 2024

Mr. Jorge Mora, AIA
Mijares Mora Architects
111 North Festival Drive
El Paso, TX 79912

Reference: Advanced Manufacturing District – Phase 1

Dear Mr. Mora:

I am pleased to present Bath's revised proposal for the design of electrical systems for the Advanced Manufacturing District Project. The project consists of facilities on 26 acres approximately and it consists of one 50,000 sq. ft. Innovation Factory to include tenant space, denominated Building A, two multi-tenant 100,000 sq. ft. buildings, named Buildings B and C, shell only, and one site guardhouse, with their required utilities and roadways. Phase 1 will be self-sufficient and functional in its entirety, serving the advanced manufacturing businesses and satisfying their process and security requirements. Phase 1 project is partially federally funded, and specifications will require Buy-American preferences.

The project budget is currently estimated at \$54,500,000.00. Bath's fee shall equitably be adjusted if the project square footage or the actual construction cost increases by greater than 10%.

Bath proposes to perform professional engineering services as follows:

Basic Services

- Perform a visual field survey of existing El Paso Electric Utility lines.
- Attend design build team and owner coordination meetings.
- Coordinate routing of new El Paso Electric utility lines to the new buildings.
- Coordinate site Data/IT/Security conduits and power with IT/Security Consultant.
- Coordinate and design site electrical distribution to each building and guard shack.
- Provide tenant metering rough-in and power and coordinate with BAS system.
- Design one generator and emergency power distribution to include life safety, and option standby systems utilizing an outdoor mounted diesel generator with subbase tank to serve each building.
- Develop site power and lighting photometric calculations in coordination with sustainable requirements.
- Provide power interface to main distribution and conduit rough-in for photo voltaic system to be designed by sustainable consultant or contractors subcontractor.
- Design power, HVAC power, lighting and distribution to meet energy codes and LEED requirements.
- Coordinate daylight harvesting areas with Sustainability consultant for automatically dimming lighting in those areas.
- Design power and lighting distribution for 50,000 sf, Innovation factory per tenant requirements.
- Design general lighting for two, 100,000 sf, multi-tenant shell building spaces.
- Develop fire alarm system layouts and performance specification for networked addressable fire alarm system.
- Provide power for security, card access and other special systems. Design of all special systems and required conduit systems and pathways shall be performed by others.
- Develop electrical specifications.
- Provide LEED power densities and photometric calculations during design and submit to sustainable consultant.
- Submit electrical drawings and specifications in PDF format at 30% and 60% milestones.

4110 Rio Bravo, Suite 102, El Paso, Texas 79902 • (915) 313-7200 • www.bathgroup.com

Exclusions

Services not itemized above as Basic Services are not included in the fee below. We would be pleased to submit proposals for the Additional Services. Additional services include but not limited to:

- Development of drawings and specifications for pre-final and final completion
- Construction administration services
- Changes of partial or completed designs due to change of project scope
- Design of special systems not indicated above

We offer to perform the above basic services for a lump sum fee as follows:

| | |
|------------------|---------------|
| 30% Design Phase | \$ 150,725.00 |
| 60% Design Phase | \$ 150,725.00 |
| Total | \$ 301,450.00 |

We look forward to working with you on this project.

Sincerely,

Bath Engineering Corporation



Javier Garcia, P.E.

Vice President

cc: ES/JLC

| Mijares-Mora Architects, Inc. | | Scope | | | | | |
|--|-------------------|-----------------------------|----------------|-----------------------------|-----------------|----------------|----------------------|
| Activity Type/ Task | Type | Project Status/ Resource | Hours | Resource Hours/ Units | Billing Rate | Contract | Resource Contract |
| EPIA Advanced Manufacturing District | | Preliminary | 1,984.0 | 1,984.0 | | 301,460 | |
| Electrical Design - Phase 1 | | Work Hold | 1,984.0 | | | 301,460 | |
| 30% Design Phase | | Work Hold | 982.0 | | | 150,725 | |
| Project Management | | Work Hold | 52.0 | 52.0 | | 12,283 | 12,283 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 32.0 | 207.69 | | 6,646 |
| Labor | Principal | Javier Garcia | | 20.0 | 281.83 | | 5,637 |
| Attend Owner and design Coordination meetings | | Work Hold | 24.0 | 24.0 | | 4,410 | 4,410 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 12.0 | 207.69 | | 2,492 |
| Labor | Engineer III | Enrique Saldivar | | 12.0 | 159.77 | | 1,917 |
| Existing Utility review and coordination | | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Data IT/Security Coordination | | Work Hold | 32.0 | 32.0 | | 4,152 | 4,152 |
| Labor | Engineer III | Enrique Saldivar | | 20.0 | 159.77 | | 3,195 |
| Labor | CAD Technician | Elias S. Torres | | 12.0 | 79.75 | | 957 |
| Site distribution to other buildings and Guard shack electrical | | Work Hold | 18.0 | 18.0 | | 2,843 | 2,843 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | CAD Technician | Elias S. Torres | | 4.0 | 79.75 | | 319 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Micro grid conduit layout | | Work Hold | | | | | |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | | 207.69 | | |
| Labor | Engineer III | Enrique Saldivar | | | 159.77 | | |
| Labor | CAD Technician | Elias S. Torres | | | 79.75 | | |
| Coordinate tenant metering with BAS | | Work Hold | 16.0 | 16.0 | | 2,940 | 2,940 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 8.0 | 207.69 | | 1,662 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Emergency generator and distribution design | | Work Hold | 36.0 | 36.0 | | 5,887 | 5,887 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Labor | Engineer III | Enrique Saldivar | | 18.0 | 159.77 | | 2,876 |
| Labor | CAD Technician | Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Labor | Principal | Javier Garcia | | 4.0 | 281.83 | | 1,127 |
| Site power and lighting design | | Work Hold | 36.0 | 36.0 | | 4,663 | 4,663 |
| Labor | Engineer III | Enrique Saldivar | | 16.0 | 159.77 | | 2,556 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Labor | CAD Technician | Elias S. Torres | | 16.0 | 79.75 | | 1,276 |
| Design power and rough-in for PV system | | Work Hold | 8.0 | 8.0 | | 1,214 | 1,214 |
| Labor | Engineer III | Enrique Saldivar | | 4.0 | 159.77 | | 639 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 2.0 | 207.69 | | 415 |
| Labor | CAD Technician | Elias S. Torres | | 2.0 | 79.75 | | 160 |
| Design Shell power, HVAC power and lighting and distribution (50k; 2 x100k bldg) | | Work Hold | 240.0 | 240.0 | | 34,818 | 34,818 |
| Labor | Engineer III | Enrique Saldivar | | 100.0 | 159.77 | | 15,977 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 60.0 | 207.69 | | 12,461 |
| Labor | CAD Technician | Elias S. Torres | | 80.0 | 79.75 | | 6,380 |
| Design Tenant power, HVAC power and lighting and distribution (50k bldg) | | Work Hold | 340.0 | 340.0 | | 49,511 | 49,511 |
| Labor | Engineer III | Enrique Saldivar | | 120.0 | 159.77 | | 19,172 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 100.0 | 207.69 | | 20,769 |
| Labor | CAD Technician | Elias S. Torres | | 120.0 | 79.75 | | 9,570 |
| Design Tenant lighting and distribution (2x100k bldgs) | | Work Hold | 76.0 | 76.0 | | 10,157 | 10,157 |
| Labor | Engineer III | Enrique Saldivar | | 32.0 | 159.77 | | 5,113 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 12.0 | 207.69 | | 2,492 |
| Labor | CAD Technician | Elias S. Torres | | 32.0 | 79.75 | | 2,552 |
| Lighting and daylighting control design | | Work Hold | 34.0 | 34.0 | | 5,080 | 5,080 |
| Labor | Engineer III | Enrique Saldivar | | 20.0 | 159.77 | | 3,195 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Labor | CAD Technician | Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Design Fire Alarm and specification | | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Design power and rough-in for special systems | | Work Hold | 24.0 | 24.0 | | 3,386 | 3,386 |
| Labor | Engineer III | Enrique Saldivar | | 12.0 | 159.77 | | 1,917 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Labor | CAD Technician | Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Develop electrical specifications | | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Calculate LEED lighting densities and calculations | | Work Hold | 10.0 | 10.0 | | 1,694 | 1,694 |
| Labor | Engineer III | Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. | Jose Luis Castrejon | | 2.0 | 207.69 | | 415 |
| Expenses | | Work Hold | | | | 1,361 | |

| | | | | | | |
|--|---------------------------------------|-------|-------|--------|---------|--------|
| 60% Design phase | Work Hold | 982.0 | | | 150,725 | |
| Project Management | Work Hold | 52.0 | 52.0 | | 12,283 | 12,283 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 32.0 | 207.69 | | 6,646 |
| Labor | Principal Javier Garcia | | 20.0 | 281.83 | | 5,637 |
| Attend Owner and design Coordination meetings | Work Hold | 24.0 | 24.0 | | 4,410 | 4,410 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 12.0 | 207.69 | | 2,492 |
| Labor | Engineer III Enrique Saldivar | | 12.0 | 159.77 | | 1,917 |
| Existing Utility review and coordination | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Data IT/Security Coordination | Work Hold | 32.0 | 32.0 | | 4,152 | 4,152 |
| Labor | Engineer III Enrique Saldivar | | 20.0 | 159.77 | | 3,195 |
| Labor | CAD Technician Elias S. Torres | | 12.0 | 79.75 | | 957 |
| Site distribution to other buildings and Guard shack electrical | Work Hold | 18.0 | 18.0 | | 2,843 | 2,843 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | CAD Technician Elias S. Torres | | 4.0 | 79.75 | | 319 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Micro grid conduit layout | Work Hold | | | | | |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | | 207.69 | | |
| Labor | Engineer III Enrique Saldivar | | | 159.77 | | |
| Labor | CAD Technician Elias S. Torres | | | 79.75 | | |
| Coordinate tenant metering with BAS | Work Hold | 16.0 | 16.0 | | 2,940 | 2,940 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 8.0 | 207.69 | | 1,662 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Emergency generator and distribution design | Work Hold | 36.0 | 36.0 | | 5,887 | 5,887 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Labor | Engineer III Enrique Saldivar | | 18.0 | 159.77 | | 2,876 |
| Labor | CAD Technician Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Labor | Principal Javier Garcia | | 4.0 | 281.83 | | 1,127 |
| Site power and lighting design | Work Hold | 36.0 | 36.0 | | 4,663 | 4,663 |
| Labor | Engineer III Enrique Saldivar | | 16.0 | 159.77 | | 2,556 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Labor | CAD Technician Elias S. Torres | | 16.0 | 79.75 | | 1,276 |
| Design power and rough-in for PV system | Work Hold | 8.0 | 8.0 | | 1,214 | 1,214 |
| Labor | Engineer III Enrique Saldivar | | 4.0 | 159.77 | | 639 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 2.0 | 207.69 | | 415 |
| Labor | CAD Technician Elias S. Torres | | 2.0 | 79.75 | | 160 |
| Design Shell power, HVAC power and lighting and distribution (50k; 2 x100k bldg) | Work Hold | 240.0 | 240.0 | | 34,818 | 34,818 |
| Labor | Engineer III Enrique Saldivar | | 100.0 | 159.77 | | 15,977 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 60.0 | 207.69 | | 12,461 |
| Labor | CAD Technician Elias S. Torres | | 80.0 | 79.75 | | 6,380 |
| Design Tenant power, HVAC power and lighting and distribution (50k bldg) | Work Hold | 340.0 | 340.0 | | 49,511 | 49,511 |
| Labor | Engineer III Enrique Saldivar | | 120.0 | 159.77 | | 19,172 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 100.0 | 207.69 | | 20,769 |
| Labor | CAD Technician Elias S. Torres | | 120.0 | 79.75 | | 9,570 |
| Design Tenant lighting and distribution (2x100k bldgs) | Work Hold | 76.0 | 76.0 | | 10,157 | 10,157 |
| Labor | Engineer III Enrique Saldivar | | 32.0 | 159.77 | | 5,113 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 12.0 | 207.69 | | 2,492 |
| Labor | CAD Technician Elias S. Torres | | 32.0 | 79.75 | | 2,552 |
| Lighting and daylighting control design | Work Hold | 34.0 | 34.0 | | 5,080 | 5,080 |
| Labor | Engineer III Enrique Saldivar | | 20.0 | 159.77 | | 3,195 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 6.0 | 207.69 | | 1,246 |
| Labor | CAD Technician Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Design Fire Alarm and specification | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Design power and rough-in for special systems | Work Hold | 24.0 | 24.0 | | 3,386 | 3,386 |
| Labor | Engineer III Enrique Saldivar | | 12.0 | 159.77 | | 1,917 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Labor | CAD Technician Elias S. Torres | | 8.0 | 79.75 | | 638 |
| Develop electrical specifications | Work Hold | 12.0 | 12.0 | | 2,109 | 2,109 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 4.0 | 207.69 | | 831 |
| Calculate LEED lighting densities and calculations | Work Hold | 10.0 | 10.0 | | 1,694 | 1,694 |
| Labor | Engineer III Enrique Saldivar | | 8.0 | 159.77 | | 1,278 |
| Labor | Sr. Engineer P.E. Jose Luis Castrejon | | 2.0 | 207.69 | | 415 |
| Expenses | Work Hold | | | | 1,361 | |

October 1, 2024

Jorge Mora, AIA
Mijares-Mora Architects, Inc.
111 N. Festival Drive
El Paso, TX 79912
jmora@mijaresmora.com

Re: Proposal for Professional Services -

ADVANCED MANUFACTURING DISTRICT

Verdacity is pleased to submit this proposal for professional sustainability consulting services.

The project includes one 50,000 SF Innovation Factory, and two 100,000 SF multi-tenant buildings on a 26-acre site located near the airport in El Paso, TX.

The design of the Innovation Factory shall follow LEEDv4 BD+C: New Construction standards, and the two multi-tenant buildings shall follow LEEDv4 BD+C: Core & Shell standards. Two LEED evaluations shall occur, one for each rating system type. The design shall follow LEED Silver guidelines, however third-party certification is not required. This proposal includes pre-construction services only. Refer to the attached Statement of Work.

Compensation for professional services shall be: \$ 66,000.00

A breakdown of our fee is as follows. Refer to the attached Statement of Work for a detailed description.

| | |
|------------------------------|--------------|
| LEED Design Phase Consulting | \$ 30,000.00 |
| Daylight Modeling | \$ 12,000.00 |
| Energy Modeling | \$ 24,000.00 |

Exclusions

Building commissioning; preparation of Owner's Project Requirements or Basis of Design; LEED specifications; material lifecycle impact modeling; preparation of ventilation calculations for compliance with ASHRAE 62.1; preparation of compliance documentation for ASHRAE 55; verification of compliance with ASHRAE 90.1; rainwater calculations for SS Credit Rainwater Management; preparation or documentation of stormwater pollution plan; preparation or documentation of Construction Waste Management plan; preparation or documentation of Indoor Air Quality Plan; submittal reviews or material research; flush out calculations; air quality testing; preparation of LEED online documentation for design or construction phase credits; preparation of innovation credits; LEED registration or certification fees; engagement beyond the 60% construction document phase; preparation of sustainability reports not listed in the Statement of Work; site visits unless noted in Statement of Work.

Compensation Summary

| | |
|--|-----------|
| Compensation for professional fees shall be \$ | 66,000.00 |
| Reimbursable fees are estimated to be \$ | - |

Total Proposed Contract Amount: \$ 66,000.00

The estimated date of completion for this scope of work is:

February 24, 2025

A contract modification request will be submitted for schedule delays or extensions lasting longer than the estimated date of completion listed above.

This proposal is valid for 30 days.

Thank you for the opportunity to submit this proposal. Should additional information be required, please don't hesitate to call.

Sincerely,



Kris Callori, Owner

October 1, 2024

Attachments: Verdacity Terms & Conditions, Statement of Work

VERDACITY

Client Signature

THE TERMS AND CONDITIONS HEREIN, INCLUDING CONTRACT ATTACHMENTS – SCOPE OF SERVICES AND TERMS & CONDITIONS, ARE AGREED UPON BY THE UNDERSIGNED PERSON WHO HEREBY ALSO STATES THAT THEY HAVE THE AUTHORITY AND DO AUTHORIZE THE NOTICE TO PROCEED FOR THE SCOPE OF SERVICES AS STATED ABOVE, AND FURTHER, THAT PAYMENT FOR SUCH SERVICES WILL BE APPROVED AND PAID IN A TIMELY MANNER. PLEASE RETURN AN EXECUTED COPY OF THIS AGREEMENT AS AUTHORIZATION TO PROCEED.

For: **ADVANCED MANUFACTURING DISTRICT**

| | | |
|---------------------|-----------|------------------|
| Professional Fee | \$ | 66,000.00 |
| Reimbursable Fee | \$ | - |
| Total Amount | \$ | 66,000.00 |

Signature

Date

Printed Name

POINT OF CONTACT

Please list the person from your firm that will be Verdacity's Primary Point of Contact. This person should have general knowledge of the scope of work listed in this contract, have the authority to direct your consultants on matters related to compliance, and maintain the ability for consistent coordination through completion of the contract.

NAME

EMAIL

LEED Design Phase Consulting

Statement of Work

Task 1 LEED Assessment / Schematic Design (30% Construction Documents)

- Coordinate basic project data, including the LEED project boundary, site and building areas, occupancy, and room classifications.
- Conduct LEED coordination meeting with Project Team.
- In collaboration with project team, develop LEED credit strategy including initial assessment of building systems in relation to LEED credit achievement, phase association and accountability, identification of appropriate evaluation tools and assignment of action items. Upon completion of this phase, provide one preliminary LEED Assessment and Scorecard for the Innovation Facility and one for the multi-tenant building (as a representative example for both multi-tenant buildings).

Task 2 LEED Design Consulting / Design Development (60% Construction Documents)

- Review the 30% construction documents and provide guidance to the Project Team to align with LEED strategies identified during the 30% Construction Document phase.
- Refine site and building calculations to accurately document compliance with LEED strategies that are identified as a priority by the Project Team.
- Provide final LEED Report including Scorecard and Narratives documenting LEED strategies incorporated by the project.

Daylight Modeling

Statement of Work

Task 1 Daylight Modeling for LEED

- Coordinate daylight modeling assumptions with project team, including areas designated by LEED as "Regularly Occupied Spaces".
- Prepare preliminary daylight simulation model. Discuss with project team optimization of daylight design including building orientation, window placement, glazing specifications and fenestration.
- Based upon the drawings and design data, develop project-based daylight model. Provide Daylight Assessment Report, including diagrams and narratives describing strategies for meeting desired goals. Meet with Project Team to review recommendations and arrive at an optimized scenario.
- Based on final drawings and design data, develop final daylight model. Prepare final daylight report.

Task 1 Energy Modeling for LEED

- For each building type, establish energy performance target using ENERGY STAR's Target Finder, and as EUI in kBtu/SF/yr of source energy use.
- Based upon the 30% drawings, prepare a "simple box" energy model that explores energy load reduction strategies.
- Based upon the 60% drawings prepare a project-based energy model demonstrating energy performance of the 60% design.

Terms & Conditions

Definitions

Green Building Certification. LEED, Guiding Principles, Green Globes, Fitwel, WELL or other 3rd party certification system.

3rd Party Review. Green Business Certification Institute, Green Building Initiative, Federal Agency (i.e. DOE, DOI, etc), Center for Active Design, International Well Building Institute or other institution that oversees 3rd party green building certifications.

Billing Information

The project will be billed approximately every four weeks for the percentage of work complete. Invoices will be due within 30 days of receipt unless agreed upon otherwise in writing. Any invoice not paid within 30 days will be charged interest at 1.8% per month on the unpaid balance until paid in full. Note: If payment is not received within fifteen (15) days of the invoice date, we will notify you in writing of our intent to stop work. All work on the project will stop seven (7) days after written notice is sent unless arrangements are made in that time. To continue work, Verdacity will require all current invoices paid in full. Invoices sixty (60) or more days overdue may be sent to a collection agency or attorney. The client will be liable for all attorney and collection fees.

New Mexico Gross Receipts tax will be charged unless a valid non-taxable transaction certificate (NTTC) is issued to Verdacity.

Reimbursable fees include a 10% administrative markup unless noted otherwise.

We require payment in full before we process the final green building certification (if applicable) and any associated project deliverables or reports.

Client must approve work product and has the right to reject nonconforming work. Verdacity will correct work product at no additional cost if deficient from the scope presented in this agreement.

Payment of any invoice by the Client to Verdacity shall be taken to mean that the Client is satisfied with Verdacity's services to the date of payment and is not aware of any deficiencies in those services.

Additional Services

Successful delivery of green building certification requires close coordination between disciplines, including factors outside of Verdacity's control. Where extra coordination is required, an additional services request will be provided on a lump sum or hourly basis. An example of conditions that may affect the project team's ability to complete a green building certification includes:

- Change in Primary Point of Contact listed on the signature page of the contract.
- Change in key members of project team responsible for green building coordination.
- Change in green building certification level.
- Value Engineering or changes made to the project documents by others resulting in additional coordination to maintain desired level of green building certification.
- Quality control review of documentation provided by others (where documentation has not been included in Verdacity's scope but required for green building application submittal or verification) to satisfy 3rd party review criteria.
- Pre-submission review of energy model prepared by others if required to satisfy 3rd party review criteria.
- Review and/or coordination of green building certification criteria post-100% construction documents; coordination and/or collection of green building certification criteria included in Architect's Supplemental Instructions (ASIs).

