

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



DEPARTMENT: Capital Improvement Department
Purchasing & Strategic Sourcing
AGENDA DATE: January 6, 2026
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Yvette Hernandez, Deputy City Manager
Claudia A. Garcia, Director
PHONE NUMBER: (915) 212-1783
PHONE NUMBER: (915) 212-0043
DISTRICT(S) AFFECTED: 7

SUBJECT:

Request that City Manager is authorized to execute the Design-Build documents considered to be the agreement between the City of El Paso and Black Stallion Contractor Inc. for the solicitation known as 2025-0282R All Abilities Playground in an initial amount of \$465,733.24 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:

In November 2022, the voters in El Paso demonstrated their commitment to enhancing the quality of life within the community by approving the Community Progress Bond Proposition B. This proposition focused on developing and improving parks and recreational facilities within our city. A key component of Proposition B was the establishment of a new, regional, community All-Abilities Playground.

The vision for the All-Abilities Playground is to create an inclusive space where children of all abilities can play, learn, and grow together. This project will foster community inclusivity, promoting physical activity, social interaction, and sensory engagement through designed-themed play equipment, landscaping, and site improvements.

The project involves the programming, design, and construction of the City of El Paso's Regional Themed All-Abilities Playground. The playground will be located at 715 Lomita Dr. El Paso, TX 79907, within the existing Lomaland Park, the area identified for the project is 4.8 ACRES (209,088 SF) adjacent to Sylvia A. Carreon Community Center.

The scope of services and work will include but are not limited to an in-depth site assessment at the proposed location, planning, development, the complete design, engineering, permitting and construction necessary for the successful development of the project. Project work shall include, but not limited to, site work preparation, environmental commitments, themed-playground amenities and foundations, welcoming center area that can host additional programming and events to include all-inclusive restrooms, irrigation and landscaping, utility relocation, signage, wayfinding, parking lots, lighting, pedestrian improvements and any

COMMUNITY AND STAKEHOLDER OUTREACH:

A pre-bid meeting was held on March 5, 2025. eight (8) suppliers were in attendance.

SELECTION SUMMARY:

Solicitation was advertised on February 25, 2025 and March 04, 2025. The solicitation was posted on City website on February 25, 2025. There were a total eighty-one (81) viewers online; three (3) proposals were received; two from local suppliers.

CONTRACT VARIANCE:

N/A

PROTEST

No protest was received for this requirement.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Amount: \$465,733.24
Funding Sources: Community Progress Bond proposition B
Accounts: 190-4825-29120-522270-PCP23PRKALLBLT

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.

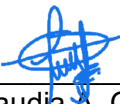
NAME	AMOUNT (\$)
Form was provided to the applicant	

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

DEPARTMENT HEAD:



Yvette Hernandez, Deputy City Manager



Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

Project Form
Design-Build

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

Please place the following item on the Consent Agenda for the City Council of January 6, 2026.

Award Summary:

Request that City Manager is authorized to execute the Design-Build documents considered to be the agreement between the City of El Paso and Black Stallion Contractor Inc. for the solicitation known as 2025-0282R All Abilities Playground in an initial amount of \$465,733.24 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:	Black Stallion Contractors, Inc.
City & State:	El Paso, TX
Item(s):	Pre-Construction Services
Total Estimated Award:	\$465,733.24
Account(s):	190-4825-29120-522270-PCP23PRKALLABLT
Funding Source(s):	Community Progress Bond proposition B
District(s):	7

This was a Design-Build Procurement – Service Contract

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Black Stallion Contractors, Inc. The Design-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.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

	Rater				Scoresheet
Desing-Build Request for Qualifications					
PROJECT:	2025-0282R All Abilities Playground				
		MAX POINTS	Allen Concrete, LLC	Black Stallion Contractors, Inc	Webuildfun, Inc.
Factor A - Project Team					
Subtotal Factor A		20	14.60	16.10	5.58
Factor B - Comparable Design Experience					
Subtotal Factor B		40	21.16	28.79	7.05
Factor C - Comparable Construction Experience					
Subtotal Factor C		30	18.85	23.32	3.23
Factor D - Project Delivery Approach					
Subtotal Factor D		10	7.50	8.70	1.40
TOTAL SCORE		100	62.10	76.91	17.26
Rank					



CITY OF EL PASO REQUEST FOR QUALIFICATIONS TABULATION FORM



Bid Opening Date: March 26, 2025

Solicitation #: 2025-0282R

Project Name: All Abilities Playground

Department: Capital Improvement

OFFERORS NAME:	LOCATION:	AMENDMENT(S) ACKNOWLEDGED:
Allen Concrete, LLC	El Paso, TX	YES
Black Stallion Contractors, Inc.	El Paso, TX	YES
Webuildfun, Inc.	Allen, TX	YES

RFQs SOLICITED: 1,306 LOCAL RFQs SOLICITED: 514 RFQs RECEIVED: 3 LOCAL RFQs RECEIVED: 2 NO BIDS: 3

NOTE: The information contained in this RFQ tabulation is for information only and does not constitute actual award/execution of contract.

Approved: _____/S/

Date: 4/14/2025

2025-0282R All Abilities Playground

2025-0282R All Abilities Playground

Views List

No.	<u>Participant Name</u>	<u>City</u>	<u>State</u>
1	Black Stallion Contractors, Inc.	El Paso	TX
2	Allen Concrete, LLC	El Paso	TX
3	webuildfun	Allen	TX
4	ChemGiant llc	Anthony, TX	TX
5	Zeraus Iluminacion	El Paso	TX
6	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
7	2H LLC	Horizon City	TX
8	915 Maintenance and Contracting (Bustillos & Rojero Enterprises LLC)	El Paso	TX
9	AAA General Contractors, LLC	El Paso	TX
10	AAORSI	Dayton	OH
11	Access Communications Group, LLC	El Paso	TX
12	ACO Remodeling & Construction, Inc.	El Paso	TX
13	AeroFrohne	Corpus Christi	TX
14	Amtek USA, Austin	Houston	TX
15	Aztec Contractors Inc	EL PASO	TX
16	Bath Group, LLC	Corpus Christi	TX
17	Burman Construction, LLC	El Paso	TX
18	CEA Group (CEA Engineering Group, Inc.)	El Paso	TX
19	Chale Architecture, PLLC	El Paso, Texas	TX
20	CIJ General Contractor	El Paso	TX
21	CONSOR Engineers, LLC	Houston	TX
22	ConstructConnect	Cincinnati	OH
23	Construction Reporter	Albuquerque	NM
24	Continental Adjusters LLC	Dallas	TX
25	Countryman & Co. Architecture	El Paso	TX
26	CSA Constructors (Karlsruher, Inc.)	El Paso	TX
27	Dantex General Contractors	El Paso	TX
28	DDM Corporation LLC	el paso	TX
29	Dekker Perich Sabatini	El Paso	TX
30	Dig Studio	Phoenix	AZ
31	Dodge Data & Analytics	Hamilton	NJ
32	Done Right Handyman Service LLC	El Paso	TX
33	ECOREACH, INC.	El Paso	TX
34	EGL Construction, Inc	El Paso	TX
35	EL PASO JAG INC.	EL Paso	TX
36	Elias Concrete Construction LLC	El Paso	TX
37	EP&O USA LLC	El Paso	TX
38	FOX CONSTRUCTOR LLC	El Paso	TX
39	G.R.A.C.E. Construction	El Paso	TX
40	Gracen Engineering & Construction, Inc.	El Paso	TX
41	Halff Associates, Inc.	Richardson	TX
42	Hawk Construction	El Paso	TX
43	J Carrizal General Constructio	El Paso	TX
44	JAN Construction (Jose Luis Medina Sr.)	EL PASO	TX
45	Jaynes Corporation of Texas	El Paso	TX
46	Jobe Materials	El Paso	TX
47	Jurado Construction llc	EL PASO	TX
48	Keystone Contractors and Engineers (Keystone GC, LLC.)	El Paso	TX
49	Kimley-Horn and Associates, Inc.	Dallas	TX