- Coordination and/or collection of green building documentation not included in construction phase submittal reviews, including material costs, incongruent information, or documentation related to an incorrect version of the rating system. Up to two reviews per submittal are included.
- Additional coordination or preparation of documentation due to lack of responsiveness from project team members.
- Schedule delays or extensions lasting longer than the performance period listed in our contract.
- Project holds or substantial delays between completion of construction documents and notice to proceed for construction.
- Expenses incurred if areas identified for IAQ Testing do not meet pre-testing requirements, failed results, re-testing fees and/or associated travel costs.

Standard of Care

Verdacity shall perform its services consistent with the professional skill and care ordinarily provided by firms practicing in the same or similar locality under the same or similar circumstances (hereinafter the "Standard of Care"). Notwithstanding any clause in this Agreement to the contrary, nothing shall be construed as imposing on Verdacity any greater obligation than to exercise the Standard of Care.

Green Building Certification Disclaimer

Client acknowledges that all services pertaining to submission for green building certification shall be based upon Verdacity and its consultant's professional judgment concerning currently available guidelines. Client acknowledges that green building certification guidelines are in a continual process of refinement and subject to multiple interpretations by the various individuals and entities determining certification and the specific determination of any credit or certification sought cannot fully be forecast and is not guaranteed. Verdacity accordingly makes no representations or warranties regarding any specific outcome with respect to green building certification. Moreover, the Client acknowledges that budget considerations greatly affect the attainability or suitability of green building certification credits. The Client further acknowledges that such budget considerations can result in a Project either failing to attain green building certification or attaining a lesser green building certification level. Subject to the foregoing, Verdacity will use reasonable efforts to assist Client in obtaining desired level of green building certification and will inform Client in a timely manner if in Verdacity's professional judgment, Client's budget, or other decisions are likely to prevent green building certification from being obtained.

Energy, Daylight and Material Lifecycle Impact Modeling Disclaimer

Any data provided by Verdacity, verbal or written, are to be considered opinions of building performance. The Client understands that Verdacity has no control over occupant habits, site or climate conditions, equipment or material performance or characteristics, or the Contractor's method of assembly, and that Verdacity's opinion regarding building performance are made on the basis of Verdacity's professional judgment and experience, datasets provided by others, and the accuracy of software analyses and outputs that are beyond our control. Verdacity makes no warranty, express or implied, that the energy/daylight/material performance of the building will not vary from Verdacity's opinion of performance.

Indoor Air Quality Disclaimer

The Client understands that conditions the day of testing may be affected by conditions outside of our control, such as outdoor air quality, emissions related to equipment provided by others, off gassing from furniture or appliances, off gassing from cleaning chemicals, schedule changes, and the general cleanliness of the spaces designated as testing locations, and that conditions such as these will impact test results. Verdacity relies upon testing equipment and laboratory results provided by others and cannot be responsible for failed tests. Failed tests do not relieve the Client of obligations to pay for testing fees. Verdacity makes no warranty, express or implied, that the air quality within the building will not vary from the laboratory test results. Verdacity is measuring air quality at spot locations, based upon conditions created by others, and at one point in time and cannot be held responsible for any current or future claims related to air quality on site.

Certificate of Merit

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Verdacity unless the Client has first provided Verdacity with a written certification executed by an independent consultant currently practicing and licensed in New Mexico. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to Verdacity not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration or judicial proceeding. This Certificate of Merit will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and Verdacity, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Verdacity to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Verdacity to the Client shall not exceed Verdacity's total fee for services rendered on the Project or \$50,000 - whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, including negligence and professional errors and omissions, strict liability, breach of contract, or breach of warranty, unless otherwise prohibited by law.

Mutual Waiver of Consequential Damages

Verdacity and Client waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the Contract or the services provided by Verdacity, regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory, even if the affected party has knowledge of the possibility of such damages. This mutual waiver shall survive termination or completion of this Contract.

Indemnification

Verdacity agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, to the extent caused by Verdacity's negligent performance or professional services under this Agreement and that of its subconsultants or anyone for whom Verdacity is legally liable. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Verdacity, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor Verdacity shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

ADVANCED MANUFACTURING DISTRICT

The project includes one 50,000 SF Innovation Factory, and two 100,000 SF multi-tenant buildings on a 26-acre site located near the airport in El Paso, TX.

Verdacity Fee Schedule

| 30% CD (LEED Assessment) | Subtotal | Phase Total |
|---|-------------|-------------|
| General Design Consulting (IDP, LEED Checklist) | \$10,000.00 | |
| Simple Box Energy Advisement (SEDI) | \$ 2,000.00 | |
| Total Phase 1 SD | | \$12,000.00 |

| 60% CD (LEED Design Consulting) | Subtotal | Phase Total |
|---|-------------|-------------|
| General Design Consulting (LEED Assessment) | \$20,000.00 | |
| Simple Box Energy Modeling & PV sizing | \$22,000.00 | |
| Daylight Modeling | \$12,000.00 | |
| Total Phase 1 DD | | \$54,000.00 |

| | | |
|-------------|--|-------------|
| Grand Total | | \$66,000.00 |
|-------------|--|-------------|

| Managing Principal | Director | Project Manager | Technical Specialist |
|--------------------|-----------|-----------------|----------------------|
| \$ 225.00 | \$ 150.00 | \$ 125.00 | \$ 100.00 |

| | | | |
|---|---|----|----|
| 2 | 3 | 40 | 41 |
| | 8 | | 8 |

| | | | |
|---|----|----|----|
| 4 | 6 | 80 | 82 |
| | 88 | | 88 |
| | 80 | | |

| | | | |
|---|-----|-----|-----|
| 6 | 185 | 120 | 219 |
|---|-----|-----|-----|

Exhibit 2 – Forms of Payment Bond and Performance Bond

PAYMENT BOND

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF EL PASO §

That we, _____, as Principal herein, and (2) _____, a corporation organized and existing under the laws of the State of Texas and who is authorized and admitted to use surety bonds in the State of Texas, as surety, are held and firmly bound unto the City of El Paso located in El Paso County, Texas, Obligee herein, in the amount of _____ Dollars (\$ _____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the Principal has entered into a certain written contract with the Obligee dated the _____ day of _____, 20_____, which contract is hereby referred to herein as “the Contract” and is incorporated herein to the same extent as if copied at length, for the following project: 2024-0272R Advanced Manufacturing District.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall directly or indirectly timely make payment to each and every claimant (as defined in Chapter 2253, Texas Government Code, as amended) supplying labor or materials in the prosecution of the work under the Contract, then this obligation shall be void; otherwise, to remain in full force and effect. *This obligation may be enforced by the Obligee in the event of bankruptcy or default by Principal in payments to suppliers of labor or materials in the prosecution of the work under the Contract, in either of which events the Surety shall make such payments as Principal has failed to pay and as may be required to complete the work under the contract.* The Surety stipulates and agrees that no change, extension of time, alteration, omission, addition or other modification to the terms of the Contract will affect its obligations on this bond, and it hereby waives notice of any such changes, extensions of time, alterations, omissions, additions, or other modifications, to the Contract or to related subcontracts, purchase orders or other obligations, and any notices provided in such regard shall not create as to any party a duty related thereto.

PROVIDED, HOWEVER, that this bond is executed pursuant to Chapter 2253 of the Texas Government Code, as amended, and all rights and liabilities on this bond shall be determined in accordance with the provisions of said statute, to the same extent as if it were

copied at length herein. All notices shall be delivered in writing to the addresses shown below or to addresses provided in the Contract Documents.

IN WITNESS WHEREOF, the duly authorized representatives of the Principal and the Surety have executed this instrument.

SIGNED and SEALED this _____ day of _____, 20__.

The date of bond shall not be prior to date of Contract.

ATTEST:

(Principal) Secretary

(S E A L)

Witness as to Principal

ATTEST:

Secretary

(S E A L)

Witness as to Surety

PRINCIPAL

By: _____

Name: _____

Title: _____

Address: _____

Telephone Number: _____

SURETY

By: _____

Name: _____
Attorney in Fact

Address: _____

Telephone Number: _____

An original copy of Power of Attorney shall be attached to Bond by the Attorney-in-Fact.

PERFORMANCE BOND

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF EL PASO §

That we, _____, as Principal herein, and _____, a corporation organized and existing under the laws of the State of _____, and who is authorized and admitted to issue surety bonds in the State of Texas, Surety herein, are held and firmly bound unto the City of El Paso, located in El Paso County, Texas, Obligeo herein, in the sum of _____ Dollars (\$ _____) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a certain written contract with the Obligeo dated the ____ day of _____, 20____, herein referred to as “the Contract” and incorporated herein and made a part hereof for all purposes, for the construction of 2024-0272R Advanced Manufacturing District.

NOW, THEREFORE, the condition of this obligation is such, if the said Principal shall faithfully perform the work in accordance with the plans, specifications, and other Contract Documents and shall fully indemnify and hold harmless the Obligeo from all costs and damages which Obligeo may suffer by reason of Principal’s failure to perform the Work in conformity with the Contract Documents, and reimburse and repay Obligeo for all outlay and expense that Obligeo may incur in making good such default, then this obligation shall be void; otherwise, to remain in full force and effect. Whenever Contractor shall be declared by Obligeo to be in default under the Contract, the Surety shall, upon request of Obligeo and within seven (7) calendar days from receipt of Obligeo’s notice of Contractor’s default, commence and thereafter complete performance of Contractor’s obligations under the Contract. This Bond covers all contractual obligations of Contractor under the Contract, including, without limitation, the indemnity, warranty and guaranty obligations. The Surety stipulates and agrees that no change, extension of time, alteration, omission, addition or other modification to the terms of any of the Contract will affect its obligations on this bond, and it hereby waives notice of any such changes, extensions of time, alterations, omissions, additions, or other modifications, to the Contract or to related subcontracts, purchase orders or other obligations, and any notices provided in such regard shall not create as to any party a duty related thereto. The penal limit of this bond shall automatically be increased by

the amount of any change order, supplemental agreement or amendment which increases the price of the Contract.

PROVIDED, HOWEVER, that this bond is executed pursuant to Chapter 2253 of the Texas Government Code, as amended, and all rights and liabilities on this bond shall be determined in accordance with the provisions of such statute, to the same extent as if it were copied at length herein. All notices shall be delivered in writing to the addresses shown below or to addresses provided in the Contract Documents.

IN WITNESS WHEREOF, the duly authorized representatives of the Principal and the Surety have executed this instrument.

SIGNED and SEALED this _____ day of _____, 20__.

The date of bond shall not be prior to date of Contract.

ATTEST:

(Principal) Secretary

(S E A L)

Witness as to Principal

ATTEST:

Secretary

(S E A L)

Witness as to Surety

PRINCIPAL

By: _____

Name: _____

Title: _____

Address: _____

Telephone Number: _____

SURETY

By: _____

Name: _____
Attorney in Fact

Address: _____

Telephone Number: _____

An original copy of Power of Attorney shall be attached to Bond by the Attorney-in-Fact.

Exhibit 3 – Insurance Rider

Owner’s Insurance Requirements of Contractor

1. Specific Insurance Requirements

The following insurance shall be maintained in effect with limits not less than those set forth below at all times during the term of this Agreement and thereafter as required:

| Insurance | Coverage/Limits | Other Requirements |
|---|---|---|
| Commercial General Liability (Occurrence Basis) | <p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Per Occurrence ▪ \$2,000,000 General Aggregate ▪ \$2,000,000 Products/Completed Operations Aggregate ▪ \$1,000,000 Personal And Advertising Injury ▪ Designated Construction Project(s) General Aggregate Limit | <ul style="list-style-type: none"> ▪ Current ISO edition of CG 00 01 ▪ Additional insured status shall be provided in favor of Owner Parties on a combination of ISO forms CG 20 10 04 13 and CG 20 37 04 13. ▪ This coverage shall be endorsed to provide primary and non-contributing liability coverage. It is the intent of the parties to this Agreement that all insurance coverage required herein shall be primary to and will not seek contribution from any other insurance held by Owner Parties, with Owner Parties’ insurance being excess, secondary and non-contributing. ▪ Stop Gap coverage shall be provided if any work is to be performed in a monopolistic workers’ compensation state. ▪ The following exclusions/limitations (or their equivalent(s), are prohibited: <ul style="list-style-type: none"> ○ Contractual Liability Limitation CG 21 39 ○ Amendment of Insured Contract Definition CG 24 26 ○ Limitation of Coverage to Designated Premises or Project, CG 21 44 ○ Exclusion-Damage to Work Performed by Subcontractors On Your Behalf, CG 22 94 or CG 22 95 ○ Exclusion-Explosion, Collapse and Underground Property Damage Hazard, CG 21 42 or CG 21 43 ○ Any Classification limitation ○ Any Construction Defect Completed Operations exclusion ○ Any endorsement modifying the Employer’s Liability exclusion or deleting the exception to it ○ Any endorsement modifying or deleting Explosion, Collapse or Underground coverage ○ Any Habitational or Residential exclusion applicable to the Work ○ Any “Insured vs. Insured” exclusion except Named Insured vs. Named Insured ○ Any Punitive, Exemplary or Multiplied Damages exclusion ○ Any Subsidence exclusion |

| | | |
|--|---|---|
| Business Auto Liability | <p>Amount of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Per Accident | <ul style="list-style-type: none"> ▪ Current ISO edition of CA 00 01 ▪ Arising out of any auto (Symbol 1), including owned, hired and nonowned |
| Workers' Compensation and Employer's Liability | <p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ Statutory Limits ▪ \$1,000,000 Each Accident and Disease ▪ Alternate Employer endorsement ▪ USL&H must be provided where such exposure exists. | <ul style="list-style-type: none"> ▪ The State in which work is to be performed must listed under Item 3.A. on the Information Page ▪ Such insurance shall cover liability arising out of the Contractor's employment of workers and anyone for whom the Contractor may be liable for workers' compensation claims. Workers' compensation insurance is required, and no "alternative" forms of insurance shall be permitted. ▪ Where a Professional Employer Organization (PEO) or "leased employees" are utilized, Contractor shall require its leasing company to provide Workers' Compensation insurance for said workers and such policy shall be endorsed to provide an Alternate Employer endorsement in favor of Contractor and Owner. Where Contractor uses leased employees with Workers' Compensation insurance provided by a PEO or employee leasing company, Contractor is strictly prohibited from subletting any of its work without the express written agreement of Owner. |
| Excess Liability (Occurrence Basis) | <p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$5,000,000 Each Occurrence ▪ \$5,000,000 Annual Aggregate | <ul style="list-style-type: none"> ▪ Such insurance shall be excess over and be no less broad than all coverages described above. ▪ Drop-down coverage shall be provided for reduction and/or exhaustion of underlying aggregate limits and shall include a duty to defend any insured. |
| Professional Liability | <p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Each Occurrence ▪ \$2,000,000 Annual Aggregate ▪ If a combined Contractor's Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Loss and Aggregate. ▪ Such insurance shall cover all services rendered by the Contractor and its consultants under the Agreement, including but not limited to design or design/build services. ▪ Policies written on a Claims-Made basis shall be maintained for at least two years beyond termination of the Agreement. | <ul style="list-style-type: none"> ▪ Such insurance shall cover all services rendered by the Contractor and its subcontractors under the Agreement. ▪ This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: <ul style="list-style-type: none"> ○ bodily injury or property damage where coverage is provided in behalf of design professionals or design/build contractors ○ habitational or residential operations ○ mold and/or microbial matter and/or fungus and/or biological substance ○ punitive, exemplary or multiplied damages. ▪ Any retroactive date must be effective prior to beginning of services for the Owner. ▪ Policies written on a Claims-Made basis shall have an extended reporting period of at least two years beyond termination of the Agreement. Vendor shall trigger the extended reporting period if identical coverage is not otherwise maintained with the expiring retroactive date. |

| | | |
|--|--|---|
| <p>Contractors Pollution Liability</p> | <p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Each Loss ▪ \$2,000,000 Annual Aggregate ▪ If a combined Contractor’s Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Loss and Aggregate. ▪ The policy must provide coverage for: <ul style="list-style-type: none"> ○ the full scope of the named insured’s operations (on-going and completed) as described within the scope of work for this Agreement ○ loss arising from pollutants including but not limited to fungus, bacteria, biological substances, mold, microbial matter, asbestos, lead, silica and contaminated drywall ○ third party liability for bodily injury, property damage, clean up expenses, and defense arising from the operations; ○ diminution of value and Natural Resources damages ○ contractual liability ○ claims arising from non-owned disposal sites utilized in the performance of this Agreement. | <ul style="list-style-type: none"> ▪ The policy must insure contractual liability, name Owner Parties as an Additional Insured, and be primary and noncontributory to all coverage available to the Additional Insured. ▪ This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: <ul style="list-style-type: none"> ○ Insured vs. insured actions. However exclusion for claims made between insured within the same economic family are acceptable. ○ impaired property that has not been physically injured ○ materials supplied or handled by the named insured. However, exclusions for the sale and manufacture of products are allowed. Exclusionary language pertaining to materials supplied by the insured shall be reviewed by the certificate holder for approval. ○ property damage to the work performed by the contractor ○ faulty workmanship as it relates to clean up costs ○ punitive, exemplary or multiplied damages ○ work performed by subcontractors ▪ If coverage is provided on a Claims Made basis, coverage will at least be retroactive to the earlier of the date of this Agreement or the commencement of contractor services relation to the Work. ▪ The policy will offer an extended discovery or extended reporting clause of at least three (3) years. ▪ Completed Operations coverage shall be maintained through the purchase of renewal policies to protect the insured and additional insured for at least two (2) years after the property owner accepts the project or this contract is terminated. The purchase of an extended discovery period or an extended reporting period on a Claims Made policy or the purchase of occurrence based Contractors Environmental Insurance will not be sufficient to meet the terms of this provision. |
| <p>Builders Risk</p> | <ul style="list-style-type: none"> ▪ Coverage shall be provided in an amount equal at all times to the full contract value, including change orders, and cost of debris removal for any single occurrence. ▪ Coverage shall be at least as broad as an unmodified ISO Special form, shall be provided on a completed-value basis, and shall be primary to any other insurance coverage | <ul style="list-style-type: none"> ▪ Insureds shall include Owner, General Contractor, all Loss Payees and Mortgagees, and subcontractors of all tiers in the Work as Insureds. ▪ Such insurance shall cover: <ul style="list-style-type: none"> ○ all structure(s) under construction, including retaining walls, paved surfaces and roadways, bridges, glass, foundation(s), footings, |

| | | |
|--|---|---|
| | <p>available to the named insured parties, with that other insurance being excess, secondary and non-contributing.</p> <ul style="list-style-type: none"> ▪ The policy must provide coverage for: <ul style="list-style-type: none"> ○ Agreed Value Included ○ Damage arising from error, omission or deficiency in construction methods, design, specifications, workmanship or materials, including collapse Included ○ Debris removal additional limit \$1,000,000 ○ Earthquake and Earthquake Sprinkler Leakage \$5,000,000 ○ Flood \$5,000,000 ○ Freezing Included ○ Mechanical breakdown including hot & cold testing Included ○ Ordinance or law \$1,000,000 ○ Pollutant clean-up and removal \$ 25,000 ○ Preservation of property Included ○ Theft Included • Deductible shall not exceed <ul style="list-style-type: none"> ○ All Risks of Direct Damage, Per Occurrence, except \$10,000 ○ Named Storm 2% subject to \$50,000 minimum ○ Earthquake and Earthquake Sprinkler Leakage, Per Occurrence \$100,000 ○ Flood, Per Occurrence or excess of NFIP if in Flood Zone A or V \$100,000 | <p>underground pipes and wiring, excavations, grading, backfilling or filling;</p> <ul style="list-style-type: none"> ○ all temporary structures (e.g., fencing, scaffolding, cribbing, false work, forms, site lighting, temporary utilities and buildings) located at the site; ○ all property including materials and supplies on site for installation; ○ all property including materials and supplies at other locations but intended for use at the site; ○ all property including materials and supplies in transit to the site for installation by all means of transportation other than ocean transit; and ○ other Work at the site identified in the Agreement to which this Exhibit is attached. • No protective safeguard warranty shall be permitted. • The termination of coverage provision shall be endorsed to permit occupancy of the covered property being constructed This insurance shall be maintained in effect, unless otherwise provided for the Agreement Documents, until the earliest of: <ul style="list-style-type: none"> ○ the date on which all persons and organizations who are insureds under the policy agree that it shall be terminated; ○ occupancy, in whole or in part; ○ the date on which release of substantial completion is executed; or ○ the date on which the insurable interests of Contractor in the Covered Property has ceased. • A waiver of subrogation provision shall be provided in favor of all insureds. |
|--|---|---|

2. General Insurance Requirements

A. Definitions. For purposes of this Agreement:

- i. "ISO" means Insurance Services Office.
- ii. "Contractor" shall include subcontractors of any tier.
- iii. "Owner Parties" means (a) Karnes County ("Owner"), (b) the Project, (c) any lender whose loan is secured by a lien against the Work, (d) their respective shareholders, members, partners, joint venturers, affiliates, subsidiaries, successors and assigns, (e) any directors, officers, employees, or agents of such persons or entities, and (f) others as required by the Construction Documents.