No.	<u>Participant Name</u>	<u>CITY</u>	<u>State</u>
50	Lakeshore Learning Materials, LLC	Carson	CA
51	Lea Park & Play, Inc.	Richardson	TX
52	Madrigal Holdings LLC	El Paso	TX
53	Martinez Bros. Contractors, LLC	El Paso	TX
54	Mean Clean LLC	El Paso	TX
55	Mend Collaborative Inc.	Minneapolis	MN
56	MIG, Inc.	Berkeley	CA
57	Mirador Enterprises, Inc. (Mirador Enterprises)	EL PASO	TX
58	MNK Architects	El Paso	TX
59	Moreno Cardenas Inc.	El Paso	TX
60	National Contracting	El Paso	TX
61	North America Procurement Council Inc., PBC	Grand Junction	CO
62	NURAAMI, LLC	El Paso	TX
62	Optimized Welding Services, LLC	El Paso	TX
63	Parkhill (Parkhill, Smith & Cooper, Inc. dba Parkhill)	El Paso	TX
64	Pland Collaborative (Morrow Reardon Wilkinson Miller, Ltd Landscape Architects)	Albuquerque	NM
65	Pride General Contractors, LLC	El Paso	TX
66	PS Commercial Play LLC, dba Play and Park Structures (Playcore Group, Inc & Subsidiaries)	Chattanooga	TN
67	RBM Engineering, Inc.	El Paso	TX
68	Rexcel Coatings Corporation	El Paso	TX
69	Riverbend Development Company (RioBend Development Company LLC dba Riverbend Development Company)	El Paso	TX
70	Sites Southwest, LLC	El Paso	TX
71	The Dry Land Landscape Architecture, LLC	El Paso	TX
72	The PlanIt Room	El Paso	TX
73	TIGUA CONSTRUCTION SERVICES (Tigua Enterprises, Inc.)	El Paso	TX
74	TriSum Saunas, LLC (TRISUM SAUNAS LLC)	El Paso	TX
75	Veliz Construction (Veliz Company LLC)	El Paso	TX
76	Vertex Contractors, LLC.	San Elizario	TX
77	Virtual Builders Exchange	San Antonio	TX
78	Walker Systems78 LLC	Horizon City	TX
79	Weeks Roofing Company	El Paso	TX
80	Ximalli Security Solutions	El Paso	TX
81	ZTEX Construction, Inc.	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 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 All-Abilities Playground 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 All-Abilities Playground 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 All Abilities Playground 2025-0282R (“Project”); and

WHEREAS, the City desires to select, Black Stallion Contractors, Inc a Texas Limited Liability Corporation (“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, the City negotiated a contract with Design-Builder and desires to enter into a contract for the All-Abilities Playground 2025-0282R 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.

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

1. **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 Design-Builder, for the project known as the All Abilities Playground 2025-0282R in an initial amount of four hundred sixty-five thousand seven hundred thirty-three and 24/100 dollars (\$465,733.24) 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.

APPROVED this _____ day of _____, 2026.

CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



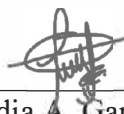
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Yvette Hernandez., City Engineer
Capital Improvement Department

APPROVED AS TO CONTENT:



Claudia A. Garcia, 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 _____, 2026 by and between the:

“Owner”

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

and

“Design-Builder”

Black Stallion Contractors, Inc.

for the following Project:

Regional All Abilities Playground

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.
- B. *The Owner's program for the Project:*
 - *bridging document, Design/Construction services package*
- 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, agency review, permitting, estimating, and construction of the all abilities playground, site work, facilities, and associated infrastructure, parking, 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 and related documentation.
- D. *The Project's physical characteristics*

To the extent available, the Owner has provided Design-Builder as builds of existing Lomaland Park, and other survey data in its possession for information purposes only. Design-Builder shall be required to retain its own geotechnical firm to perform geotechnical analysis and all other applicable surveys such as registered professional land surveyor to generate any data that the design-Builder will required for the performance of its work. Furthermore, the Design-Builder shall perform the platting of the project's location including the surveys, application and process required. Costs for such consultants may be included and clearly identified 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 \$8,000,000.