B. Policies.

- i. Contractor shall maintain such General Liability, Excess Liability, Professional and Pollution insurance in identical coverage, form and amount, including required endorsements, for at least two (2) years following Date of Substantial Completion of the Work to be performed under this Agreement. Contractor shall provide written representation to Owner stating Work completion date.
- ii. All policies must:
 - a. Be written through insurance companies authorized to do business in the State in which the work is to be performed and rated no less than A-: VII in the most current edition of A. M. Best's Key Rating Guide at all times Work is to be performed.
 - b. Provide a waiver of subrogation in favor of Owner Parties on all insurance coverage carried by Contractor, whether required herein or not.
 - c. Contain an endorsement providing for thirty (30) days prior written notice of cancellation to Owner.
 - d. Be provided to the Owner Parties in compliance with the requirements herein and shall contain no endorsements that restrict, limit, or exclude coverage required herein in any manner without the prior express written approval of the Owner.
- iii. Failure of any Owner Party to demand such certificate or other evidence of full compliance with these insurance requirements or failure of any Owner Party to identify a deficiency from evidence that is provided shall not be construed as a waiver of the Contractor's obligation to maintain such insurance.
- iv. Contractor shall provide to the Owner a certified copy of all insurance policies required herein within ten (10) days of any such request. Renewal policies, if necessary, shall be delivered to the Owner prior to the expiration of the previous policy.
- v. Commencement of Work without provision of the required certificate of insurance, evidence of insurance and/or required endorsements, or without compliance with any other provision of this Agreement, shall not constitute a waiver by any Owner Party of any rights. The Owner shall have the right, but not the obligation, of prohibiting the Contractor or any subcontractor from performing any Work until such certificate of insurance, evidence of insurance and/or required endorsements are received and approved by the Owner.

C. Limits, Deductibles and Retentions

- i. The limits of liability may be provided by a single policy of insurance or by a combination of primary and excess policies, but in no event shall the total limits of liability available for any one occurrence or accident be less than the amount required herein.
- ii. No deductible or self-insured retention shall exceed \$25,000 without prior written approval of the Owner, except as otherwise specified herein. All deductibles and/or retentions shall be paid by, assumed by, for the account of, and at the Contractor's sole risk. The Contractor shall not be reimbursed for same

D. Forms

- i. If the forms of policies, endorsements, certificates or evidence of insurance required by this Exhibit are superseded or discontinued, Owner will have the right to require other equivalent forms.
- ii. Any policy or endorsement form other than a form specified in this Exhibit must be approved in advance by Owner.

E. Evidence of Insurance. Insurance must be evidenced as follows:

- i. ACORD Form 25 Certificate of Liability Insurance for liability coverages.
- ii. ACORD Form 28 Evidence of Commercial Property Insurance for property coverages.
- iii. Evidence shall be provided to Owner prior to commencing Work and prior to the expiration of any required coverage.
- iv. ACORD Forms specify:
 - a. Owner as certificate holder at Owner's mailing address;
 - b. Insured's name, which must match that on this Agreement;
 - c. Insurance companies producing each coverage and the policy number and policy date of each coverage;
 - d. Producer of the certificate with correct address and phone number and have the signature of the authorized representative of the producer;
 - e. Additional Insured status in favor of Owner Parties;
 - f. Amount of any deductible or self-insured retention in excess of \$25,000;

- g. Designated Construction Project(s) General Aggregate Limit;
 - h. Primary and non-contributory status;
 - i. Waivers of subrogation; and
 - j. All exclusions and limitations added by endorsement to the General Liability coverage. This can be achieved by attachment of the Schedule of Forms and Endorsements page.
- v. Copies of the following shall also be provided:
- a. General Liability Additional insured endorsement(s);
 - b. General Liability Schedule of Forms and Endorsements page(s); and
 - c. 30 Day Notice of Cancellation endorsement applicable to all required policies.

F. Contractor Insurance Representations to Owner Parties

- i. It is expressly understood and agreed that the insurance coverages required herein (a) represent Owner Parties' minimum requirements and are not to be construed to void or limit the Contractor's indemnity obligations as contained in this Agreement nor represent in any manner a determination of the insurance coverages the Contractor should or should not maintain for its own protection; and (b) are being, or have been, obtained by the Contractor in support of the Contractor's liability and indemnity obligations under this Agreement. Irrespective of the requirements as to insurance to be carried as provided for herein, the insolvency, bankruptcy or failure of any insurance company carrying insurance of the Contractor, or the failure of any insurance company to pay claims accruing, shall not be held to affect, negate or waive any of the provisions of this Agreement.
- ii. Failure to obtain and maintain the required insurance shall constitute a material breach of, and default under, this Agreement. If the Contractor shall fail to remedy such breach within five (5) business days after notice by the Owner, the Contractor will be liable for any and all costs, liabilities, damages and penalties resulting to the Owner Parties from such breach, unless a written waiver of the specific insurance requirement(s) is provided to the Contractor by the Owner. In the event of any failure by the Contractor to comply with the provisions of this Agreement, the Owner may, without in any way compromising or waiving any right or remedy at law or in equity, on notice to the Contractor, purchase such insurance, at the Contractor's expense, provided that the Owner shall have no obligation to do so and if the Owner shall do so, the Contractor shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverages.
- iii. This Exhibit is an independent contract provision and shall survive the termination or expiration of the Construction Agreement.

G. Insurance Requirements of Contractor's Subcontractors

- i. Insurance similar to that required of the Contractor shall be provided by all subcontractors (or provided by the Contractor on behalf of subcontractors) to cover operations performed under any subcontract agreement. The Contractor shall be held responsible for any modification in these insurance requirements as they apply to subcontractors. The Contractor shall maintain certificates of insurance from all subcontractors containing provisions similar to those listed herein (modified to recognize that the certificate is from subcontractor) enumerating, among other things, the waivers of subrogation, additional insured status, and primary liability as required herein, and make them available to the Owner upon request.
- ii. The Contractor is fully responsible for loss and damage to its property on the site, including tools and equipment, and shall take necessary precautions to prevent damage to or vandalism, theft, burglary, pilferage and unexplained disappearance of property. Any insurance covering the Contractor's or its subcontractor's property shall be the Contractor's and its subcontractor's sole and complete means or recovery for any such loss. To the extent any loss is not covered by said insurance or subject to any deductible or co-insurance, the Contractor shall not be reimbursed for same. Should the Contractor or its subcontractors choose to self insure this risk, it is expressly agreed that the Contractor hereby waives, and shall cause its subcontractors to waive, any claim for damage or loss to said property in favor of the Owner Parties.

H. Use of the Owners Equipment

The Contractor, its agents, employees, subcontractors or suppliers shall use the Owners equipment only with express written permission of the Owners designated representative and in accordance with the Owners terms and condition for such use.

If the Contractor or any of its agents, employees, subcontractors or suppliers utilize any of the Owners equipment for any purpose, including machinery, tools, scaffolding, hoists, lifts or similar items owned, leased or under the control of the Owner, the Contractor shall defend, indemnify and be liable to the Owner Parties for any and all loss or damage which may arise from such use.

I. **Release and Waiver**

The Contractor hereby releases, and shall cause its subcontractors to release, the Owner Parties from any and all claims or causes of action whatsoever which the Contractor and/or its subcontractors might otherwise now or hereafter possess resulting in or from or in any way connected with any loss covered by insurance, whether required herein or not, or which should have been covered by insurance required herein, including the deductible and/or uninsured portion thereof, maintained and/or required to be maintained by the Contractor and/or its subcontractors pursuant to this Agreement. **THE FOREGOING RELEASE AND WAIVER APPLY EVEN IF THE LOSS OR DAMAGE IS CAUSED IN WHOLE OR IN PART BY THE FAULT OR NEGLIGENCE OR STRICT LIABILITY OF THE OWNER PARTIES.**

Exhibit 4 – Prevailing Wage Rates



NOTICE OF CLARIFICATION PREVAILING WAGE RATES

2024-0272R Advanced Manufacturing District

Effective December 7, 2021, City Council passed a resolution adopting the City of El Paso Prevailing Wage Rates for “Building,” and effective February 28, 2017, City Council passed a resolution adopting the City of El Paso Prevailing Wage Rates for “Highway” and “Heavy” construction in accordance with Chapter 2258.022(a)(1) of the Texas Government Code.

This Contract contains multiple sets of wage rates:

- The City of El Paso Prevailing Wage Rates
- Federal Prevailing Wage Rates

Where there are similar job classifications in both the Federal Wage Rates and the City of El Paso Prevailing Hourly Wage Rates, the higher wage of the two within the relevant construction type shall be paid.

The Building wage determination will apply to all buildings including any construction which connects them.

The Heavy/Highway wage decision will apply beyond the five (5) foot perimeters of the building(s) to the parking lot and access ramps that lead away from the buildings.

*****APPRENTICES MAY BE REQUIRED FOR THIS PROJECT*****



CITY OF EL PASO, TEXAS

2020 Building Wages

| CLASSIFICATION | BASE WAGE | BENEFITS | HOURLY PREVAILING WAGE RATE | (8 HOURS) PER DIEM WAGE RATE |
|--|-----------|----------|-----------------------------|------------------------------|
| Asbestos/Lead Abatement/Mold Remediation | 31.51 | 12.06 | 43.57 | 348.56 |
| Automatic Fire Sprinkler Fitter, Certified | 30.64 | 21.68 | 52.32 | 418.56 |
| Block, Brick, and Stone Mason | 17.97 | 0.00 | 17.97 | 143.76 |
| Carpenters – Acoustical Ceiling Installation | 17.36 | 0.00 | 17.36 | 138.88 |
| Carpenter – Rough | 17.64 | 0.00 | 17.64 | 141.12 |
| Carpenter – All Other Work | 17.40 | 0.00 | 17.40 | 139.20 |
| Caulker / Sealers | 11.29 | 0.00 | 11.29 | 90.32 |
| Cement and Concrete Finishers | 16.30 | 0.00 | 16.30 | 130.40 |
| Commercial Truck Driver | 14.75 | 0.00 | 14.75 | 118.00 |
| Communication/Security Technician | 16.50 | 2.12 | 18.62 | 148.96 |
| Crane and Heavy Equipment Operator | 31.05 | 0.00 | 31.05 | 248.40 |
| Door & Hardware Specialist | 12.00 | 1.35 | 13.35 | 106.80 |
| Drywall and Ceiling Tile Installers | 14.40 | 0.00 | 14.40 | 115.20 |
| Drywall Finishers & Tapers | 15.55 | 0.00 | 15.55 | 124.40 |
| Electrician | 22.70 | 7.32 | 30.02 | 240.16 |
| Elevator Installers and Repairers | 31.35 | 15.10 | 46.45 | 371.60 |
| Fence Erectors – Include with Skilled Labor | 10.00 | 0.00 | 10.00 | 80.00 |
| Floor Layers- Carpet and Resilient | 12.87 | 0.00 | 12.87 | 102.96 |
| Floor Layers- Specialty | 13.00 | 0.00 | 13.00 | 104.00 |
| Floor Layers - Wood | 11.50 | 0.00 | 11.50 | 92.00 |
| Glaziers | 15.86 | 1.00 | 16.86 | 134.88 |
| Hazardous Materials Removal Workers | 10.00 | 0.00 | 10.00 | 80.00 |
| Heating, Air Conditioning and Refrigeration Service Technician | 31.14 | 12.43 | 43.57 | 348.56 |
| Insulation Workers – Mechanical | 31.26 | 11.96 | 43.22 | 345.76 |
| Irrigator – Landscape, Certified | 15.28 | 0.00 | 15.28 | 122.24 |
| Laborer | 13.13 | 0.58 | 13.71 | 109.68 |
| Locksmith | 12.00 | 1.35 | 13.35 | 106.80 |
| Mechanic | 17.00 | 0.00 | 17.00 | 136.00 |
| Painters - Building | 13.86 | 0.00 | 13.86 | 110.88 |
| Paper Hanger | 14.00 | 0.00 | 14.00 | 112.00 |
| Pipe Layer (Utility) | 18.00 | 0.00 | 18.00 | 144.00 |
| Pipe Fitters and Steamfitters | 23.53 | 9.02 | 32.55 | 260.40 |

| CLASSIFICATION | BASE WAGE | BENEFITS | HOURLY PREVAILING WAGE RATE | (8 HOURS) PER DIEM WAGE RATE |
|--|------------------|-----------------|------------------------------------|-------------------------------------|
| Plaster, Stucco, Lather and EIFS Applicator | 16.82 | 0.00 | 16.82 | 134.56 |
| Plumber/ Medical Gas Installer | 31.39 | 10.77 | 42.16 | 337.28 |
| Reinforcing Iron and Rebar Workers | 22.69 | 0.00 | 22.69 | 181.52 |
| Roofers | 16.00 | 0.00 | 16.00 | 128.00 |
| Scaffolding Erector | 13.69 | 0.00 | 13.69 | 109.52 |
| Sheet Metal Workers | 27.16 | 0.00 | 27.16 | 217.28 |
| Structural Iron and Steel Workers / Metal Building Erector | 25.57 | 13.24 | 38.81 | 310.48 |
| Tile Setters | 13.86 | 0.00 | 13.86 | 110.88 |

2020 BUILDING DEFINITIONS

| | | |
|---|---|--|
| 1 | Asbestos/Lead Abatement/Mold Remediation | <p>Assembles work platform and seals off work area, using plastic sheeting and duct tape. Positions mobile decontamination unit or portable showers at entrance of work area. Positions portable air evacuation and filtration system inside work area. Cuts and scrapes asbestos, mold or paint from surfaces, using knife and scraper. Assists in demolition and deconstruction activities of buildings. Shovels asbestos, mold or paint into plastic disposal bags and seals bags, using duct tape. Cleans work area of loose asbestos, mold or paint, using vacuum, broom, and dust pan. Places asbestos, mold or paint in disposal bags and seals bags, using duct tape, loads bags into truck. Cleans and maintains tools, sampling equipment and lab equipment. Responsible for keeping site and grounds clean and neat. Performs daily equipment checks. Picks up necessary supplies and tools from warehouse as directed. Loads and unloads scrap materials into trucks and roll off boxes. Performs work safely in accordance with departmental safety procedures and operates equipment safely. Reports any unsafe work condition or practice to supervisor. Performs other related and non-related duties as assigned.</p> |
| 2 | Automatic Fire Sprinkler Fitter, Certified | <p>Sprinkler Fitters specialize in piping associated with fire sprinkler systems. These types of systems are required to be installed and maintained in accordance with strict guidelines, usually National Fire Protection Association (NFPA) standards, in order to maintain compliance with building and fire codes. Sprinkler Fitters work with a variety of pipe and materials including: plastic, copper, steel, cast iron, and ductile iron. The fire suppression piping may contain: water, air, antifreeze, fire retardant foam, gas, or chemicals for hood systems. Sprinkler systems installed by Sprinkler Fitters can include but not limited to: underground supply, standpipes, fire pumps as well as overhead piping systems.</p> |
| 3 | Block, Brick, and Stone Mason | <p>Lay and bind building materials, such as: brick, structural tile, concrete block, cinder block, glass block, and terra-cotta block, with mortar and other substances to construct, or repair walls, partitions, arches, sewers, and other structures. Classify installers of mortarless segmental concrete masonry wall units. Constructs partitions, fences, walks, fireplaces, chimneys, smokestacks, et cetera using stone, marble, granite, slate. Cutting, grouting, and pointing of materials listed above which is necessary shall be part of this classification.</p> |
| 4 | Carpenters – Acoustical Ceiling Installation | <p>Construct, erect, install or repair acoustical ceiling grid, ceiling tile, and other items laid in acoustical grid.</p> |
| 5 | Carpenter – Rough | <p>Construct, erect, install, or repair structures and fixtures made of wood, such as concrete forms; building frameworks, including partitions, joists, studding, and rafters; wood stairways, window and door frames. May also install cabinets, and siding. Include brattice builders who build doors or brattices (ventilation walls or partitions) in underground passageways to control the proper circulation of air through the passageways.</p> |

| | | |
|----|--|--|
| 6 | Carpenter – All Other Work | Construct, erect, install or repair cabinets and other fixtures or structures requiring a high level of workmanship. Includes Cabinetmakers and Bench Carpenters – cut, shape, and assemble wooden articles or set up and operate a variety of woodworking machines, such as power saws, jointers, and mortisers to surface, cut or shape lumber or to fabricate parts for wood products. Perform related duties such as trim work. |
| 7 | Caulker/Sealers | Applies waterproofing agents or caulk to a variety of structures and materials. |
| 8 | Cement and Concrete Finishers | Smooth and finish surfaces of poured concrete, such as floors, walks, sidewalks, roads, or curbs using a variety of hand and power tools. Align forms for sidewalks, curbs, or gutters; patch voids; use saws to cut expansion joints. Classify installers of mortarless segmental concrete wall units. |
| 9 | Commercial Truck Driver | Drive a truck, van or tractor-trailer combination to transport and deliver goods, or materials in liquid, loose, or packaged form. May be required to unload truck. |
| 10 | Communication/Security Technician | Set-up, re-arrange, or remove switching and dialing equipment used in central offices. Service or repair telephones and other communication equipment on customers' property. May install equipment in new locations or install wiring and telephone jacks in buildings under construction. Install, program, maintain, and repair security and fire alarm wiring and equipment. Ensure that work is in accordance with relevant codes. Exclude "Electricians" who do a broad range of electrical wiring. |
| 11 | Crane and Heavy Equipment Operator | A worker who operates a crane or other types of heavy equipment to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber-tired. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 12 | Door and Hardware Specialist | Installs or repairs doors, hardware and accessories. Are responsible for the installation of contract commercial hardware and custom architectural grade wood doors, steel doors and frames for all Prevailing Wage jobs. Shall be trained by their employer's, employer's apprenticeship, or in factory training classes in the proper methods and techniques and requirements for the installation of Architectural Grade commercial wood and metal doors, frames and hardware in conformance with all local, state, and federal code. |
| 13 | Drywall and Ceiling Tile Installers | Apply plasterboard, or other wallboard to ceilings, or interior walls of buildings. Apply or mount acoustical tiles or blocks, strips, or sheets of sound-absorbing materials to ceilings and walls of buildings to reduce or reflect sound. Materials may be of decorative quality. Includes metal stud framing. Exclude "Carpet Installers", "Carpenters – Acoustical Ceiling Installation", and "Tile and Marble Setters". |
| 14 | Drywall Finishers and Tapers | Seal joints between plasterboard or other wallboard, including bedding and texturing, to prepare wall surface for painting or papering. |

| | | |
|----|--|--|
| 15 | Electrician | Plan and execute the layout and installation of electrical conduit, switch panels, buss bars, outlet boxes, electrical wires and cables, lighting standards, lighting fixtures, receptacles, switches, and other electrical devices and apparatus necessary for the complete electrical installation. To include the installation of cabling, wire, conduits and end devices for Temperature Control, Building Automation, and Energy Management Systems, et cetera. Includes installation of photovoltaic solar panels. |
| 16 | Elevator Installers and Repairers | Assemble, install, repair, or maintain electric or hydraulic freight or passenger conveyances including but not limited to elevators, escalators, dumbwaiters, moving walks and wheelchair lifts. |
| 17 | Fence Erectors - Include with Skilled Labor | Erect and repair metal and wooden fences and fence gates around highways, industrial establishments, residences, or farms, using hand and power tools. Excludes rock and stone fences. |
| 18 | Floor Layers – Carpet and Resilient | Apply blocks, strips, or sheets of shock-absorbing, sound-deadening, or decorative coverings to floors. Lay and install carpet from rolls, tiles or blocks on floors. Install padding and trim flooring materials. Installs variety of soft floor materials including vinyl and VCT. Exclude wood floors and specialty floors. |
| 19 | Floor Layers - Specialty | Prepares surface, installs and finishes specialty floor material such as manufactured or engineered and laminated wood. |
| 20 | Floor Layers - Wood | Install, scrape and sand wooden floors to smooth surfaces using floor scraper and floor sanding machine, and apply coats of finish to include gymnasium and bowling alleys. |
| 21 | Glaziers | Installs glass in windows skylights, store fronts and display cases, or on surfaces such as: building fronts, interior walls, ceilings and table tops. The installation, setting, cutting, preparing, fabricating, distributing, handling or removal of the following: glass and glass substitutes used in place of glass, pre-glazed windows, retrofit window systems, mirrors, curtain wall systems, window wall systems, cable net systems, canopy systems, structural glazing systems, unitized systems, interior glazing systems, photovoltaic panels and systems, suspended glazing systems, louvers, skylights, entranceway systems including doors and hardware, revolving and automatic door systems, patio doors, store front systems including the installation of all metals, column covers, panels and panel systems, glass hand rail systems, decorative metals as part of the glazing system, and the sealing of all architectural metal and glass systems for weatherproofing and structural reasons, vinyl, molding, rubber, lead, sealants, silicone and all types of mastics in wood, iron, aluminum, sheet metal or vinyl sash, doors, frames, stone wall cases, show cases, book cases, sideboards, partitions and fixtures. Performs other related duties. |