G. The Owner's design and construction milestone dates:

1. Design Phase milestone dates:

Evaluation of Owner's criteria	10 Calendar Days
Schematic Design	110 Calendar Days at which time a final GMP will be negotiated between the Design-Build Team and the City
2. Submission of Design-Builder Proposal and GMP	Date will be determined after issuance of NTP
3. Design-Build Amendment	TBD
4. Construction Phase NTP	TBD
5. Substantial Completion and Certificate of Occupancy date	TBD
6. Final Completion	

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, ADA Specialist, Structural Engineer, Early Childhood Development Specialist, All Inclusive Playground Equipment Specialist, Local Artist Consultant, Signage and Wayfinding Specialist, 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 if applicable, utilities, Playground equipment supplier, landscaping, and all necessary contractors to comply with SOW.

I. Additional Owner's Criteria upon which the Agreement is based:

1. Design/Build- Design/Construction services package 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:
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; Design/Build Design/Construction services package , bridging document, and 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 (2) 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 proceeding with the work for the Design Development Documents

O. Design Development Documents (60% DDs)

Drawings and Specifications that include but are not limited to developing structural, layout, grading, utilities, mechanical, and electrical drawings and specifying materials and the probable cost of construction.

P. Pre-Construction Services

Design/Builder Services to Include 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, agency permitting, 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) 2025-0282R
Request for Proposals (RFP) 2025-0282R
Technical Specifications
Drawings
Bridging documents
Design/Construction service package

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.
- D. 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.
- E. ***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 and scheduling of the Work.
- F. 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.
- G. The Design-Builder, shall prepare and file all documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.

H. *Progress Reports*

1. The Design-Builder shall keep the Owner informed of the progress and quality of the Work during design and construction phases 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. Deficiencies report;
 - 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

I. *Design-Builder's Schedules*

The Design-Builder shall submit their finalized schedule within 10 days after execution of this Agreement, for the Owner's information and approval of the Work. The schedule, including the time required for design and construction, shall not exceed time limits set within the Design-Build Agreement. Project Schedule 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. The Design-Builder shall at all times carry out its duties and responsibilities as expeditiously as possible and in accordance with the project schedule. Time is of the essence in the performance of this Agreement.

J. *Certifications*

Upon the Owner's written request, the Design-Builder shall obtain from the Architect, Engineer, Consultants, and Contractors, and furnish to the Owner, procured building permits and approvals 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.

K. *Design-Builder's Submittals*

1. Prior to submission of any Submittals, the Design-Builder shall prepare a Submittal schedule indicating design and construction submittals, 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 permits 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.

L. *Preparation/ sufficiency of site*

Before commencing the design and construction work, the Design/Builder shall

- (1) visit and thoroughly inspect the Project Site and any structure(s) or other man-made features to be modified and become familiar with local conditions under which the Project will be constructed and operated,
- (2) familiarize itself with the Owner's layout and bridging document requirements. Claims by Design/Builder resulting from Design/Builder's failure to familiarize itself with the Site or pertinent documents shall be deemed waived.

M. *Warranty*

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

N. *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.

O. *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 design and alternatives, alternative materials, preliminary budgets, life-cycle data, and possible cost reductions.

4.02 *Evaluation of the Owner's Criteria and conceptual Schematic Design (CSD)*

- A. The Design-Builder shall schedule and conduct meetings with the Owner, Owner's Engineer 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 (minimum of 3) 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 and Conceptual Schematic Design (CSD) shall consider cost information, minimum of 3 alternative design solutions, sketches, initial concepts, orientation, and relationships to existing and future programmed projects/structures, 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/conceptual Schematic Design, 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 design deliverable; 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 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)*

- 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 the Exhibit 1-A: Design/Construction Service Package, the design development include but not limited to the following:
1. Confirmation of the allocations of overall 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 for buildings and playground equipment;
Selections of major building systems and playground structures, including but not limited to mechanical, electrical, special systems, landscaping, and plumbing systems, and 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. 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") or equal, 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.** The Design-Builder shall prepare and submit the Design-Builder's Proposal to the Owner. The Design-Builder's Proposal for a Guaranteed Maximum Price (GMP) to be included with the Design-Build Agreement shall include, but not limited to the following:

 - 1.** A list of the Design-Build key individuals and their respective project roles both in design and construction with associated fees.
 - 2.** Outline schedule listing proposed milestones described in Article 1 of the Agreement.
 - 3.** 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;
 - 4.** A list of key subcontractors and their respective trade in accordance with the current Government Code for the State of Texas
 - 5.** An enumeration of any qualifications and exclusions, if applicable;
 - 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 setting forth the terms of their agreement.

ARTICLE 5 – WORK FOLLOWING EXECUTIONS 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 Agreement and approved Design Development Documents, the Design-Builder shall prepare Construction Documents through 100% design including drawings and specifications. Documents shall also be submitted to all regulatory agencies for their review, approval 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. In the event the design-Build team elects to fast-track the design of certain portions of the project, the Design-Builder shall submit construction documents for such fast-tracked portions. All costs associated with fast-tracking of project are to be included/identified in the GMP.

B. The Design-Builder shall provide the 100% 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 Agreement.

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.

1. Any betterments accepted on the proposal
2. Any requirements of the identified owner requirements
3. Any requirements of the Owner accepted design documents

D. 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 Agreement 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 for 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 Change 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 must be satisfied in order for the Owner to award a time extension under this clause.
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 (TBD)*

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.

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. Design-Builder's Fee shall be **TBD** percent (___%) of the Cost of the Work, as adjusted in accordance with Section 9.02.B below. Such Fee shall not be earned with respect to Design-Builder'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.

- 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. 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.
- D.** 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 tenth (10th) 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 with a written Owner's approval so long as the contingency amount does not cause the GMP to exceed. 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 entirely 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-Builders 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.** *Compensation for Design Services* Unless otherwise agreed, payments for Design Services fees established in the GMP and the executed Design-Build Agreement shall be made monthly. For the Design-Builder's performance of work the Owner shall compensate the Design-Builder as follows:
- B.** The hourly billing rates for additional services of the Design-Builder and the Design-Builder's Architect, Consultants and Contractors, if requested by the Owner, are set forth in Exhibit 2.
- C.** The compensation for Reimbursable Expenses incurred by additional services when requested by the owner shall 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.

D. Payments to the Design-Builder for the construction services of Design-Build Agreement

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 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 of Design-Build Agreement

- A.** For the Design-Builder's performance of the Work of the Design-Build Agreement, the Owner shall pay to the Design-Builder the Contract Price in current funds as agreed in the Design-Build Agreement. 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 Agreement.

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.

A. 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 12.
- 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.

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



Black Stallion Contractors, Inc.
By: HECTOR LUNA
Title: PRESIDENT

Approved as to Content:



Yvette M. Hernandez, City Engineer
Capital Improvement Department

Approved as to Form:



Jesus A. Quintanilla
Assistant City Attorney

Exhibit 1-A – DESIGN/CONSTRUCTION SERVICE PACKAGE

A. DESIGN REQUIREMENTS

The Regional All-Abilities Playground project is located at Lomaland Park, 715 Lomita Drive, El Paso, Texas 79907, the area identified for the project is approximately 4.8 ACRES (209,088 SF.) adjacent to the Sylvia A. Carreon Community Center, within the corporate limits of the City of El Paso, El Paso County, Texas. The City of El Paso has authorized the Capital Improvement Department (CID) to manage the successful planning, design, and construction of this voter-approved project. Due to the specialized nature of this project which will serve individuals of all ages and abilities its delivery will require a high degree of collaboration and coordination between the Capital Improvement Department, relevant City departments, stakeholders, and the selected Design-Build Team.