| | | |
|----|---|--|
| 22 | Hazardous Materials Removal Workers | Identify, remove, pack, transport, or dispose of hazardous materials, including asbestos, lead-based paint, waste oil, fuel, transmission fluid, radioactive materials, contaminated soil, mold, et cetera. Specialized training and certification in hazardous materials handling or a confined entry permit are generally required. May operate earth-moving equipment or trucks. |
| 23 | Heating, Air Conditioning and Refrigeration Service Technician | Repair and service heating, central air conditioning, or refrigeration systems, including oil burners, hot-air furnaces, heating stoves, and air handlers. (Installation of systems is performed by sheet metal worker). Includes HVAC mechanic. |
| 24 | Insulation Workers – Mechanical | This work includes the preparation, alteration, application, removal, hauling, erection, assembling, molding, spraying, pouring, mixing, hanging, adjusting, repairing, dismantling, reconditioning, maintenance, finishing, and/or weatherproofing of cold or hot thermal insulations with such materials as may be specified when those materials are to be installed for thermal purposes in voids, or to create voids, or on either piping, fittings, valves, boilers, ducts, flues, tanks, vats and equipment, or on any hot or cold surfaces for the purpose of thermal control or to be installed for sound control purposes mechanical devices, equipment, piping, surfaces related in an integral way to the insulation of such mechanical devices, equipment and piping. This work also includes all labor connected with insulation for; temperature control, personnel protection, safety and/or prevention of condensation. This work also includes all labor connected with hauling, distribution and cleanup of materials on the job premises. All thermal tape, pads, metered fittings (insulation, metal or plastic), batts and lags. |
| 25 | Irrigator- Landscape, Certified | Certified by TCEQ to install watering systems in various sizes and grades of lawn in order to maintain sufficient pressure and to insure even dispersal of water. |
| 26 | Laborer | Performs manual duties in all phases of construction. Demolition (interior and exterior), Flagging and Traffic Control, General Clean-Up, Air and Power Tool Operators (Including chipping guns, jackhammers and tampers), all material handling and clean-up, except refractory, chute/hose operator, raking, shoveling and vibrating, raking, shoveling, luting, ironing, dumping and spreading, trenching, material handling, back filling (*Equipment Operators Incidental to Laborers' scope of work). Landscape or maintain grounds of property using equipment as needed. Workers typically perform a variety of tasks, which may include any combination of the following: sod laying, mowing, trimming, planting, watering, fertilizing, digging, raking, sprinkler repair, and installation of mortarless segmental concrete masonry wall units. Does not ordinarily perform work permitting exercise of independent judgment or without close direction by other workers. |
| 27 | Locksmith | Self-explanatory. |

| | | |
|----|---|--|
| 28 | Mechanic | Maintains and repairs construction tools and equipment. |
| 29 | Painters - Building | Paint walls, equipment, buildings, bridges, and other structural surfaces, using brushes, rollers, and spray guns. May remove old paint to prepare surface prior to painting. May mix colors or oils to obtain desired color or consistency. Exclude "Paperhangers." |
| 30 | Paper Hanger | Measures, cuts, and hangs wallpaper and Fiber Reinforced Paneling. |
| 31 | Pipe Layer (Utility) | Installs concrete, clay, steel, ductile iron, plastic, corrugated pipe and any other type of pipe for storm drainage, water lines, gas lines and sanitary sewer lines. Lays underground communication and electrical ducts. May install and set electrical ground boxes, hand holes, manholes, inlets and other structures. Caulks joints, makes threaded and flanged connections. Installs valves and other accessories. Performs other related duties. |
| 32 | Pipe Fitters and Steamfitters | Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems. Includes pressurized lines and flow lines for gas, air, and oil found in industrial settings. |
| 33 | Plaster, Stucco, Lather, and EIFS Applicator | Apply interior or exterior plaster, stucco, or similar materials. May also set ornamental plaster. Applies acoustical plaster, interior and exterior plastering of stone imitation or any patented materials when cast. Molds and sets ornamental plaster and trim and runs ornamental plaster cornice and molding. |
| 34 | Plumbers/Medical Gas Installer | Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems. Assemble, install, alter, and repair pipelines or pipe systems that carry medical gases or liquids. Specialized training and certification required. |
| 35 | Reinforcing Iron and Rebar Workers | Position and secure steel bars or mesh in concrete forms in order to reinforce concrete. Includes post-tensioning. Use a variety of fasteners, rod-bending machines, blowtorches, and hand tools. |
| 36 | Roofers | Cover roofs of structures with shingles, tile, slate, asphalt, aluminum, wood, metal and related materials. May spray roofs, sidings, and walls with material to bind or seal sections of structures. Includes metal and membrane roofs. |

| | | |
|----|---|--|
| 37 | Sheet Metal Workers | Fabricate, assemble, install, and repair sheet metal products and equipment, such as ducts, seal the system, pressure test and test and balance, control boxes, drain pipes, architectural sheet metal, hangers, brackets, used in the installation of sheet metal, and installs grills, registers, and furnace casings. Work may involve any of the following: setting-up and operating fabricating machines to cut, bend, and straighten sheet metal, operating soldering equipment to join sheet metal parts; inspecting, assembling, and smoothing seams and joints of burred surfaces, including metal flashings, gutters, canopies, soffit's, louvers, skylights and custom metal roofs. Installs warm air furnaces except where necessary piping for gas, or oil is performed under the plumbing and pipefitting classification. Include sheet metal duct installers who install prefabricated sheet metal ducts used for heating, air conditioning, or other purposes. Fire life safety, damper inspection, stairwell pressurization. May install other heating and cooling devices which are in connection with duct systems. |
| 38 | Structural Iron and Steel Workers/Metal Building Erector | Rigging, raise, place, and unite iron or steel, prefabricated metal buildings precast concrete, precast "tilt-up" panels, concrete and steel bridge members, concrete decking, ornamental iron, hand rails, stairs, curtain wall/glass framework, girders, columns, beams, and other structural members to form completed structures or structural frameworks using hand tools, power tools, and hoisting equipment. Erects frame of building, using hoist. Bolts steel frame members together. Attaches wire and insulating materials to framework. Attaches sheet metal panels to framework including standing seam sheets. Installs and trims sheet metal on prefabricated metal buildings, using cutting torch, power saw, and tin snips. Rigging of heavy equipment, assembly and disassembly of cranes. May erect metal storage tanks. Exclude "Reinforcing Iron and Rebar Workers". |
| 39 | Tile Setters | Apply hard tile, terrazzo tile and veneer to walls, floors, and ceilings. Includes surface preparation as necessary. |
| 40 | Scaffolding Erector | Erection of a temporary elevated platform (both supported and suspended) and its supporting structure (including points of anchorage) to be used for supporting employees or material or both. |

- **Welder** - Receives rate prescribed for craft performing operation to which welding is incidental.
- **Fork Lift and Man Lift (boom and scissor)** - Receives rate prescribed for craft performing operation to which operation of this equipment is incidental.



CITY OF EL PASO, TEXAS

2016 Paving and Street Construction, Dirt Work, Heavy Construction, Pipeline Work, Highway Wage Rates

| CLASSIFICATION | BASE WAGE PER HOUR | TOTAL FRINGES PER HOUR | HOURLY PREVAILING WAGE RATE | (8 HOURS) PER DIEM WAGE RATE |
|---|-----------------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Asphalt Distributor Operator | 14.64 | 0.00 | 14.64 | 117.12 |
| Asphalt Paving Machine Operator / Spreader Box Operator | 14.20 | 0.00 | 14.20 | 113.60 |
| Asphalt Raker | 12.99 | 0.00 | 12.99 | 103.92 |
| Backhoe Operator | 15.95 | 0.00 | 15.95 | 127.60 |
| Concrete Finishers (Paving and Structures) | 13.88 | 0.00 | 13.88 | 111.04 |
| Crane Operator, Lattice Boom | 17.50 | 0.00 | 17.50 | 140.00 |
| Crane Operator, Hydraulic | 17.50 | 0.00 | 17.50 | 140.00 |
| Electrician | 23.09 | 0.00 | 23.09 | 184.72 |
| Excavator Operator | 16.10 | 0.00 | 16.10 | 128.80 |
| Form Builder/Setter | 15.02 | 0.00 | 15.02 | 120.16 |
| Form Setter (Paving and Curb) | 12.86 | 0.00 | 12.86 | 102.88 |
| Front End Loader | 14.82 | 0.00 | 14.82 | 118.56 |
| Laborer | 11.89 | 0.00 | 11.89 | 95.12 |
| Laborer (Skilled)(Utility) | 13.65 | 0.00 | 13.65 | 109.20 |
| Mechanic | 17.50 | 0.00 | 17.50 | 140.00 |
| Motor Grader Operator (Fine) | 17.54 | 0.00 | 17.54 | 140.32 |
| Pipe Layer | 12.94 | 0.00 | 12.94 | 103.52 |
| Reinforcing Steel Setter (Structure and Paving)/ Structural Steel Worker | 17.00 | 0.00 | 17.00 | 136.00 |
| Rock Mason | 12.00 | 0.00 | 12.00 | 96.00 |
| Roller Operator | 13.70 | 0.00 | 13.70 | 109.60 |
| Servicer | 14.33 | 0.00 | 14.33 | 114.64 |
| Truck Driver, Single Axle | 13.19 | 0.00 | 13.19 | 105.52 |
| Truck Driver, Tandem Axle | 15.32 | 0.02 | 15.34 | 122.72 |
| Utility Operator Grade 1 | 12.00 | 0.00 | 12.00 | 96.00 |
| Utility Operator Grade 2 | 13.95 | 0.00 | 13.95 | 111.60 |
| Welder, Certified/ Structural Steel Welder | 13.83 | 0.00 | 13.83 | 110.64 |

All persons required to be licensed or certified must meet those qualifications to be paid the associated rate.

2016 HEAVY / HIGHWAY DEFINITIONS

| | | |
|---|---|--|
| 1 | Asphalt Distributor Operator | Drives distributor truck, sets spray bars and operates valves and levers to control distribution of bituminous material for highway surfacing. May oil, grease or otherwise service and make adjustments to equipment as needed. Performs other related duties. |
| 2 | Asphalt Paving Machine Operator/Spreader Box Operator | Operates paving machine that spreads and levels asphaltic concrete on highway. Controls movement of machine, raises and lowers screed, regulates width of screed. Operates spreader box by adjusting hopper and strike-off blade so that gravel, stone or other material may be spread to a specific depth on road surface during seal coat and surface treatment operations. May oil, grease, service and make adjustments to equipment as needed. Performs other related duties. |
| 3 | Asphalt Raker | Distributes asphaltic materials evenly over road surface by hand-raking and brushing material to correct thickness; may control screed to regulate width and depth of materials; directs Laborers (skilled and unskilled) when to add or take away material to fill low spots or to reduce high spots. |
| 4 | Backhoe Operator | Operates a rubber-tired machine mounted with a backhoe bucket on one end and a loader bucket on the other end. Used for excavating ditches and structures, laying pipe and precast concrete structures, carrying material in the loader bucket, and general excavation and backfill. May also be equipped with hydraulic attachments. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 5 | Concrete Finisher (Paving and Structures) | Finishes the exposed surfaces of fresh concrete paving, median barrier and every element of concrete structures. Operates bridge deck finishing machine. Forms and finishes edges and joints. Finishes concrete curbs and gutters. Finishes exposed surface of concrete after forms have been removed by patching imperfections with fresh concrete, rubbing surface with abrasive stone, and directing others in removing excess or defective concrete with power tools. Performs other related duties. |
| 6 | Crane Operator, Lattice Boom | A worker who operates a lattice boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber tired. May include placement of rock riprap, clamshell, dragline, pipe and pile driving operations. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |

| | | |
|----|-------------------------------|--|
| 7 | Crane Operator, Hydraulic | A worker who operates a hydraulic telescoping boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber-tired. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 8 | Electrician | Plan and execute the layout and installation of electrical conduit, switch panels, buss bars, outlet boxes, electrical wires and cables, lighting standards, lighting fixtures, receptacles, switches, and other electrical devices and apparatus necessary for the complete installation of wiring systems, works on overhead distribution systems and underground distribution systems. Includes installation of photovoltaic solar panels. |
| 9 | Excavator Operator | Operates a crawler or rubber-tired machine mounted with an excavator bucket. Used for excavating ditches and structures, laying pipe and precast concrete structures, loading trucks and placing rock riprap. May also be equipped with various hydraulic attachments. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 10 | Form Builder/Setter | Works from plans to build, assemble, fit together, align, plumb, and set in place forms for molding concrete structures. Forms may be wood, steel, aluminum, fiberglass or any other type of material. Checks forms while concrete is being placed. May install miscellaneous materials integral to concrete structures. May set precast concrete elements. Prepares for slipforming traffic rail and median barrier. May install permanent metal deck forms. May work with power tools. Performs other related duties. Includes guardrail installation. |
| 11 | Form Setter (Paving and Curb) | Fits together, aligns and sets to grade metal and wooden forms for placement for concrete paving and curbs. Works with survey crew to set stringline for paving, curb and gutter and curb. Performs other related duties. |
| 12 | Front End Loader | Operates a rubber-tired, skid steer or crawler type tractor with an attached scoop type bucket on front end. Machine is used to load materials from stockpiles, excavation, charging batch plants, loading and unloading trucks. May be used with attachments in lieu of the bucket. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 13 | Laborer | A general term used on construction work covering many unskilled classifications requiring work of a physical nature. Performs a variety of work ranging from pick and shovel work to cleaning up lumber with hammer, shoveling and placing concrete, uses air tools, under the supervision of qualified personnel. Cleans concrete joints and fills joints with sealing compound from bucket or with hose and nozzle from a central source, applies coating of oil to inside face of forms and strip forms, unloads and transports reinforcing steel, cures newly poured concrete, assists pipelayers, works with dirt crew keeping construction layout stakes out of the way of dirt-moving equipment. May fine grade excavation and ditches, shovels hot asphalt material. May use power tools and other necessary equipment in demolition work under the supervision |

| | | |
|----|--|---|
| | | of qualified personnel. Does not ordinarily perform work permitting exercise of independent judgment or without close direction by other workers. Installs and maintains erosion control. Performs other related duties. |
| 14 | Laborer (Skilled) (Utility) | Performs a variety of manual duties, usually working in a utility capacity by working on multiple projects and tasks where demands require workmen with varied experience and ability to work without close direction. Unloads and transports reinforcing steel. Directs laborers in pouring concrete. Erects trench shoring and bracing. Installs, operates, and maintains watering systems. May assist equipment operators in positioning machines, verifying grades and signaling operators to dumping positions to maintain grades as directed. Uses power tools and air tools. May work as lead man in a labor crew. Is more or less a general utility construction worker. May be a second step in learning a skill. Includes Concrete/Granite Pump Operator, Concrete Saw Operator, Fence Erector, Flagger, and Sign Erector. Performs other related duties. |
| 15 | Mechanic | Assembles, assist set up, adjusts and maintains and repairs all types of construction equipment and trucks. May perform the duties of a welder in repair of equipment. Performs other related duties. |
| 16 | Motor Grader Operator (Fine) | Operates motor grader. Performs many of the same duties of Motor Grader, Rough, but in addition performs finish grade work to bluetops or other close specification control. This work is subject to strict inspection and must conform closely to specifications. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 17 | Pipe Layer | Installs concrete, clay, steel, ductile iron, plastic, corrugated pipe and any other type of pipe for storm drainage, water lines, gas lines and sanitary sewer lines. Lays underground communication and electrical ducts. May install and set electrical ground boxes, hand holes, manholes, inlets and other structures. Caulks joints, makes threaded and flanged connections. Installs valves and other accessories. Performs other related duties. |
| 18 | Reinforcing Steel Setter (Structure and Paving)/ Structural Steel Worker | Works from plans to lay out and install reinforcing steel within forms or in mats of concrete paving. Erects and places reinforcing steel and fabricated structural steel members, such as girders, plates, diaphragms, lateral bracing, and unites them permanently to form a completed structural steel unit, including reinforcing members. Fastens steel members together by welding or bolting. May include dismantling and erecting large units of equipment. Gives direction to reinforcing steel worker apprentice or utility laborers. Performs other related duties. |
| 19 | Rock Mason | Constructs partitions, fences, walls, using rock. Cutting, grouting and pointing of materials listed above which is necessary shall be part of this classification. May also build or repair rock retaining walls, cutting or placing of rock in mortar or other similar material. |

| | | |
|----|---------------------------|---|
| 20 | Roller Operator | Operates a self-propelled machine with either steel wheels or pneumatic tires which is used to compact and smooth bituminous and flexible base materials and compact earth fills, subgrade, and all other types of materials. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties. |
| 21 | Servicer | Drives a truck which carries various fuels, oils, greases and filters. Must have knowledge of and is responsible for the correct oiling and greasing and changing of filters on equipment according to manufacturers' specifications. Uses compressed air grease guns, wrenches and other tools. May make adjustments to clutches, brakes and other mechanical items. Keeps record of service for preventive maintenance records. May require a Commercial Driver's License if driving truck on public highways. Performs other related duties. |
| 22 | Truck Driver, Single Axle | Drives a light capacity truck for transporting loads of construction material. The truck is of single rear axle type, may have various kinds of beds attached such as dump, flat bed, tank, etc. May require CDL license for driving on highway. May service and make necessary adjustments for proper operation of equipment. Performs other related duties. |
| 23 | Truck Driver, Tandem Axle | Drives a tandem axle powered vehicle. Hauls dirt, rock, aggregates or other material. May require CDL license for driving on highway. May service and make necessary adjustments for proper operation of equipment. Performs other related duties. |
| 24 | Utility Operator Grade 1 | Clam, ditching machine, side booms (except those in Grade 2), operator on dredges, cleaning machine, coating machine, blending machine, water-kote machine, equipment welder, track tractor, derrick, dragline, shovel, motor grader rough grade, Crawler tractor, foundation drill operator, crawler and truck mounted, and piledriver. |
| 25 | Utility Operator Grade 2 | Pipe, gin truck or winch truck with poles when used for hoisting, side boom (cradling rock drill), tow tractor, farm tractor road boring machine, fork lift (industrial type), pot fireman (power agitated), straightening machine, boring machine, bombardier (track or tow rig), , hydrostatic testing operator, scraper, staking machine, plant mix pavement roller operator, plant mix pavement, pneumatic motor operator. Concrete paving curing, float, texturing machine, subgrade trimmer, slip-form machine, milling machine, self-propelled sweeping machine, trenching machine, directional drill, trenching, screening plant, and joint sealer. Off Road Hauler, Pavement Marking Machine Operator Reclaimer/Pulverizer Operator, Slurry Seal or MicroSurfacing Machine Operator. |

| | | |
|----|--|--|
| 26 | Welder, Certified/ Structural Steel Welder | Certified by the American Welding Society to perform structural steel welding. Operates welding equipment. Welds structural steel girders and diaphragms. May weld permanent metal deck forms. Cuts, lays-out, fits and welds metals or alloyed metal parts to fabricate or repair equipment. Welds the joints between lengths of pipe for oil, gas or other types of pipelines. May assist in welding of permanent metal deck forms. Performs other related duties. |
|----|--|--|

"General Decision Number: TX20250245 01/03/2025

Superseded General Decision Number: TX20240245

State: Texas

Construction Type: Building

County: El Paso County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

| | |
|--|---|
| If the contract is entered into on or after January 30 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: | <ul style="list-style-type: none"> • Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. |
| If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: | <ul style="list-style-type: none"> • Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025. |

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

| | |
|---------------------|------------------|
| Modification Number | Publication Date |
| 0 | 01/03/2025 |

BOIL0074-003 07/01/2023

| | | |
|------------------|----------|---------|
| | Rates | Fringes |
| BOILERMAKER..... | \$ 37.00 | 24.64 |
| ----- | | |

ELEC0583-001 01/01/2024

| | Rates | Fringes |
|---|----------|------------|
| ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms/HVAC Temperature Controls)..... | \$ 25.50 | 5.25%+7.92 |

 ENGI0178-005 06/01/2020

| | Rates | Fringes |
|---|----------|---------|
| POWER EQUIPMENT OPERATOR | | |
| (1) Tower Crane..... | \$ 32.85 | 13.10 |
| (2) Cranes with Pile Driving or Caisson Attachment and Hydraulic Crane 60 tons and above..... | \$ 28.75 | 10.60 |
| (3) Hydraulic cranes 59 Tons and under..... | \$ 32.35 | 13.10 |

 IRON0084-011 06/01/2024

| | Rates | Fringes |
|-----------------------------|----------|---------|
| IRONWORKER, ORNAMENTAL..... | \$ 28.26 | 8.13 |

 PLUM0412-001 01/02/2024

| | Rates | Fringes |
|---|----------|---------|
| PLUMBER (Including HVAC Pipe Installation)..... | \$ 40.74 | 15.35 |

 SFTX0669-002 04/01/2024

| | Rates | Fringes |
|---|----------|---------|
| SPRINKLER FITTER (Fire Sprinklers)..... | \$ 36.15 | 23.88 |