The Design-Build Team shall provide all professional and construction services required to deliver a turn-key project that meets the requirements outlined in the Bridging Documents and the Design-Build Agreement. This includes completing all design services, construction documents, technical specifications, and providing construction administration services through the Design-Build Team's Design Professional of Record.

The scope of services generally includes: a comprehensive site assessment; project planning; sustainable and inclusive design; engineering; and the full construction of the themed all-abilities playground. This encompasses site improvements, playground surfacing and equipment, accessible pathways, inclusive restrooms, a welcome center for programming and events, and any supporting infrastructure such as parking, illumination and utilities. The Design-Build Team shall ensure that all elements are designed and constructed in a manner that reflects the goals of accessibility, innovation, safety, and long-term durability.

The Design Builder proposal shall include the following items:

- Cost of the Work including Special systems, IT, FFE.
- Cost of all new utilities infrastructures and services including coordination with utility companies
- Traffic Control
- Topographic surveys needed to complete the Work
- Geotechnical studies needed to complete the Work
- Any exploratory work necessary
- A/E Design Fees
- Any expediting fees, over time or additional resources required to meet the committed project schedule
- Design-Build Team overhead/profit and general conditions
- Community outreach
- Easements & Agreements
- Repository management software
- Any allowances and contingencies
- Zoning and plotting of the property
- Detailed Site Development Plan

- Approved design and construction budget **DOES NOT INCLUDE THE FOLLOWING:**
 - CID management costs and Commissioning
 - Third-Party construction management fees
 - Construction quality control costs (material testing lab during construction)
 - CISCO network provided by CoEP

The Design-Build Team shall submit the following document packages:

1. Schematic Design (30% Complete):

Referring to the Owner's criteria, the Design-Build Team shall prepare and submit the schematic design package to include but not limited to the following:

- Agreements with applicable entities including but not limited to
- Coversheet (80% complete)
- Code Analysis Summary (90%)
- Demolition plans (50% complete)
- Civil Engineering plans, grading and profiles (60% complete)
- Utility plans and profiles (60% complete)
- Lighting Plan (50% complete)
- Construction notes (50% complete)
- Storm water pollution prevention plan (60% complete)
- Construction details (60% complete)
- Architectural Plan and details (60% complete)
- Accessibility Strategy Diagram (60% complete)
- Playground Equipment layout (90% complete)
- Wayfinding and Signage Plan (50% complete)
- MEP Drawings (50% complete)
- Structural Drawings (60% complete)
- Landscape plans (60% complete)
- Landscape details (60% complete)
- Irrigation plan (60% complete)
- Irrigation details (60% complete)
- Construction Phasing Plans including structural, architectural, MEP, Special Systems, (60% complete)
- Traffic Control Plan (60% complete)
- Outline of specifications - table of contents (80% complete)
- Geotechnical and Topography Study/surveys and Recommendations (100% complete)
- Guaranteed Maximum Price (GMP) Proposal
- Construction phasing plans (early release packages)

The Design-Build Team shall submit electronic copies of the schematic design documents for review and comments and upload pdf of submittals into web-based software.

Design-Build Team shall meet with CID and PM to review the constructability program to identify and document project cost and savings opportunities.

2. Design Development (60% Complete):

After City approval and award of GMP, the Design-Build Team shall prepare and submit the design development package to include but not limited to the following:

- Agreements with applicable entities including but not limited to
- Coversheet (100% complete)
- Code Analysis Summary (100%)
- Demolition plans (90% complete)
- Civil Engineering plans, grading and profiles (100% complete)
- Utility plans and profiles (100% complete)
- Lighting Plan (90% complete)
- Construction notes (90% complete)
- Storm water pollution prevention plan (100% complete)
- Construction details (100% complete)
- Architectural Plan and Details (100% complete)
- Accessibility Strategy Diagram (100% complete)
- Playground Equipment layout (100% complete)
- Wayfinding and Signage Plan (90% complete)
- MEP Drawings (90% complete)
- Structural Drawings (90% complete)
- Landscape plans (90% complete)
- Landscape details (90% complete)
- Irrigation plan (90% complete)
- Irrigation details (90% complete)
- Construction Phasing Plans including structural, architectural, MEP, Special Systems, (100% complete)
- Traffic Control Plan (100% complete)
- Outline of specifications - table of contents (100% complete)
- Geotechnical and Topography Study/surveys and Recommendations (100% complete)