 SUTX2014-021 07/21/2014

| | Rates | Fringes |
|---|-------------|---------|
| BRICKLAYER..... | \$ 16.17 ** | 0.00 |
| CARPENTER (Drywall Finishing/Taping Only)..... | \$ 12.81 ** | 0.00 |
| CARPENTER, Excludes Drywall Finishing/Taping, Drywall Hanging, Form Work and Metal Stud Installation..... | \$ 13.51 ** | 3.29 |

| | | |
|---|-------------|------|
| CEMENT MASON/CONCRETE FINISHER.. | \$ 13.02 ** | 0.00 |
| DRYWALL HANGER AND METAL STUD INSTALLER..... | \$ 12.81 ** | 0.00 |
| ELECTRICIAN (Alarm Installation Only)..... | \$ 15.38 ** | 2.92 |
| ELECTRICIAN (HVAC/Temperature Controls Installation Only)..... | \$ 19.09 | 6.45 |
| ELECTRICIAN (Low Voltage Wiring Only)..... | \$ 15.38 ** | 2.92 |
| FENCE ERECTOR..... | \$ 9.93 ** | 1.83 |
| FLOOR LAYER: Carpet..... | \$ 12.81 ** | 0.00 |
| FLOOR LAYER: Vinyl Flooring..... | \$ 12.87 ** | 0.00 |
| FORM WORKER..... | \$ 12.57 ** | 1.03 |
| GLAZIER..... | \$ 15.86 ** | 1.00 |
| INSULATOR - MECHANICAL (Duct, Pipe & Mechanical System Insulation)..... | \$ 16.91 ** | 0.00 |
| IRONWORKER, REINFORCING..... | \$ 15.60 ** | 0.00 |
| IRONWORKER, STRUCTURAL..... | \$ 15.37 ** | 4.34 |
| LABORER: Common or General..... | \$ 9.30 ** | 0.00 |
| LABORER: Driller..... | \$ 14.12 ** | 1.01 |
| LABORER: Mason Tender - Brick... | \$ 12.50 ** | 2.30 |
| LABORER: Mason Tender - Cement/Concrete..... | \$ 10.82 ** | 0.96 |
| LABORER: Pipelayer..... | \$ 11.00 ** | 3.47 |
| LABORER: Roof Tearoff..... | \$ 10.06 ** | 0.00 |
| LABORER: Landscape and Irrigation..... | \$ 10.00 ** | 0.00 |
| OPERATOR: Backhoe/Excavator/Trackhoe..... | \$ 14.43 ** | 0.74 |
| OPERATOR: Bobcat/Skid Steer/Skid Loader..... | \$ 13.93 ** | 0.00 |

| | | |
|---|-------------|------|
| OPERATOR: Bulldozer..... | \$ 18.29 | 1.31 |
| OPERATOR: Drill..... | \$ 16.22 ** | 0.34 |
| OPERATOR: Forklift..... | \$ 14.83 ** | 0.00 |
| OPERATOR: Grader/Blade..... | \$ 19.50 | 1.05 |
| OPERATOR: Loader..... | \$ 12.87 ** | 0.70 |
| OPERATOR: Mechanic..... | \$ 17.00 ** | 0.00 |
| OPERATOR: Paver (Asphalt, Aggregate, and Concrete)..... | \$ 16.03 ** | 0.00 |
| OPERATOR: Roller..... | \$ 12.70 ** | 0.00 |
| PAINTER (Brush, Roller, and Spray)..... | \$ 12.50 ** | 0.00 |
| PIPEFITTER, Excludes HVAC Pipe Installation..... | \$ 18.15 | 0.98 |
| ROOFER..... | \$ 11.42 ** | 0.00 |
| SHEET METAL WORKER (HVAC Duct Installation Only)..... | \$ 23.56 | 3.60 |
| SHEET METAL WORKER, Excludes HVAC Duct Installation..... | \$ 21.13 | 6.53 |
| TILE FINISHER..... | \$ 11.22 ** | 0.00 |
| TILE SETTER..... | \$ 12.02 ** | 0.00 |
| TRUCK DRIVER: Dump Truck..... | \$ 12.39 ** | 1.18 |
| TRUCK DRIVER: Flatbed Truck..... | \$ 19.65 | 8.57 |
| TRUCK DRIVER: Semi-Trailer Truck..... | \$ 12.50 ** | 0.00 |
| TRUCK DRIVER: Water Truck..... | \$ 12.00 ** | 4.11 |

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note

that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates

reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8

and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

=====

END OF GENERAL DECISION"

"General Decision Number: TX20250024 01/03/2025

Superseded General Decision Number: TX20240024

State: Texas

Construction Type: Highway

County: El Paso County in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

| | |
|--|---|
| If the contract is entered into on or after January 30 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: | <ul style="list-style-type: none"> • Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. |
| If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: | <ul style="list-style-type: none"> • Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025. |

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

| | |
|---------------------|------------------|
| Modification Number | Publication Date |
| 0 | 01/03/2025 |

SUTX2011-005 08/02/2011

| | |
|-------|---------|
| Rates | Fringes |
|-------|---------|

CEMENT MASON/CONCRETE
FINISHER (Paving and
Structures).....\$ 12.44 **

ELECTRICIAN.....\$ 20.27

FORM BUILDER/FORM SETTER
(Structures).....\$ 12.26 **

LABORER

Asphalt Raker.....\$ 11.44 **
Laborer, Common.....\$ 10.58 **
Laborer, Utility.....\$ 11.33 **
Pipelayer.....\$ 11.37 **

POWER EQUIPMENT OPERATOR:

Asphalt Distributor.....\$ 13.28 **
Asphalt Paving Machine.....\$ 13.26 **
Excavator, 50,000 lbs or
less.....\$ 13.49 **
Front End Loader Over 3CY..\$ 13.57 **
Front End Loader 3CY or
less.....\$ 13.29 **
Motor Grader Fine Grade...\$ 16.13 **
Scraper.....\$ 11.12 **

Servicer.....\$ 13.44 **

TRUCK DRIVER

Single Axle.....\$ 13.16 **
Single or Tandem Axle Dump..\$ 14.06 **

WELDER.....\$ 13.74 **

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

=====

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

- 1) Has there been an initial decision in the matter? This can be:
- a) a survey underlying a wage determination
 - b) an existing published wage determination
 - c) an initial WHD letter setting forth a position on a wage determination matter
 - d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

=====
END OF GENERAL DECISION"

Exhibit 5– Apprenticeship Program

Apprenticeship Program

City construction contracts require that the construction contractors performing work for the City for such contract shall participate in a United States Department of Labor (“DOL”) certified apprenticeship program when the work required under the contract includes work that must be performed by any of the apprenticeable occupations listed in the City’s apprenticeship program adopted September 24, 2013, as amended, and the work involving such apprenticeable occupation has a value of **fifty thousand dollars** or more. Information relating to the apprenticeship program, use of apprentices and trades shall be submitted prior to the start of the work of the applicable occupations listed below. Prior to the start of the work of the applicable apprenticeable occupations listed below the contractor or the applicable subcontractor through the prime contractor shall provide written certification to the city that it is a sponsor or participant in a DOL approved apprenticeship program.

Apprenticeable Occupations:

| |
|---------------------------------|
| Bricklayer |
| Carpenter |
| Cement mason |
| Drywall applicator |
| Electrician |
| Glazier |
| Operating engineer |
| Painter |
| Pipefitter |
| Plasterer |
| Plumber |
| Roofer |
| Sheet metal worker |
| Structural worker/ironworker |
| Taper |
| Carpenter - Acoustical Ceilings |
| Cabinet Maker |
| HVAC |
| Insulation Worker |
| Electronic Technician |
| Elevator Installer & Repairer |
| Foor Layer |
| Locksmith |
| Tile and Marble Setter |

The Contractor shall comply with the following:

1. Shall hire registered apprentices enrolled in a DOL certified apprenticeship program.
2. Shall not substitute helpers, unregistered apprentices or other substitutes to perform apprentice level work in place of registered apprentices.
3. Shall pay wage rates and benefit package for apprentices as determined by the apprenticeship program/DOL.
4. Shall comply with DOL requirements for the ratio of apprentices to journeymen.

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship & Training or a State Apprenticeship Agency (where appropriate) to be eligible for probation employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor/subcontractor as to the entire work force under the registered program.

The Contractor shall furnish the City's Capital Improvement Department with sufficient information, which demonstrates that apprentices are employed pursuant to and individually registered in a bona fide apprenticeship program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the City wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the City wage determination for the work actually performed. Every apprentice must be paid at not less than the rates specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman's hourly rate specified in the City wage determination.

Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Bureau of Apprenticeship Training determines that a different practice prevails for the applicable apprentice classification, fringe benefits shall be paid in accordance with that determination. In the event the Bureau of Apprenticeship & Training, or a state apprenticeship agency recognized by the Bureau, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

The Contractor shall post the prevailing wage rate schedules made part of this contract at each work site in a prominent location readily accessible to the workers through the duration of the project. In addition, the Contractor shall post a notice to be provided by the Capital Improvement Department Director regarding prevailing wage rates and the City of El Paso Apprenticeship Program, in English and Spanish, which shall be posted nearby the prevailing wage rates schedules.

The Contractor shall, in addition to all other information items to be provided to City, certify to City the names of all apprentices on the project; verification of their status as registered apprentices; and documentation as to their proper wage rates; and documentation as the journeyman-to-apprentice ratios for each trade as determined by the apprenticeship program.

No worker shall be discharged by the Contractor or Subcontractor or in any other manner discriminated against because such worker has filed an inquiry or complaint, has instituted or caused to be instituted any legal or equitable proceeding or has testified or is about to testify in any such proceeding under or relating to the apprenticeship program.

The Contractor and every subcontractor shall allow immediate entry, into all areas of the job site, by the Capital Improvement Department Director and his/her agents and representatives displaying and presenting proper identification credentials to the job site superintendent or his/her representative. While on the job site the Capital Improvement Department Director and his/her agents and representatives may inspect for all job site and regulations, including but not limited to those concerning safety, security and fire prevention. The Contractor and each subcontractor shall allow any employee to be interviewed at random, at any time and for any reasonable duration by the Capital Improvement Department Director and his/her agents and representatives to determine compliance with the provisions of this contract regarding the apprenticeship program. *The Contractor and each subcontractor shall allow access to its personnel and apprenticeship books and records, at any time and for any reasonable duration by the Capital Improvement Department Director and his/her agents and representatives to determine compliance with the provisions of this contract regarding the apprenticeship program.*

The City reserves the right to terminate this Contract for cause in the Contractor and/or any subcontractor shall breach any of these provisions regarding the apprenticeship program.

The Contractor shall cause these and any other appropriate provisions regarding the apprenticeship program to be inserted in all subcontractor relative to the work to bind the subcontractor to the same apprenticeship program requirements as are applicable to the Contractor.

**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 | 7 |
| ARTICLE 2 – Preliminary Matters | 8 |
| 2.01 Delivery of Bonds and Evidence of Insurance | 8 |
| 2.02 Copies of Documents | 8 |
| 2.03 Before Starting Construction..... | 8 |
| 2.04 Preconstruction Conference | 8 |
| 2.05 Initial Acceptance of Schedules..... | 9 |
| 2.06 Electronic Transmittals..... | 9 |
| 2.07 Designation of Authorized Representatives | 9 |
| ARTICLE 3 – Documents: Intent, Requirements and, Reuse | 10 |
| 3.01 Intent..... | 10 |
| 3.02 Reference Standards..... | 10 |
| 3.03 Reporting and Resolving Discrepancies..... | 10 |
| 3.04 Requirements of the Contract Documents..... | 11 |
| ARTICLE 4 – Commencement and Progress of the Work..... | 12 |
| 4.01 Commencement of Contract Times; Notice to Proceed..... | 12 |
| 4.02 Commencement of Performance..... | 12 |
| 4.03 Reference Points..... | 12 |
| 4.04 Progress Schedule..... | 12 |
| 4.05 Delays in Contractor’s Progress..... | 13 |
| ARTICLE 5 – Availability of Lands; 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..... | 19 |
| ARTICLE 6 – Bonds and Insurance..... | 21 |
| 6.01 Performance, Payment, and Other Bonds..... | 21 |
| 6.02 Insurance—General Provisions | 21 |

| | |
|--|----|
| ARTICLE 7 – Contractor’s Responsibilities | 21 |
| 7.01 Supervision and Superintendence | 21 |
| 7.02 Labor; Working Hours | 22 |
| 7.03 Services, Materials, and Equipment | 22 |
| 7.04 “Or Equals” | 23 |
| 7.05 Substitutes | 24 |
| 7.06 Concerning Subcontractors, Suppliers, and Others | 25 |
| 7.07 Patent Fees and Royalties | 26 |
| 7.08 Permits | 27 |
| 7.09 Taxes | 27 |
| 7.10 Laws and Regulations | 27 |
| 7.11 Record Documents | 27 |
| 7.12 Safety and Protection | 27 |
| 7.13 Safety Representative | 28 |
| 7.14 Hazard Communication Programs | 29 |
| 7.15 Emergencies | 29 |
| 7.16 Shop Drawings, Samples, and Other Submittals | 29 |
| 7.17 Contractor’s General Warranty and Guarantee | 31 |
| 7.18 Indemnification | 33 |
| 7.19 Delegation of Professional Design Services | 34 |
| 7.20 Contractor’s Payment Obligations | 34 |
| ARTICLE 8 – Other Work at the Site | 35 |
| 8.01 Other Work | 35 |
| 8.02 Coordination | 35 |
| 8.03 Legal Relationships | 36 |
| ARTICLE 9 – Owner’s Responsibilities | 37 |
| 9.01 Communications to Contractor | 37 |
| 9.02 Replacement of Engineer | 37 |
| 9.03 Furnish Data | 37 |
| 9.04 Pay When Due | 37 |
| 9.05 Lands and Easements; Reports, Tests, and Drawings | 37 |
| 9.06 Limitations on Owner’s Responsibilities | 37 |
| 9.07 Evidence of Financial Arrangements | 37 |
| 9.08 Safety Programs | 37 |
| ARTICLE 10 – Engineer’s Status During Construction | 38 |
| 10.01 Owner’s Representative | 38 |
| 10.02 Visits to Site | 38 |

| | | |
|---|---|----|
| 10.03 | Project Representative | 38 |
| 10.04 | Rejecting Defective Work | 38 |
| 10.05 | Shop Drawings, Change Orders and Payments | 38 |
| 10.06 | Determinations for Unit Price Work..... | 39 |
| 10.07 | Decisions on Requirements of Contract Documents and Acceptability of Work | 39 |
| 10.08 | Limitations on Engineer’s Authority and Responsibilities | 39 |
| 10.09 | Compliance with Safety Program..... | 39 |
| ARTICLE 11 – Amending the Contract Documents; Changes in the Work | | 39 |
| 11.01 | Amending and Supplementing Contract Documents | 39 |
| 11.02 | Owner-Authorized Changes in the Work..... | 40 |
| 11.03 | Unauthorized Changes in the Work | 41 |
| 11.04 | Change of Contract Price | 41 |
| 11.05 | Change of Contract Times | 42 |
| 11.06 | Change Proposals | 42 |
| 11.07 | Execution of Change Orders..... | 43 |
| 11.08 | Notification to Surety | 44 |
| ARTICLE 12 – Claims | | 44 |
| 12.01 | Claims..... | 44 |
| ARTICLE 13 – Cost of the Work; Allowances; Unit Price Work..... | | 45 |
| 13.01 | Cost of the Work..... | 45 |
| 13.02 | Unit Price Work..... | 47 |
| ARTICLE 14 – Tests and Inspections; Correction, Removal or Acceptance of Defective Work | | 48 |
| 14.01 | Access to Work..... | 48 |
| 14.02 | Tests, Inspections, and Approvals | 48 |
| 14.03 | Defective Work..... | 49 |
| 14.04 | Acceptance of Defective Work | 49 |
| 14.05 | Uncovering Work..... | 50 |
| 14.06 | Owner May Stop the Work..... | 50 |
| 14.07 | Owner May Correct Defective Work | 50 |
| ARTICLE 15 – Payments to Contractor; Set-Offs; Completion; Correction Period | | 51 |
| 15.01 | Progress Payments..... | 51 |
| 15.02 | Contractor’s Warranty of Title..... | 54 |
| 15.03 | Substantial Completion..... | 54 |
| 15.04 | Partial Use or Occupancy..... | 55 |
| 15.05 | Final Inspection | 55 |
| 15.06 | Final Payment | 56 |
| 15.07 | Waiver of Claims | 57 |

| | | |
|--|--|----|
| 15.08 | Correction Period..... | 57 |
| ARTICLE 16 – Suspension of Work and Termination..... | | 58 |
| 16.01 | Owner May Suspend Work..... | 58 |
| 16.02 | Owner May Terminate for Cause | 58 |
| 16.03 | Owner May Terminate For Convenience..... | 60 |
| 16.04 | Contractor May Stop Work or Terminate | 60 |
| ARTICLE 17 – Final Resolution of Disputes | | 61 |
| 17.01 | Methods and Procedures..... | 61 |
| ARTICLE 18 – Miscellaneous | | 61 |
| 18.01 | Giving Notice..... | 61 |
| 18.02 | Computation of Times..... | 62 |
| 18.03 | Cumulative Remedies..... | 62 |
| 18.04 | Limitation of Damages..... | 62 |
| 18.05 | No Waiver | 62 |
| 18.06 | Survival of Obligations | 62 |
| 18.07 | Controlling Law | 63 |
| 18.08 | Headings | 63 |
| 18.09 | Prevailing Wage | 63 |
| 18.10 | Right to Audit: | 63 |
| 18.11 | Trust Funds | 64 |
| 18.12 | Severability..... | 64 |
| 18.13 | Amendments | 64 |
| 18.14 | Assignment..... | 64 |
| 18.15 | Confidential Information..... | 65 |
| 18.16 | Public Art Component | 65 |
| 18.17 | Open Record Act/Texas Public Information Act Requests..... | 65 |

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 form acceptable to Engineer which is to be used by Contractor during the course of the Work in requesting 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, or both.
 10. *Claim*—(a) A demand or assertion by Contractor directly to Owner, duly submitted in compliance with the procedural requirements set forth herein: seeking an adjustment of Contract Price or Contract Times, or both; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; contesting Owner's decision regarding a Change Proposal; seeking resolution of a contractual issue that

Owner has declined to address; or seeking other relief with respect to the terms of the Contract. 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), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. (“CERCLA”); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5501 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. (“RCRA”); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, state, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.
12. *Construction Documents* - The documents, consisting of Drawings and Specifications, to be prepared or assembled by the Design Consultant consistent with the Basis of Design Documents unless a deviation from the Basis of Design Documents is specifically set forth in a Change Order executed by both the Owner and Design-Builder, as part of the design review process contemplated by these General Conditions of Contract.
13. *Contract*—The entire and integrated written contract between the Owner and Contractor concerning the Work.
14. *Contract Documents*—Those items so designated in the Agreement, and which together comprise the Contract.
15. *Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents. .
16. *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.
17. *Contractor*—The individual or entity with which Owner has contracted for performance of the Work. If the Work is to be performed using a Design-Build project delivery method, then any reference to the Contractor herein, shall mean the Contractor, Architect or Engineer comprising the Design-Build Team.
18. *Cost of the Work*—See Paragraph 13.01 for definition.
19. *Design-Build Team*— Group comprised of the General Contractor, Architect, Design Engineers/Consultants, and key Subcontractors identified by the Design-Builder.
20. *Design Consultant (if applicable)*- A qualified, licensed design professional who is not an employee of Design-Builder, but is retained by Design-Builder, or employed

or retained by anyone under contract with Design-Builder or Subcontractor, to furnish design services required under the Contract Documents.

21. *Drawings*—The part of the Contract that graphically shows the scope, extent, and character of the Work to be performed by Contractor.
22. *Effective Date of the Contract*—The date, indicated in the Agreement, on which the Contract becomes effective.
23. *Engineer*—The individual or entity named as such in the Agreement. The individual or entity may be an employee of Owner, whether that individual holds the title of City Engineer or is an individual within the City Engineer’s department, or may be an independent design consultant retained by Owner for the Project. In any event, the Engineer will serve as Owner’s agent during design and construction phases, and provide technical guidance and recommendations, subject to Owner’s approval.
24. *Field Order*—A written order approved by Owner and issued by Engineer which requires minor changes in the Work but does not change the Contract Price or the Contract Times.
25. *Final Completion* - The date on which all Work is complete in accordance with the Contract Documents, including but not limited to, any items identified in the punch list prepared in accordance with the General Conditions of Contract and the submission of all documents required by the General Conditions of Contract.
26. *Force Majeure Events* - Those events that are beyond the control of both Contractor and Owner, including the events of war, floods, labor disputes, earthquakes, epidemics, unusually severe weather conditions not reasonably anticipated, and other acts of God, not due to the negligence of the party claiming Force Majeure.
27. *GMP Exhibit* - That exhibit attached to the Agreement, which exhibit will have been agreed upon by Owner and Design- Build prior to the execution of the Agreement. The GMP Exhibit will be referred to as the Design-Build Agreement.
28. *GMP Proposal* - That proposal developed by Contractor in accordance with the Agreement Between Owner and Contractor with an option for a Guaranteed Maximum Price.
29. *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. The presence at the Site of materials that are necessary for the execution of the Work, or that are to be incorporated in the Work, and that are controlled and contained pursuant to industry practices, Laws and Regulations, and the requirements of the Contract, does not establish a Hazardous Environmental Condition.
30. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.
31. *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.

32. *Notice of Award*—The written notice by Owner to a Bidder of Owner’s acceptance of the Bid.
33. *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.
34. *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.
35. *Owner’s Project Criteria* – Criteria developed by or for Owner to describe Owner’s program requirements and objectives for the Project, including use, space, price, time, site and expandability requirements, as well as submittal requirements and other requirements governing Design-Build Teams performance of the Work. Owner’s Project Criteria may include conceptual documents, design criteria, performance requirements, prescriptive specifications, and LEED® or other sustainable design criteria and other Project-specific technical materials and requirements.
36. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising the Contractor’s plan to accomplish the Work within the Contract Times.
37. *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.
38. *Project Manual*—The written documents prepared for, or made available for, procuring and constructing the Work, including but not limited to the Bidding Documents or other construction procurement documents, geotechnical and existing conditions information, the Agreement, bond forms, General Conditions, Supplementary Conditions, and Specifications. The contents of the Project Manual may be bound in one or more volumes.
39. *Resident Project Representative*—The authorized representative of Owner assigned to assist Owner at the Site. As used herein, the term Resident Project Representative or “RPR” includes any assistants or field staff of Resident Project Representative. Owner’s Resident Project Representative may be the Engineer or Architect if Owner so designates.

40. *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.
41. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required submittals and the time requirements for Engineer’s review and Owner’s approval of the submittals and the performance of related construction activities.
42. *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.
43. *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.
44. *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 furnished by Owner which are designated for the use of Contractor.
45. *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.
46. *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.
47. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer and subject to the Owner’s approval, 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 thereof.
48. *Supplementary Conditions*—The part of the Contract that amends or supplements these General Conditions.
49. *Supplier*—A manufacturer, fabricator, supplier, distributor, materialman, 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.
50. *Technical Data*—Those items expressly identified as Technical Data in the Supplementary Conditions, with respect to either (a) subsurface conditions at the Site, or physical conditions relating to existing surface or subsurface structures at

the Site (except Underground Facilities) or (b) Hazardous Environmental Conditions at the Site. If no such express identifications of Technical Data have been made with respect to conditions at the Site, then the data contained in boring logs, recorded measurements of subsurface water levels, laboratory test results, and other factual, objective information regarding conditions at the Site that are set forth in any geotechnical or environmental report prepared for the Project and made available to Contractor are hereby defined as Technical Data with respect to conditions at the Site under Paragraphs 5.03, 5.04, and 5.06.

51. *Underground Facilities*—All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities, including but not limited to those that convey electricity, gases, steam, liquid petroleum products, telephone or other communications, fiber optic transmissions, cable television, water, wastewater, storm water, other liquids or chemicals, or traffic or other control systems.
52. *Unit Price Work*—Work to be paid for on the basis of unit prices.
53. *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. If the Work is to be performed using a Design-Build project delivery method, then the Work also includes the design services required by the Contract Documents. If the Work is to be performed using a CMAR project delivery method, then the Work also includes the preconstruction services required by the Contract Documents.
54. *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.
55. *Design-Builder Contingency*- Allocated amount established in the GMP. Design build contractor, can utilize Design build contingency, for both design and construction contingency. Contingency can be utilized during design to assure that the design addresses full scope at project completion. During Construction, contingency can be utilized to clarify design as necessary to provide a fully functioning facility that meets all scope requirements, changes in market conditions, and issues that occur through no fault of the contractor, including supplementing subcontractors and suppliers to assure an on-time completion of the design and full scope. Contingencies shall not be used to correct construction deficiencies, rework, quality control issues or warranty, for internal staffing necessary for contractor controlled delays and shall not be utilized to cover costs of liquidated damages
56. *Owner's contingency*- Allocated amount established in the GMP. Owner's contingency shall be utilized solely at the Owners discretion to address and authorize additional scopes of work not included in the original requirements. Owner's contingency can be utilized to address any differing site conditions identified during construction.

57. *Allowances* shall be included in the GMP per the direction of the City, for the sole purpose to address design and construction activities where scope is not clear and quantifiable at the time of development of the GMP proposal. Allowance shall specify the general scope for that allowance and may be subject to approval by the City. Funds remaining in an allowance upon completion of the specific SOW will transfer to Owner's contingency
58. Remediation plan- guideline that proposes a series of procedures/actions in order to correct deficiencies or defective work, including any proposed schedule revision needed to maintain project schedule completion.
59. Buyout savings- The difference between the cost for portions of work budgeted on the GMP including construction Manager's Fee and the actual cost of work received by Design Builder during bidding when the cost for the portion of work is less than the amount budgeted in the GMP proposal approved by the owner.

1.02 *Terminology*

- A. The words and terms discussed in the following paragraphs are not defined but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.
- B. *Day*:
 1. The word "day" means a calendar day of 24 hours measured from midnight to the next midnight.
- C. *Defective*:
 1. The word "defective," when modifying the word "Work," refers to Work that is unsatisfactory, faulty, or deficient in that it:
 - a. does not conform to the Contract Documents; or
 - b. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or 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.
- D. *Furnish, Install, Perform, Provide*:
 1. The word "furnish," when used in connection with services, materials, or equipment, shall mean 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, shall mean 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, shall mean 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.
- E. 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 MATTERS

2.01 *Delivery of Bonds and Evidence of Insurance*

- A. *Bonds:* When Contractor delivers the executed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner such bonds as Contractor may be required to furnish.
- B. *Evidence of Contractor’s Insurance:* When Contractor delivers the executed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner, with copies to each named insured and additional insured (as identified elsewhere in the Contract), the certificates and other evidence of insurance required to be provided by Contractor in accordance with Article 6.

2.02 *Copies of Documents*

- A. Owner shall furnish to Contractor four copies of the Contract as follows: One fully executed original of the Agreement, two copies of executed 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 the Architect, engineers and other design professionals.

2.03 *Before Starting Construction*

- A. *Preliminary Schedules:* Within 10 days after the Effective Date of the Contract (or as otherwise specifically required by the Contract Documents), Contractor shall submit for Engineer’s review and - Owner’s approval:
 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*

- 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. Should the Contractor or Owner wish to establish any Milestones that will be subject to individual schedules and/or completion dates, these Milestones shall be established at this conference and any Change Orders or contract modifications relating to the establishment of Milestones will be presented to the Owner for acceptance and execution by the Parties in accordance with the terms and provisions contained herein.

2.05 *Initial Acceptance of Schedules*

- A. At least 10 days before submission of the first Application for Payment a conference, attended by Contractor, Engineer, Owner, and others as appropriate, will be held to review for acceptability to Owner as provided below the schedules submitted in accordance with Paragraph 2.03.A. Contractor shall have an additional 10 days to make corrections and adjustments and to complete and resubmit the schedules. No progress payment shall be made to Contractor until acceptable schedules are submitted to Engineer and approved by Owner based on Engineer's recommendations.
 - 1. The Progress Schedule will be acceptable to Engineer and Owner if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Engineer or Owner 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 and Owner if it provides a workable arrangement for reviewing and processing the required submittals.
 - 3. Contractor's Schedule of Values will be acceptable to Engineer and Owner as to form and substance if it provides a reasonable allocation of the Contract Price to the component parts of the Work.

2.06 *Electronic Transmittals*

- A. Except as otherwise stated elsewhere in the Contract, the Owner, Engineer, and Contractor may transmit, and shall accept, Project-related correspondence, text, data, documents, drawings, information, three-dimensional modeling (such as Building Information Models), and graphics, including but not limited to Shop Drawings and other submittals, in electronic media or digital format, either directly, or through access to a secured 3rd party Project website.

- B. When transmitting items in electronic media or digital format, the transmitting party makes no representations as to long term compatibility, usability, or readability of the items 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 items, or from those established in applicable transmittal protocols.

2.07 *Designation of Authorized Representatives*

- A. As part of the Agreement, Design-Builder shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Subject to Owner's approval, 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.

ARTICLE 3 – DOCUMENTS: INTENT, REQUIREMENTS, REUSE

3.01 *Intent*

- A. The Contract Documents are complementary; what is required by one 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 or digital versions of the Contract Documents (including any printed copies derived from such electronic or digital versions) and the printed record version, the printed record version shall govern.
- D. The Contract supersedes prior negotiations, representations, and agreements, whether written or oral.

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, shall mean 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, or any instruction of a Supplier, shall be effective to change the duties or responsibilities of Owner, Contractor, or Engineer, or any of their subcontractors, consultants, agents, or employees, 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, Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, 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 the Owner any errors or omissions within the Contract Documents.
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 and Owner 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 subject to Owner's approval, or by an amendment or supplement to the Contract Documents issued pursuant to Paragraph 11.01.
3. Should Contractors perform the Work after discovery of such a conflict without reporting the conflict or before receipt of a clarification or interpretation by Engineer, Contractor will be solely liable for any correction or other measures that may be required to overcome the conflict or bring the Work into compliance with the Contract Documents.

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 shall 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 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 thereunder. The Engineer will provide a recommendation to Owner who

will ultimately approve or disapprove such Work.

- B. Engineer will, with reasonable promptness and with Owner's prior written approval, 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 give written notice to Owner and Contractor 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.

ARTICLE 4 – COMMENCEMENT AND PROGRESS OF THE WORK

4.01 *Commencement of Contract Times; Notice to Proceed*

- A. The Contract Times will commence upon issuance of notice to proceed.

4.02 *Commencement of Performance*

- A. No Work shall be done at the Site prior to such date. Contractor may commence performance upon receipt of the Notice to Proceed and in accordance with any terms and dates contained therein.

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.
- B. Contractor shall note the location of all reference points and controls on a set of red-lined drawings or exhibits to be maintained at all time on the jobsite.

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 for Engineer's review and Owner's approval (to the extent indicated in Paragraph 2.05) proposed adjustments in the Progress Schedule that will

not result in changing the Contract Times.

2. Contractor shall provide an updated schedule with each Pay Application for Owner's review. Extensions to the Project Schedule that propose to increase Contract Time must be submitted for the Owner's approval and such approval must be reflected and memorialized in a written Change Order.
 3. The Contractor shall maintain a current Progress Schedule at the Project site. The current Progress Schedule shall be displayed at the site and shall be available for use and reference by the Owner, Engineer, and Contractor. The Contractor shall have weekly meetings with the Owner where the current Progress Schedule is reviewed and evaluated based on work performed in the past week and planned work for the following week. Should the Progress Schedule require an update or amendment as a result of these meetings, the Progress Schedule provided with the subsequent Pay Application shall so indicate.
 4. Proposed adjustments in the Progress Schedule that will change the Contract Times shall 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 shall 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 the Contract Time. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the 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. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times. Such an adjustment shall 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/pandemics and earthquakes;
 2. abnormal weather conditions;

3. acts or failures to act of utility owners (other than those performing other work at or adjacent to the Site by arrangement with the Owner, as contemplated in Article 8); and
 4. acts of war or terrorism.
- D. 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.
 - E. Paragraph 8.03 governs 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.
 - F. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times 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.
 - G. Contractor must submit any Change Proposal seeking an adjustment in Contract Times under this paragraph within 30 days of the commencement of the delaying, disrupting, or interfering event.
 - H. Contractor expressly waives any right to an adjustment in Contract Price for any event of delay. Contractor's sole remedy for any delay shall be limited to an adjustment in Contract Time.

ARTICLE 5 – AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS

5.01 *Availability of Lands*

- A. Owner shall furnish the Site. Owner shall notify Contractor 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; 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 7.12, 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 at law; and (c) TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, INDEMNIFY AND HOLD HARMLESS OWNER, ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES, AGENTS, CONSULTANTS AND SUBCONTRACTORS 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 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 shall conform to applicable Laws and Regulations. If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.
- 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. Contractor accepts the responsibility to satisfy itself as to the soil conditions and nature and type of geological formations in and through which this Project will be constructed. Such information as may be obtained from the test borings and accompanying notations shown on the plans and/or documents provided by the Owner is merely for reference only of the Contractor and is not to be construed in any manner as a guarantee by the Owner that such conditions of sub- surface strata are infallible.

- B. Contractor waives any and all rights to make a claim against Owner relating to representations related to geotechnical data provided in the contract documents, plans and specifications. The locations of the test holes, if applicable, are shown in the Geotechnical Report. Logs of these test holes are included in the Geotechnical Report. Test holes information represents subsurface characteristics to the extent indicated and only for the point location of the test hole. Contractor shall make its own interpretation of the character and condition of the materials, which will be encountered. Contractor may, at its own expense, make all additional surveys and investigations as it may deem necessary to determine conditions, which will affect performance of the Work.

- C. *Reports and Drawings*: Owner will identify to the Contractor:
 - 1. any reports known to Owner of explorations and tests of subsurface conditions at or adjacent to the Site;
 - 2. any drawings known to Owner of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities); and
 - 3. Technical Data contained in such reports and drawings.

- D. *Reliance by Contractor on Technical Data Authorized*: Contractor may rely upon the accuracy of the Technical Data expressly identified by Owner 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 Article 1) contained in any geotechnical or environmental report prepared by the Contractor's consultants for the Project. Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner 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; or
 - 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.
 - 4. It is the responsibility of the Design-Builder to retain all necessary geotechnical survey and environmental Surveys required for the performance of its work.

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 either:
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; or
 2. is of such a nature as to require a change in the Drawings or Specifications; or
 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 or Owner's representative in writing about such condition and provide action plan to the Owner for review. 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; conclude whether the condition falls within any one or more of the differing site condition categories in Paragraph 5.04.A above; 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) 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. *Possible Price and Times Adjustments:*
1. Contractor shall be entitled to an equitable adjustment in 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 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. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.
 2. Contractor shall not be entitled to any adjustment in the Contract Times with respect to a subsurface or physical condition if:
 - a. Contractor knew of the existence of such condition at the time Contractor submitted its Bid or entered into the Agreement with Owner for the Project; or
 - 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 as 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 Times, then any such adjustment shall 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 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.

5.05 *Underground Facilities*

- A. *Contractor's Responsibilities:* The information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or adjacent to the Site is based on information and data furnished to Owner or Engineer by the owners of such Underground Facilities, including Owner, or by others. Unless it is otherwise expressly provided in the Contract Documents:
 1. Owner and Engineer do not warrant or guarantee the accuracy or completeness of any such information or data provided by others; and
 2. the cost of all of the following will be included in the Contract Price, and Contractor shall have full responsibility for:
 - a. reviewing and checking all information and data regarding existing Underground Facilities at the Site;
 - b. locating all Underground Facilities shown or indicated in the Contract Documents as being at the Site;
 - c. coordination of the Work with the owners (including Owner) of such Underground Facilities, during construction; and
 - d. 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 in the Contract Documents, or was not shown or indicated 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), identify the owner of such Underground Facility and give written notice and remediation plan to that owner and to Owner.
- C. *Engineer's Review:* Engineer will promptly review the Underground Facility and conclude whether such Underground Facility was not shown or indicated in the Contract Documents, or was not shown or indicated with reasonable accuracy; obtain any pertinent cost or schedule information from Contractor; prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the

Underground Facility in question; 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 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. *Possible Times Adjustments:*
 - 1. Contractor shall be entitled to an equitable adjustment in the Contract Times, to the extent that any existing Underground Facility at the Site that was not shown or indicated in the Contract Documents, or was not shown or indicated with reasonable accuracy, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's time required for, performance of the Work; subject, however, to the following:
 - a. Contractor did not know of and could not reasonably have been expected to be aware of or to have anticipated the existence or actual location of the Underground Facility in question;
 - b. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times; 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 Times then any such adjustment shall 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 Times no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the Underground Facility in question.

5.06 *Hazardous Environmental Conditions at Site*

- A. Contractor shall be responsible for removing or remediating any Hazardous Environmental Condition encountered, uncovered, or revealed at the Site regardless of whether such removal or remediation is expressly identified in the Contract Documents to be within the scope of the Work.
- B. 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.

- C. 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 created the Hazardous Environmental Condition in question, then Owner may remove and remediate the Hazardous Environmental Condition, and deduct all costs incurred from the contract balance or if no contract balance, may file a claim for costs.
- D. 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.
- E. 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, or both, as a result of such Work stoppage or such special conditions under which Work is agreed to be resumed by Contractor, 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.
- F. 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.
- G. TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES, AGENTS, AND CONSULTANTS 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.

- H. 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 in accordance with chapter 2253 of the Texas Government Code. Contractor shall also furnish such other bonds as are required by other specific provisions of the Contract.
- B. 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 shall show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.
- C. Contractor shall obtain the required bonds in a form acceptable to Owner. The surety on the bonds must be duly licensed or authorized in the jurisdiction in which the Project is located to issue bonds in the required amounts.
- D. If the surety on a bond furnished by Contractor is declared bankrupt or becomes insolvent, or its right to do business is terminated in Texas, or the surety ceases to meet the requirements above, then Contractor shall promptly notify Owner and Engineer and shall, within 20 days after the event giving rise to such notification, provide bonds from another surety, all of which shall comply with the requirements above.
- E. 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.

6.02 *Insurance—General Provisions*

- A. Owner is self-insured as a municipality of the State of Texas.
- B. Contractor shall provide all insurance with required by Exhibit A to these General Conditions, Owner's Insurance Requirements.

ARTICLE 7 – CONTRACTOR'S RESPONSIBILITIES

7.01 *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. Contractor shall be solely responsible for the means, methods, techniques, sequences, and

procedures of construction, unless the Contract Documents give other specific instructions concerning these matters.

- B. The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.
- C. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who shall not be replaced without written consent of Owner. Such consent shall not be unreasonably withheld.

7.02 *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 at all times maintain good discipline and order at the Site.
- B. 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 shall 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.
- C. Prevailing Wages must be paid to all laborers on the Project. Contractor shall provide and pay for labor in accordance with the prevailing wage in the locality and shall not pay less than the prevailing wage. The City of El Paso has performed and requires the use of its Wage Rate Determination. Such wage rate determination is available to Contractor and shall be the basis of any bids and payments to labor for the Project. If the Project involves federal funding, the Contractor is required to pay the higher wage as between the El Paso wage rate determination and the rates published by the U.S. Department of Labor pursuant to the Davis-Bacon Act.
- D. Certified payrolls demonstrating compliance with the prevailing wage requirements shall be maintained by the Contractor and all Subcontractors performing the Work. The Contractor is required to submit to the Owner a copy of all certified payrolls for any pay period with each Pay Application. Pursuant to Chapter 2258, Texas Government Codes, the Contractor shall forfeit as a penalty to the City of El Paso sixty dollars (\$60.00) for each laborer, workman or mechanic employed, for each calendar day, or portion thereof such laborer, workman or mechanic is paid less than the said stipulated rates for any work done under this contract, by him, or by any subcontractor under him. Furthermore, failure to provide certified payrolls may be grounds for withholding of funds and default as provided in sections 15.01 and 15.06 herein.

7.03 *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 shall be of good quality and new, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications shall expressly run to the benefit of Owner. If required by Engineer or Owner, 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 shall 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.

7.04 “Or Equals”

- A. Whenever an item of material or equipment is specified or described in the Contract Documents by using the name of a proprietary item or the name of a particular Supplier, 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 recommend the use of other items of material or equipment, or items from other proposed suppliers under the circumstances described below and subject to written approval by Owner.
 - 1. If Engineer in its discretion determines that an item of material or equipment proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in related Work will be required, and provided Owner has authorized such determination, Engineer shall deem it an “or equal” item. For the purposes of this paragraph, a proposed item of material or equipment will be considered functionally equal to an item so named if:
 - a. in the exercise of reasonable judgment Engineer determines that:
 - 1) it is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;
 - 2) it 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) it has a proven record of performance and availability of responsive service; and
 - 4) it is not objectionable to Owner.
 - b. Contractor certifies that, if approved and incorporated into the Work:
 - 1) there will be no increase in cost to the Owner or increase in Contract Times; and
 - 2) it 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 judge of acceptability, subject to Owner's approval. 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. Use of an unapproved "or-equal" item will render such Work defective and will be subject to Article 14 provisions.
- D. *Effect of Engineer's Determination:* Neither approval nor denial of an "or-equal" request shall result in any change in Contract Price. The Engineer's denial of an "or-equal" request shall be final and binding, and may not be reversed through an appeal under any provision of the Contract Documents.
- E. *Treatment as a Substitution Request:* If Engineer determines that an item of material or equipment proposed by Contractor does not qualify as an "or-equal" item, Contractor may request that Engineer considered the proposed item as a substitute pursuant to Paragraph 7.05.

7.05 *Substitutes*

- A. Unless the specification or description of an item of material or equipment 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, with Owner's approval, authorize the use of other items of material or equipment under the circumstances described below. To the extent possible such requests shall 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 material or equipment from anyone other than Contractor.
 - 2. The requirements for review by Engineer will be as set forth in Paragraph 7.05.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 material or equipment that Contractor seeks to furnish or use. The application:
 - a. shall 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 that specified, and
 - 3) be suited to the same use as that 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 that specified, and
 - 2) available engineering, sales, maintenance, repair, and replacement services.
 - d. shall 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 will be the judge of acceptability. Subject to Owner's approval, 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. *Contractor's Expense:* Contractor shall provide all data in support of any proposed substitute at Contractor's expense.
- E. *Effect of Engineer's Determination:* If Engineer and Owner approve the substitution request, Contractor shall execute the proposed Change Order and proceed with the substitution. The Engineer's denial of a substitution request shall be final and binding, and may not be reversed through an appeal under any provision of the Contract Documents.

7.06 *Concerning Subcontractors, Suppliers, and Others*

- A. 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 five days.
- B. No acceptance by Owner of any such Subcontractor, Supplier, or other individual or entity, whether initially or as a replacement, shall constitute a waiver of the right of Owner to the completion of the Work in accordance with the Contract Documents.
- C. 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.
- D. Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work just as Contractor is responsible for Contractor's own acts and omissions.

- E. Contractor shall be solely responsible for scheduling and coordinating the work of Subcontractors, Suppliers, and all other individuals or entities performing or furnishing any of the Work.
- F. Contractor shall restrict all Subcontractors, Suppliers, and such other individuals or entities performing or furnishing any of the Work from communicating with Engineer or Owner, except through Contractor or in case of an emergency, or as otherwise expressly allowed herein.
- G. The divisions and sections of the Specifications and the identifications of any Drawings shall not control Contractor in dividing the Work among Subcontractors or Suppliers or delineating the Work to be performed by any specific trade.
- H. All Work performed for Contractor by a Subcontractor or Supplier shall be pursuant to an appropriate contractual agreement that specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract Documents for the benefit of Owner.
- I. Owner may furnish to any Subcontractor or Supplier, to the extent practicable, information about amounts paid to Contractor on account of Work performed for Contractor by the particular Subcontractor or Supplier.

7.07 *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 a particular 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 shall be disclosed by Owner in the Contract Documents. However, if the Contractor has reason to believe that the design, process or product required by the Owner is an infringement of a copyright or a patent, the Contractor shall be responsible for such any loss on account thereof, unless such information is promptly furnished to the Owner. If the Owner receives notice from a patent or copyright owner of an alleged violation of a patent or copyright, attributable to the Contractor, the Owner shall give prompt written notice to the Contractor.
- B. TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES, AGENTS, AND CONSULTANTS 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.

7.08 *Permits*

- A. Unless otherwise provided in the Contract Documents, Contractor shall obtain and pay for all construction permits, licenses, fees, and inspections by government agencies, necessary for proper execution of the Work and Substantial Completion of the Project.

7.09 *Taxes*

- A. The Owner enjoys tax-exempt status as a municipality. To enjoy the cost-savings benefits of its tax-exempt status, the Owner will provide a Tax Exemption Certificate to the Contractor for use on the Project. The Contractor shall use that certificate to exempt any purchases made for the Work from taxes. All savings for the tax-exempt status will be passed on to the Owner by the Contractor. The Contractor agrees to bind all Subcontractors of any tier to the obligation to present and use the Tax Exemption Certificate and pass all savings to the Owner.

7.10 *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. Except where otherwise expressly required by applicable Laws and Regulations, 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. However, Contractor has no responsibility or liability for determining whether the Work as described in the Contract Documents complies with applicable Laws or Regulations.

7.11 *Record Documents*

- A. Contractor shall maintain in a safe place at the Site one printed record copy of all Drawings, Specifications, Schedules, O&Ms (Operations and Maintenance manuals), Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved Shop Drawings and submittals. 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 and Owner for reference. Upon completion of the Work, Contractor shall deliver these record documents to Owner. Delivery of a complete set of record documents to Owner is a condition precedent to Final Completion.

7.12 *Safety and Protection*

- A. Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Contractor shall comply with all Laws and Regulations regarding safety and 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.

- B. Contractor shall notify Owner; the owners of adjacent property, Underground Facilities, and other utilities; and other contractors and utility owners performing work at or adjacent to the Site, when 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.
- C. Contractor shall comply with the applicable requirements of Owner's safety programs, if any.
- D. 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.
- E. All damage, injury, or loss to any property referred to in Paragraph 7.12.A.2 or 7.12.A.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).
- F. Contractor's duties and responsibilities for safety and protection shall continue until such time as all the Work is completed and Engineer has issued a notice to Owner and Contractor in accordance with Paragraph 15.06.B that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).
- G. Contractor's duties and responsibilities for safety and protection shall 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.

7.13 *Safety Representative*

- A. Contractor shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

7.14 *Hazard Communication Programs*

- A. Contractor shall be responsible for coordinating any exchange of 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 threatened damage, injury, or loss. Contractor shall give Owner prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. Upon recommendation provided by Engineer, if Owner determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.
- B. In the event there is an accident involving injury to any individual on or near the Work, the Contractor shall notify Owner's Representative within twenty-four (24) hours of the event and shall be responsible for recording the location of the event and the circumstances surrounding the event through photographs, interviewing witnesses, obtaining medical reports and other documentation that describes the event. Copies of such documentation shall be provided to Owner, for the Owner's and Engineer's records, within forty-eight (48) hours of the event. Nothing in this section will relieve Contractor of its obligations and responsibilities with respect to an injury under any state and federal laws and regulations.

7.16 *Shop Drawings, Samples, and Other Submittals*

- A. *Shop Drawing and Sample Submittal Requirements:*
 - 1. Before submitting a Shop Drawing or Sample, Contractor shall have:
 - a. reviewed and coordinated the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;
 - b. determined and verified all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect thereto;
 - c. determined and verified 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
 - d. determined and verified all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto.
 - 2. Each submittal shall 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 submittal, Contractor shall give Engineer specific written notice of any variations that the Shop Drawing or Sample may have from the requirements of the Contract Documents. This notice shall be set forth in a written communication separate from the Shop Drawings or Sample submittal; and, in addition, in the case of Shop Drawings by a specific notation made on each Shop Drawing submitted to Engineer for review and approval of each such variation.

- B. *Submittal Procedures for Shop Drawings and Samples:* Contractor shall submit Shop Drawings and Samples to Engineer for review and Owner's approval in accordance with the accepted Schedule of Submittals. Each submittal will be identified as Engineer may require.
1. *Shop Drawings:*
 - a. Contractor shall submit the number of copies required in the Specifications.
 - b. Data shown on the Shop Drawings will 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.D.
 2. *Samples:*
 - c. Contractor shall submit the number of Samples required in the Specifications.
 - d. 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.D.
 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 and Owner's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.
- C. *Other Submittals:* Contractor shall submit other submittals to Engineer in accordance with the accepted Schedule of Submittals, and pursuant to the applicable terms of the Specifications.
- D. *Engineer's Review:*
1. Engineer will provide timely review of Shop Drawings and Samples in accordance with the Schedule of Submittals acceptable to Engineer and Owner. 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, conform to the information given in 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 and Owner's review and approval of a Shop Drawing or Sample shall 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.
 3. Engineer's review and approval of a Shop Drawing or Sample, or of a variation from the requirements of the Contract Documents, shall not, under any circumstances, change the Contract Times or Contract Price, unless such changes are included in a Change Order.
 4. Neither Engineer's receipt, review, acceptance or approval of a Shop Drawing, Sample, or other submittal shall result in such item becoming a Contract Document.

5. 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.D.4.
- E. *Resubmittal Procedures:*
1. Contractor shall make corrections required by Engineer or Owner 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 submittals with sufficient information and accuracy to obtain required approval of an item with no more than three submittals. Engineer will record Engineer's time for reviewing a fourth or subsequent submittal of a Shop Drawings, sample, or other item requiring approval, and Contractor shall be responsible for Engineer's charges to Owner for such time. Owner may impose a set-off against payments due to Contractor to secure reimbursement for such charges.
 3. If Contractor requests a change of a previously approved submittal item, Contractor shall be responsible for Engineer's charges to Owner for its review time, and Owner may impose a set-off against payments due to Contractor to secure reimbursement for such charges, unless the need for such change is beyond the control of Contractor.

7.17 *Contractor's General Warranty and Guarantee*

- A. The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.
- B. The Contractor warrants and guarantees for one (1) year from Final Completion, or for a longer period if expressly stated in the Contract Documents, the Work. This includes a Warranty and Guarantee against any and all defects. The Contractor must correct any and all defects in material and/or workmanship which may appear during the Warranty and Guarantee period, or any defects that occur within one (1) year of Final Completion even if discovered more than one (1) year after Final Completion, by repairing (or replacing with new items or new materials, if necessary) any such defect at no cost to the Owner, within a reasonable period of time, and to the Owner's satisfaction.
- C. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:
 1. abuse, modification, or improper 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 shall be absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents or a release of Contractor's obligation to perform the Work in accordance with the Contract Documents:
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. any inspection, test, or approval by others; or
 8. any correction of defective Work by Owner.
- E. The Design-Builder must furnish all special warranties required by the Design-Build Documents to the Owner no later than Final Completion. The Owner may require additional special warranties in connection with the approval of "Or-Equals" or Substitutions, Allowance items, Work which is defective or nonconforming, or the acceptance of nonconforming Work.
- F. The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.
- G. The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.
- H. The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or separate contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.
- I. Nothing contained in this section shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in this Section relates only to the specific obligation of the Contractor to correct the Work, pursuant to the warranties provided, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

7.18 *Indemnification*

- A. TO THE FULLEST EXTENT PERMITTED BY LAW, AND IN ADDITION TO ANY OTHER OBLIGATIONS OF CONTRACTOR UNDER THE CONTRACT OR OTHERWISE, CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS OWNER, ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES, AGENTS, AND CONSULTANTS 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 PERFORMANCE OF THE WORK, EVEN WHERE ANY SUCH CLAIM, COST, LOSS, OR DAMAGE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), INCLUDING THE LOSS OF USE RESULTING FROM THE NEGLIGENCE OR ALLEGATIONS OF NEGLIGENCE ON THE PART OF THE CITY, ITS OFFICERS, AGENTS, OR EMPLOYEES AND BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY DESIGN CONSULTANT, 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. CONTRACTOR SHALL DEFEND ANY ACTION OR PROCEEDING BROUGHT AGAINST OWNER BASED ON ANY CLAIM THAT THE WORK, OR ANY PART THEREOF, OR THE OPERATION OR USE OF THE WORK OR ANY PART THEREOF, CONSTITUTES INFRINGEMENT OF ANY PATENT (ENFORCEABLE IN THE UNITED STATES), COPYRIGHT, TRADEMARK, TRADE SECRET OR OTHER INTELLECTUAL PROPERTY RIGHT NOW OR HEREAFTER ISSUED (“IP RIGHT”). CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER FROM AND AGAINST ALL DAMAGES AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEYS’ FEES AND EXPENSES AWARDED AGAINST OWNER OR CONTRACTOR IN ANY SUCH ACTION OR PROCEEDING. CONTRACTOR AGREES TO KEEP OWNER INFORMED OF ALL DEVELOPMENTS IN THE DEFENSE OF SUCH ACTIONS.
- C. IF OWNER IS ENJOINED FROM THE OPERATION OR USE OF THE WORK, OR ANY PART THEREOF, AS THE RESULT OF ANY IP RIGHT SUIT, CLAIM, OR PROCEEDING, CONTRACTOR SHALL AT ITS SOLE EXPENSE TAKE REASONABLE STEPS TO PROCURE THE RIGHT TO OPERATE OR USE THE WORK WITH DUE CONSIDERATION OF THE MINIMIZING THE IMPACT ON OWNER’S OPERATIONS AND THE COST THEREOF. IF CONTRACTOR CANNOT SO PROCURE SUCH RIGHT WITHIN A REASONABLE TIME, CONTRACTOR SHALL PROMPTLY, AT CONTRACTOR’S OPTION AND AT CONTRACTOR’S EXPENSE, (I) MODIFY THE WORK SO AS TO AVOID INFRINGEMENT OF ANY SUCH IP RIGHT OR (II) REPLACE SAID WORK WITH WORK THAT DOES NOT INFRINGE OR VIOLATE ANY SUCH IP RIGHT.
- D. PROVIDED THAT OWNER IS NOT IN BREACH OF ITS CONTRACTUAL OBLIGATION TO MAKE PAYMENTS TO CONTRACTOR FOR UNDISPUTED

AMOUNTS, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS OWNER FROM ANY CLAIMS BROUGHT AGAINST OWNER OR AGAINST THE PROJECT AS A RESULT OF THE FAILURE OF CONTRACTOR, OR THOSE FOR WHOSE ACTS IT IS RESPONSIBLE, TO PAY FOR ANY SERVICES, MATERIALS, LABOR, EQUIPMENT, TAXES OR OTHER ITEMS OR OBLIGATIONS FURNISHED OR INCURRED FOR OR IN CONNECTION WITH THE WORK. WITHIN THREE (3) DAYS OF RECEIVING WRITTEN NOTICE FROM OWNER THAT SUCH A CLAIM HAS BEEN FILED, CONTRACTOR SHALL COMMENCE TO TAKE THE STEPS NECESSARY TO DISCHARGE SAID CLAIM, INCLUDING, IF NECESSARY, THE FURNISHING OF A PAYMENT BOND. IF CONTRACTOR FAILS TO DO SO, OWNER WILL HAVE THE RIGHT TO DISCHARGE THE CLAIM AND HOLD CONTRACTOR LIABLE FOR COSTS AND EXPENSES INCURRED, INCLUDING ATTORNEYS' FEES.

7.19 *Delegation of Professional Design Services*

- A. Contractor will be required to provide all professional design services unless such services in accordance with the Agreement, the Contract Documents or unless such services are required to carry out Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. Contractor shall not be required to provide professional services in violation of applicable Laws and Regulations.
- B. If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of Contractor by the Contract Documents, Owner and Engineer will specify all performance and design criteria that such services must satisfy. Contractor shall cause such services or certifications to be provided by a properly licensed professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to Engineer.
- C. Owner shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, or approvals performed by such design professionals, provided Owner and Engineer have specified to Contractor all performance and design criteria that such services must satisfy.
- D. Pursuant to this paragraph, Engineer's and Owner's review and approval of design calculations and design drawings will be only for the limited purpose of checking for conformance with performance and design criteria given and the design concept expressed in the Contract Documents. Engineer's and Owner's review and approval of Shop Drawings and other submittals (except design calculations and design drawings) will be only for the purpose stated in Paragraph 7.16.D.1.

7.20 *Contractor's Payment Obligations*

- A. Contractor shall pay each Design Consultant, Subcontractor, and other person or entity providing services or work for the Contractor no later than the time period required by chapter 2251 of the Texas Government Code, and in accordance with its contractual obligations to such parties, all the amounts Contractor has received from Owner on account of their work. Contractor will impose similar requirements on Design

Consultants and Subcontractors to pay those parties with whom they have contracted.

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, 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 utility work at or adjacent to the Site, Owner shall provide such information to Contractor.
- C. Contractor shall afford each other contractor that performs such other work, each utility owner performing other work, and Owner, if Owner is performing other work with Owner's employees, proper and safe access to the Site, and provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work. 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.
- D. If the proper execution or results of any part of Contractor's Work depends upon work performed by others under this Article 8, Contractor shall inspect such other work and promptly report to Engineer and Owner 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.

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 Owner must provide written notice to the Contractor of additional work that includes the scope of the work, general location, time-frame, and the identity of the party(ies) performing the work. Additionally, the Owner must provide or have 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 on behalf of the Owner to address 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 writing, the Contractor shall have responsibility for coordination among other parties at and adjacent to the Project Site. The Contractor shall ensure through such coordination that neither its Work, nor any other parties' work is delayed or impeded because of a lack of such coordination.

8.03 *Legal Relationships*

- A. If, in the course of performing other work at or adjacent to the Site for Owner, the Owner's employees, any other contractor working for Owner, or any utility owner 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 Times. Contractor must submit any Change Proposal seeking an equitable adjustment in the Contract Times under this paragraph within 30 days of the damaging, delaying, disrupting, or interfering event. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times and the Contractor performing its obligation pursuant to section 8.02.
- 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. 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 to 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, ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES, AGENTS, AND CONSULTANTS 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. For all Project and performance of Work matters, Owner will issue communications to Contractor through Engineer. However, Owner may, at its discretion, issue communications related to the Project directly to Contractor. In all such direct communications, Owner will endeavor to copy Engineer.

9.02 *Replacement of Engineer*

- A. Owner may at its discretion appoint an engineer to replace Engineer. The replacement engineer’s status under the Contract Documents shall 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 in the manner and within the time limits proscribed by chapter 2251 of the Texas Government Code.

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.

9.06 *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.

9.07 *Evidence of Financial Arrangements*

- A. Within Thirty (30) days of executing the Agreement, Contractor may request, and Owner shall furnish, reasonable evidence that financial arrangements have been made to satisfy Owner’s obligations under the Contract Documents.

9.08 *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 act as the Owner’s representative for Project administration during the construction period. Engineer shall not have the authority to bind the Owner as that authority lies with the Owner’s designated representative, but Engineer may communicate on behalf of Owner in all Project matters.

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’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 10.08. 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 *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 this article 10.

10.04 *Rejecting Defective Work*

- A. Engineer has the authority to reject Work in accordance with Article 14, subject to Owner’s approval.

10.05 *Shop Drawings, Change Orders and Payments*

- A. Engineer’s authority, and limitations thereof, as to Shop Drawings and Samples, are set forth in Paragraph 7.16.
- B. Engineer’s authority, and limitations thereof, as to design calculations and design drawings submitted in response to a delegation of professional design services, if any, are set forth in Paragraph 7.19.

- C. Engineer's authority as to Change Orders is set forth in Article 11.
- D. Engineer's authority as to Applications for Payment is set forth in Article 15.

10.06 *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.

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

- A. Subject to Owner's approval, 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.

10.08 *Limitations on Engineer's Authority and Responsibilities*

- A. Engineer's authority, responsibility and actions as Owner's representative shall not give rise to any liability to Contractor. Contractor expressly waives any claims it has against Engineer for the performance of its responsibilities as Owner's representative.
- 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.
- C. 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 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.
- D. The limitations upon authority and responsibility set forth in this Paragraph 10.08 shall also apply to the Resident Project Representative, if any.

10.09 *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 (if any) of which Engineer has been informed.

ARTICLE 11 – AMENDING THE CONTRACT DOCUMENTS; CHANGES IN THE WORK

11.01 *Amending and Supplementing Contract Documents*

- A. The Contract Documents may be amended or supplemented by a Change Order, a Work Change Directive, or a Field Order.

1. *Change Orders:*
 - a. A Change Order shall be used to amend or supplement the Contract Documents when the Parties agree to the amendment, supplement, modification to the scope of work, or change in the Contract Price or the Contract Times.
2. *Work Change Directives:* A Work Change Directive may be issued by the Owner if the Parties cannot agree on a Change Order. A Work Change Directive may also be issued if the Parties expect that the change ordered 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.
 - b. In the event the Owner has issued a Work Change Directive that the Parties subsequently agree shall be incorporated into a Change Order, the Contractor must submit its Change Proposal seeking an adjustment of the Contract Price or the Contract Times, or both, no later than 30 days after the completion of the Work set out in the Work Change Directive.
 - c. Adjustments to the Contract Price for Work performed pursuant to a Work Change Directive issued by the Owner without agreement of the Parties shall be governed by the provisions in section 11.04.
 - d. Upon receipt of a Change Directive, Contractor shall promptly proceed with the change in the Work involved.
3. *Field Orders:* Owner or Engineer (with Owner's approval) 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. If Contractor believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, or both, then before proceeding with the Work at issue, Contractor shall submit a Change Proposal as provided herein. Provided the Design-Build project delivery method is being used, subject to Owner's prior written approval, Contractor may make minor changes in the Work consistent with the intent of the Contract Documents, provided, however that Contractor shall promptly inform Owner and Engineer, in writing, of any such changes and record such changes on the documents maintained by Contractor.

11.02 *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. Such changes shall be supported by Engineer's recommendation, to the extent the change involves the design (as set forth in the Drawings, Specifications, or otherwise), or other engineering or technical matters. Such changes 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 shall be performed under the applicable conditions of the Contract Documents. Nothing in this paragraph shall obligate 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.

11.03 *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.

11.04 *Change of Contract Price*

- A. The Contract Price may only be changed by a Change Order or Work Change Directive. Any Change Proposal for an adjustment in the Contract Price shall comply with the provisions of Paragraph 11.06. Any Claim for an adjustment of Contract Price shall 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); or
 - 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 11.04.C.2) properly itemized and supported by sufficient substantiating data to permit evaluation by the Owner; 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 11.04.C).
- C. *Contractor's Fee*: When applicable, the Contractor's fee for overhead and profit shall 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 shall be 15 percent;

- b. for costs incurred under Paragraph 13.01.B.3, the Contractor's fee shall be five 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 11.01.C.2.a and 11.01.C.2.b is that the Contractor's fee shall be based on: (1) a fee of 15 percent of the costs incurred under Paragraphs 13.01.A.1 and 13.01.A.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 five 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 shall be no greater than 27 percent of the costs incurred by the Subcontractor that actually performs the work;
- d. no fee shall 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 will be the amount of the actual net decrease in cost plus a deduction in Contractor's fee by an amount equal to five percent of such net decrease; and
- f. when both additions and credits are involved in any one change, the adjustment in Contractor's fee shall be computed on the basis of the net change in accordance with Paragraphs 11.04.C.2.a through 11.04.C.2.e, inclusive.

11.05 *Change of Contract Times*

- A. The Contract Times may only be changed by a Change Order or Work Change Directive. Any Change Proposal for an adjustment in the Contract Times shall comply with the provisions of Paragraph 11.06. Any Claim for an adjustment in the Contract Times shall comply with the provisions of Article 12.
- B. An adjustment of the Contract Times shall be subject to the limitations set forth in Paragraph 4.05, concerning delays in Contractor's progress.

11.06 *Change Proposals*

- A. Contractor shall submit a Change Proposal to Engineer and Owner to request an adjustment in the Contract Times or Contract Price; appeal an initial decision by Engineer concerning the requirements of the Contract Documents or relating to the acceptability of the Work under the Contract Documents; contest a set-off against payment due; or seek other relief under the Contract. The Change Proposal shall specify any proposed change in Contract Times or Contract Price, or both, or other proposed relief, and explain the reason for the proposed change, with citations to any governing or applicable provisions of the Contract Documents.
 - 1. *Procedures:* Contractor shall submit each Change Proposal to Engineer and Owner promptly (but in no event later than 30 days) after the start of the event giving rise

thereto, or after such initial decision. 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. The supporting data shall 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. Engineer will advise Owner regarding the Change Proposal, and consider any comments or response from Owner regarding the Change Proposal. Failure by Contractor to comply with this submittal procedure will constitute an express waiver of any Claim for relief.

2. *Engineer's Action:* Engineer will review each Change Proposal with Owner and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Engineer's action on a Change Proposal will not have the effect of adjusting the Contract Time or Contract Price without express written approval of Owner and a memorialization of Engineer's Action in a Change Order. Such actions shall 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.
 3. *Binding Decision:* Engineer's decision will be final and binding upon Contractor, unless Contractor appeals the decision by filing a Claim under Article 12.
- B. *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 that the Engineer is unable to resolve the Change Proposal. For purposes of further resolution of such a Change Proposal, such notice shall be deemed a denial, and Contractor may choose to seek resolution under the terms of Article 12.

11.07 *Execution of Change Orders*

- A. Owner and Contractor shall execute appropriate Change Orders covering:
1. changes in the 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 11.02, (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; and
 4. changes in the Contract Price or Contract Times, or other changes, which embody the substance of any final and binding results under Paragraph 11.06, or Article 12.

11.08 *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. The following disputes between Owner and Contractor shall be submitted 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; and
 - 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.
- B. *Submittal of Claim:* The party submitting a Claim shall deliver written notice 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 to the claim for relief or after the claiming party reasonably should have recognized the event or condition giving rise to the request, whichever is later. In the case of appeals regarding Change Proposals within 30 days of the decision under appeal. The responsibility to substantiate a Claim shall rest with the party making the Claim. Such notice shall include sufficient information to advise the other party of the circumstances giving rise to the claim for relief, the specific contractual adjustment or relief requested and the basis of such request.
- 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 shall 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 shall stay the Claim submittal and response process.
 - 2. If Owner and Contractor agree to mediation, the mediation shall occur within 60 days of the agreement to mediate. However, the mediation may be stayed and its scope and schedule may be amended, provided that the mediation occur no later than 60 days following Final Completion. The mediation shall be conducted by a mutually agreeable impartial mediator, or if the parties cannot so agree, a

mediator designated by the American Arbitration Association (“AAA”) pursuant to its Construction Industry Mediation Rules.

3. Owner and Contractor shall each pay one-half of the mediator’s fees and costs.
4. Mediation is a condition precedent to litigation before a court of competent jurisdiction or tribunal.
- E. *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.
- F. *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, that agreement should be memorialized in a Change Order if the Project is ongoing at the time of resolution and the agreement affects the Contract scope, price, or time.
- G. *Duty to Continue Performance*: Unless provided to the contrary in the Contract Documents, Contractor shall continue to perform the Work pending the final resolution of any dispute or disagreement between Contractor and Owner.
- H. The Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise arising out of or related to the Contract in accordance with the requirements of this article 12, the dispute resolution provisions of article 17 and within the time period specified by applicable law. The Contractor waives all claims and causes of action not commenced in strict accordance with this Article.
- I. *Claims Arising After Final Payment*: If the Contractor intends to make a Claim for an increase in the Contract Price or Contract Time, written notice as provided herein shall be given before proceeding to execute the portion of the Work that relates to the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property. Failure to provide written notice of a Claim in accordance with this Article and other applicable provisions of the Contract Documents constitutes an express waiver by the Contractor of any right of recovery on such Claim.

ARTICLE 13 – COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

13.01 *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. 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 shall be in amounts no higher than those prevailing in the locality of the Project, shall not include any of the costs itemized in Paragraph 13.01.C, and shall include only the following items:
1. Payroll costs for employees in the employ of Contractor in the direct performance of the Work. Such employees shall include, without limitation, superintendents, foremen, and other personnel employed full time. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits, which shall include social security contributions, unemployment, excise, and payroll taxes, workers' compensation and health and retirement benefits applicable thereto.
 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 shall accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts shall 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 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 shall 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 for services specifically related to the Work.
 5. Supplemental costs including 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, and hand tools not owned by the workers, 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.
 - c. Rentals of all construction equipment and machinery, and the parts thereof, approved by Owner, and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts shall cease when the use thereof is no longer necessary for the Work.
 - d. The cost of utilities, fuel, and sanitary facilities at the Site.
 - e. 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 shall not include any of the following items:
1. Payroll costs and other compensation of Contractor's employees, agents and other personnel not included in Paragraph 13.01.B, whether at the Site or in Contractor's principal or branch office for general administration of the Work. The payroll costs and other compensation excluded here are to be considered administrative costs covered by the Contractor's fee.
 2. Expenses of Contractor's principal and branch offices other than Contractor's office at the Site.
 3. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.
 4. 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:* In the event that additional services are requested by the owner on the basis of cost-plus, Contractor's fee shall be determined as set forth in the Agreement. When the value of any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price is determined on the basis of Cost of the Work, Contractor's fee shall be determined as set forth in Paragraph 11.04.C.
- E. *Documentation:* Whenever the Cost of the Work for any purpose is to be determined pursuant to this Article 13, Contractor will establish and maintain records thereof in accordance with generally accepted accounting practices and submit in a form acceptable to Engineer an itemized cost breakdown together with supporting data.

13.02 *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 and Owner the Engineer's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Provided the Owner has approved such decision, 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, subject to the provisions of the following paragraph.

- E. Within 30 days of Engineer's written decision under the preceding paragraph, Contractor may submit a Change Proposal, or Owner may file a Claim, seeking an adjustment in the Contract Price if:
1. the quantity of any item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement;
 2. there is no corresponding adjustment with respect to any other item of Work; and
 3. Contractor believes that it is entitled to an increase in Contract Price as a result of having incurred additional expense or Owner believes that Owner is entitled to a decrease in Contract Price, and the parties are unable to agree as to the amount of any such increase or decrease.

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 will 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 therewith as applicable.

14.02 *Tests, Inspections, and Approvals*

- A. Contractor shall give Engineer and Owner 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 be responsible for providing the services of an independent inspection and testing lab if the Contract Documents and Specifications so require.
- C. Contractor shall be responsible for arranging, obtaining, and coordinating 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.

NOTE(S) TO USER: 14.02 Such inspections and tests shall be performed by independent inspectors, testing laboratories, or other qualified individuals or entities acceptable to Owner.

- D. 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.
- E. 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 shall 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, subject to Owner's approval.
- C. *Notice of Defects:* Prompt 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:* 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, 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. Contractor shall pay all claims, costs, losses, and damages attributable to Owner's evaluation of and determination to accept such defective Work. If any such acceptance occurs prior to final payment, the necessary revisions in the Contract Documents with respect to the Work shall 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. Subject to Owner's prior written approval, Engineer has the authority to require special 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 or Owner, 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, upon Owner's approval and 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.
6. 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.
7. 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, or both, 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.

14.07 *Owner May Correct Defective Work*

- A. If Contractor fails within a reasonable time after written notice from Engineer or Owner to correct defective Work, or to remove and replace rejected Work as required by the Owner, or if Contractor fails to perform the Work in accordance with the Contract Documents, or if Contractor fails to comply with any other provision of the Contract Documents, then Owner may, after seven 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. If no payments are due to the Contractor or insufficient funds remain as part of the Contract Price then unpaid to the Contractor, the Contractor shall be liable to the Owner and shall promptly reimburse the Owner for all costs following written notice of the amount due to the Owner.
- 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 and Owner. Progress payments on account of 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 25 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 and Owner 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. 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 shall also be accompanied by a bill of sale, invoice, or other documentation warranting that Owner has received the materials and equipment free and clear of all Liens, and

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.

2. Beginning with the second Application for Payment, each Application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior Applications for Payment.
3. 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; 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:
 - d. 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
 - e. 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. Engineer will recommend reductions in payment (set-offs) necessary in Engineer's opinion to protect Owner from loss because:
 - f. the Work is defective, requiring correction or replacement;

- g. the Contract Price has been reduced by Change Orders;
- h. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;
- i. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible; or
- j. 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. *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 on account of Contractor's conduct in the performance or furnishing of the Work, or Owner has incurred costs, losses, or damages on account of Contractor's conduct in the performance or furnishing of the Work;
 - 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 certified payrolls, 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. liquidated damages, if applicable, or other damages resulting from delay have accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or final completion of the Work;
 - h. there are other items entitling 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 shall be binding on Contractor unless it duly submits a Change Proposal contesting the reduction.

15.02 *Contractor's Warranty of Title*

- A. Contractor warrants and guarantees that title to all Work, materials, services, and equipment furnished under the Contract will pass to Owner free and clear of (1) all Liens, claims, security interests, encumbrances, and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than seven 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. If the Agreement calls for a Design-Build project delivery method, the Contractor shall issue a certificate of Substantial Completion to the Owner.
- B. Promptly after Contractor's notification, Owner, Contractor, and Engineer shall make an inspection of the Work to determine the status of completion. At that inspection, Owner and Engineer will review, supplement, and edit the initial punch list prepared by Contractor or prepare an additional punch list if Contractor has not yet provided a punch list. If Owner or Engineer does not consider the Work substantially complete, Engineer will notify Contractor in writing giving the reasons therefor.
- C. If Owner and Engineer consider the Work substantially complete, Engineer will deliver to Owner a preliminary certificate of Substantial Completion which shall set forth (i) the date of Substantial Completion, (ii) the remaining items of Work that have to be completed before final payment, (iii) provisions (to the extent not already provided in the Contract Documents) establishing Owner's and Contractor's responsibility for the Project's security, maintenance, utilities and insurance pending final payment and (iv) an acknowledgment that warranties commence to run on the date of Substantial Completion, except as may otherwise be noted in the Certificate of Substantial Completion. Engineer shall attach to the certificate a punch list of items to be completed or corrected before final payment. If Owner and Engineer do not consider the Work substantially complete, the Engineer shall notify Contractor of such, in writing, with a specific explanation of those portions of the Work that are the basis for determining the Work is not substantially complete. If the Agreement calls for a Design- Build project delivery method, the Contractor shall submit a preliminary certificate of Substantial Completion to the Owner.
- D. 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.

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 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 Owner or 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 Owner or 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.
 4. No use or occupancy or separate operation of part of the Work by Owner will relieve Contractor of its insurance obligations under these Contract Documents.
- B. The Owner, at the Owner's sole option, shall have the right to take possession of and use any completed or partially completed portion of the Work regardless of the time for completing the entire Work. The Owner's exercise of such use and possession shall not be construed to mean that the Owner acknowledges that any part of the Work so possessed and used is substantially complete or that it is accepted by Owner, and the Owner's exercise of such use and possession shall not relieve the Contractor of its responsibility to complete all Work in accordance with the Contract Documents.

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. In such case, Contractor must bear the cost of any additional Work or services of the Owner until the Work is determined to be finally complete.

15.06 *Final Payment*

A. *Application for Payment.*

1. After Contractor has, in the opinion of Engineer and Owner, 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 7.11), and other documents, Contractor may make application for final payment.
2. The final Application for Payment shall 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 disputes that Contractor believes are unsettled;
 - e. complete and legally effective releases or waivers (satisfactory to Owner) of all Lien rights or claims arising out of the Work, and of Liens or claims filed in connection with the Work; and
 - f. a general release executed by Contractor waiving, upon receipt of final payment by Contractor, all claims, except those claims previously made in writing to Owner and remaining unsettled at the time of final payment
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 or claim 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 claims, 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 claim, or Owner at its option may issue joint checks payable to Contractor and specified Subcontractors and Suppliers.

B. *Engineer's Review of Application and Acceptance.*

1. 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 ten days after receipt of the final Application for Payment, indicate in writing Engineer's

recommendation of final payment and present the Application for Payment to Owner for payment. Such recommendation shall account for any set-offs against payment that are necessary 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. *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.
- D. *Payment Becomes Due*: Thirty days after the presentation to Owner of the final Application for Payment and accompanying documentation, the amount recommended by Engineer (less any further sum Owner is entitled to set off) will become due and shall be paid by Owner to Contractor.

15.07 *Waiver of Claims*

- A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor. Owner expressly reserves claims and rights arising from defective Work appearing after final inspection, from Contractor's failure to comply with the Contract Documents or the terms of any special guarantees specified therein, from outstanding Claims by Owner, or from Contractor's continuing obligations under the Contract Documents.
- 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, expressly reserved, 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 terms of any applicable special guarantee required by the Contract Documents, or by any specific provision of the Contract Documents), any Work is in need of repair, adjustment, modification, correction, or found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then 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 other adjacent areas;
 2. correct such defective Work;
 3. if the defective Work has been rejected by Owner, remove it from the Project and replace it with Work that is not defective, 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 therefrom.

- B. If 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 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 correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others).
- C. 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.
- D. 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.
- E. Contractor's obligations under this paragraph are in addition to all other obligations and warranties. The provisions of this paragraph shall not 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 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, or both, directly attributable to any such suspension. Any Change Proposal seeking such adjustments shall 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 an Architect, Engineer, or sufficient skilled workers or suitable materials or equipment or failure to adhere to the Progress Schedule);
 2. Fails to make payment to the Consultants, Contractors, Subcontractors, or Suppliers for services, materials or labor in accordance with their respective agreements with the Contractor;
 3. Repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;

4. Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents; or
 5. 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 the Contractor's surety, if any, ten (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,
 2. exercise any rights afford to it under the Contract Documents,
 3. give Contractor notice that the Contract is terminated; and/or
 4. enforce the rights available to Owner under any applicable performance bond.
- C. 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. If Owner chooses to complete the Work in accordance with this provision, Owner and Contractor expressly agree that Owner shall be exempt from publicly bidding the completion work pursuant to Sections 252.021 and 252.022 of the Texas Local Government Code.
- D. Owner may not proceed with termination of the Contract under Paragraph 16.02.B if Contractor within the ten (10) day cure period begins to correct its failure to perform and proceeds diligently to cure such failure.
- E. If Owner proceeds to complete the Work and/or correct the default, 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. Notwithstanding the preceding sentence, if the Agreement establishes a Guaranteed Maximum Price, Contractor will only be entitled to be paid for Work performed prior to its default. 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 costs shall include not only the cost of completing the Work, but also losses, damages, costs and expense, including attorneys' fees and expenses, incurred by Owner in connection with the procurement and defense of claims arising from Contractor's default.
- 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.

- G. If Owner improperly terminates the Agreement for cause, the termination for cause will be converted to a termination for convenience in accordance with the provisions of Paragraph 16.03 of the Agreement.

16.03 *Owner May Terminate For Convenience*

- A. Upon seven (7) days written notice to Contractor, 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 (subject to the GMP) for:
 - 1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination;
 - 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; and
 - 3. demobilization expenses.
- B. Contractor shall not be paid for any economic loss arising out of or resulting from such termination, except for those costs expressly identified above.
- C. Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall:
 - 1. cease operations as directed by the Owner in the notice and, if required by the Owner, participate in an inspection of the Work with the Owner to record the extent of completion thereof, to identify the Work remaining to be completed or corrected, and to determine what temporary facilities, tools, equipment and construction machinery are to remain at the Site pending completion of the Work;
 - 2. take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
 - 3. except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing Project agreements, including agreements with the Architect, Consultants, Contractors, and purchase orders, and enter into no further Project agreements and purchase orders.
- D. If Owner terminates the contract for convenience and proceeds to design and construct the Project through its employees, agents or third parties, Owner's rights to use the Work Product shall be as set forth in the Contract Documents.

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 180 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 60 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven 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 60 days to pay Contractor any sum finally determined to be due, Contractor may, seven (7) days after written notice to Owner and Engineer, stop the Work until payment is made of all such amounts due Contractor. 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; and
 - 2. Disputes between Owner and Contractor concerning the Work or obligations under the Contract Documents, and arising after final payment has been made.
 - 3. Reserved claims of Owner or Contractor under these Control Documents, including Article 12.
- B. *Final Resolution of Disputes:*
 - 1. For any disputes subject to this article, Owner and Contractor shall endeavor to resolve their Claims by mediation. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction. Mediation is a condition precedent to litigation before a court of competent jurisdiction.
 - 2. For any claim not resolved by mediation, the parties agree to submit such claims to the jurisdiction of the District Court of El Paso County, Texas for final dispute resolution.

ARTICLE 18 – MISCELLANEOUS

18.01 *Giving Notice*

- A. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if:
 - 1. delivered in person, by a commercial courier service or otherwise, to the individual or to a member of the firm or to an officer of the corporation for which it is intended;
 - 2. delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the sender of the notice; or
 - 3. delivered by electronic means with a corresponding confirmation of delivery or read receipt.

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, Sunday or a legal holiday, the computation of time will conclude on the next business day.

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 special warranty or guarantee, or by other provisions of the Contract.

18.04 *Limitation of Damages*

- A. The Contractor and Owner waive claims against each other for the following damages arising out of or relating to this Contract. This mutual waiver includes:
 - 1. damages incurred by the Owner for loss of financing, business opportunity and reputation, and for loss of management or employee productivity or of the services of such persons; and
 - 2. damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, bonding capacity, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.
- B. The damages limitation set forth in Paragraph 18.04.A above is not intended to affect the payment of liquidated damages, if applicable, or delay damages which both parties recognize has been established, in part, to reimburse Owner for some damages that might otherwise be deemed to be incidental to the Work.

18.05 *No Waiver*

- A. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall 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 or completion of the Contract or termination of the services of Contractor.

18.07 *Controlling Law*

- A. This Contract is to be governed by the law of the state of Texas. However, the laws of the state in which Project is located, including applicable federal laws and governmental authorizations and permits issued with respect to the Work pursuant to state or federal law, shall pertain as to the duty of Contractor to construct the Work in compliance with legal requirements.

18.08 *Headings*

- A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions, and shall not in any way be construed to limit or alter the meaning of any provision.

18.09 *Prevailing Wage*

- A. Contractor shall provide and pay for labor in accordance with the prevailing wage in the locality and shall not pay less than the prevailing wage.

18.10 *Right to Audit:*

- A. Whenever the Owner enters into any type of contractual arrangement with the Contractor, then the Contractor's "records" shall upon reasonable notice be open to inspection and subject to audit and/or reproduction during normal business working hours. The Owner's representative, or an outside representative engaged by the Owner, may perform such audits. The Contractor shall maintain all records relating to this Agreement for four (4) years from the date of final payment under this Agreement.
- B. The Owner shall have the exclusive right to examine the records of the Contractor. The term "records" as referred to herein shall include any and all information, materials and data of every kind and character, including without limitation records, books, papers, documents, contracts, schedules, commitments, arrangements, notes, daily diaries, reports, drawings, receipts, vouchers and memoranda, and any and all other agreements, sources of information and matters that may, in the Owner's judgment, have any bearing on or pertain to any matters, rights, duties or obligations under or covered by any contract document. Such records shall include (hard copy, as well as computer-readable data if it can be made available), written policies and procedures, time sheets, payroll registers, cancelled checks, personnel file data, correspondence, general ledger entries, and any other record in the Contractor's possession which may have a bearing on matters of interest to the Owner in connection with the Contractor's dealings with the Owner (all of the foregoing are hereinafter referred to as "records"). In addition, the Contractor shall permit interviews of employees as well as agents, representatives, vendors, subcontractors and other third parties paid by the Contractor to the extent necessary to adequately permit evaluation and verification of the following:
 - 1. The Contractor's compliance with contract requirements;
 - 2. The Contractor's compliance with the Owner's business ethics policies; and
 - 3. If necessary, the extent of the Work performed by the Contractor at the time of contract termination.
- C. The Contractor shall require all payees (examples of payees include subcontractors, insurance agents, material suppliers, etc.) to comply with the provisions of this Article

18.10 by securing the requirements hereof in a written agreement between the Contractor and payee. Such requirements include a flow-down right of audit provision in contracts with payees that also apply to subcontractors and sub-subcontractors, material suppliers, etc. The Contractor shall cooperate fully and shall require Related Parties and all of the Contractor's subcontractors to cooperate fully in furnishing or in making available to the Owner from time to time whenever requested, in an expeditious manner, any and all such information, materials, and data.

- D. The Owner's authorized representative or designee shall have reasonable access to the Contractor's facilities, shall be allowed to interview all current or former employees to discuss matters pertinent to the performance of this Agreement, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with this Article 18.10.
- E. If an audit inspection or examination in accordance with this Article 18.10 discloses overpricing or overcharges of any nature by the Contractor to the Owner in excess of one-half of one percent (.5%) of the total contract billings, then the reasonable actual cost of the Owner's audit shall be reimbursed to the Owner by the Contractor. Any adjustments and/or payments, which must be made as a result of any such audit or inspection of the Contractor's invoices and/or records, shall be made within a reasonable amount of time (not to exceed 90 days) from presentation of the Owner's findings to the Contractor.

18.11 *Trust Funds*

- A. This Project is subject to the Texas Trust Fund Statute, chapter 162 of the Texas Property Code, and the Parties acknowledge that the payment obligations contained herein for the Contractor to receive funds from the Owner and then use those funds to pay such Subcontractors, Suppliers, Vendors, Consultants, and the like, are subject to the Trust Fund Statute and the Owner's audit rights outline in this article 18.

18.12 *Severability*

- A. If any provision or any part of a provision of the Contract Documents shall be finally determined to be superseded, invalid, illegal, or otherwise unenforceable pursuant to any applicable Legal Requirements, such determination shall not impair or otherwise affect the validity, legality, or enforceability of the remaining provision or parts of the provision of the Contract Documents, which shall remain in full force and effect as if the unenforceable provision or part were deleted.

18.13 *Amendments*

- A. The Contract Documents may not be changed, altered, or amended in any way except in writing signed by a duly authorized representative of each party.

18.14 *Assignment*

- A. Contractor shall not, without the written consent of the Owner assign, transfer or sublet any portion or part of the Work or the obligations required by the Contract Documents, other than to an affiliate. An assignment to an affiliate shall not relieve the assignor of its obligations under this Agreement.

18.15 *Confidential Information*

- A. Confidential Information is defined as information which is determined by the transmitting party to be of a confidential or proprietary nature and: (a) the transmitting party identifies as either confidential or proprietary; (b) the transmitting party takes steps to maintain the confidential or proprietary nature of the information; and (c) the document is not otherwise available in or considered to be in the public domain. The receiving party agrees to maintain the confidentiality of the Confidential Information and agrees to use the Confidential Information solely in connection with the Project.
- B. A party receiving Confidential Information may disclose the Confidential Information as required by law or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity. A party receiving Confidential Information may also disclose the Confidential Information to its employees, consultants or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of Confidential Information as set forth in this Contract.

18.16 *Public Art Component*

- A. This Project is subject to the Owner's Public Art initiative and, as such, two percent (2%) of the Project budget, through separate funds, are devoted to the commission or acquisition and installation of a public art work. The Contractor expressly acknowledges that the Public Art component is part of the Work. The Contractor agrees to coordinate with the Owner and the artist for installation of the art work at the direction of the artist and the Owner. The cost of such coordination, direction and installation shall be born by Contractor and are part of the Contract Price.

18.17 *Open Records Act/Texas Public Information Act Requests*

- A. The Contractor recognizes that this Project is publicly owned and the Owner is subject to the disclosure requirements of the Texas Public Information Act ("TPIA"). As part of its obligations within the Contract Documents, the Contractor agrees, at no additional cost to the Owner, to cooperate with the Owner for any particular needs or obligations arising out of the Owner's obligations under the TPIA. This acknowledgement and obligation are in addition to and complimentary to the Owner's audit rights in section 18.10.