The Design-Build Team shall submit an electronic copy of the Design Development documents for review and comments and upload pdf of submittals into web-based software. If the CID considers the submittal as not compliant to the above required completion percentages, the Design-Build Team must resubmit as per the above-mentioned requirements.

Upon CID and review and comment process, the Design-Build Team shall respond to the comments within 10-business days.

3. Final Construction Documents (100% Complete):

After the City staff approval of the pre-final construction documents, the Design-Build Team shall prepare and submit the final Construction Documents to include but not limited to the following:

- Coversheet (100% complete)
- Civil Engineering plans and profiles (100% complete)
- Utility plans and profiles (100% complete)
- Lighting Plan (100% complete)
- Traffic Signal, Signage and Striping plans (100% complete)
- Construction notes (100% complete)
- Storm water pollution prevention plan (100% complete)
- Utility Relocations (100% complete)
- Typical construction details (100% complete)
- Special construction details (100% complete)
- Landscape plans (100% complete)
- Landscape details (100% complete)
- Irrigation plans (100% complete)
- Irrigation details (100% complete)
- Construction Phasing Plans including structural, architectural, MEP, Special Systems (100% complete)
- Traffic Control Plan (100% complete)
- Technical specifications table of contents (100% complete)
- Technical specifications (100% complete)

Upon the completion of the final construction document package, the Design-Build Team shall submit electronic copy of the final construction documents and upload pdf of submittals into web- based software.

B. CONSTRUCTION SERVICES

The Design-Build Team shall, in accordance with the Design/Construction service Package, create the Construction Documents, in accordance with all applicable laws and regulations; CA services during construction, supervise, direct, perform all work using the Design-Build Team's best skill and attention; in accordance with the DB Agreement, bridging documents and the applicable Standards, to manage, complete and deliver the Project within the Project Cost Limitation and within the Project Schedule. The Design-Build Team shall supervise and direct all work on the project site, ensuring that it is carried out with the highest level of skill, professionalism, and attention to detail. The Team shall manage and coordinate all contractors, subcontractors, and vendors to ensure timely, high-quality, and safe project delivery. The Design-Build Team shall perform all work in accordance with the project's scope, budget, and schedule. They will leverage their expertise and best practices to meet all established goals for the project, while also ensuring compliance with the Design-Build Agreement and the bridging documents.

12-month construction warranty, with an onsite review with the contractor at 11-months.

C. PROJECT BUDGET

1. This Project is not exempt from obtaining City of El Paso Permits; however, the city permit fees will be waived. BP&I review fees including expedite review by planning are not waived.
2. This Project is an all-inclusive, Turn-Key project.
3. Design fee shall be limited to 7% of construction cost
4. Mobilization fee shall be limited to 5% of construction cost
5. The Project is estimated to cost be \$8,000,000.00 The DB Team shall negotiate and submit a Gross Maximum Price (GMP) of the project as described in the DB Agreement.
6. Design-Build team shall be responsible for visiting the site to get familiarized with the existing conditions of the area where the project will be constructed. As information becomes available on the site.

D. SOFTWARE

1. Project Management Software

The Design-Build Team shall implement and maintain a web-based construction management software platform to support efficient collaboration, communication, and project documentation. This system shall minimize reliance on paper documentation and support the City's sustainability goals by promoting a "Green Approach" to project delivery.

- Investigation and assessments documents
- Design concept documents and drawings
- Construction budget and cost tracking documents
- Construction Documents/Specifications
- Meeting agendas, sign-in sheets and meeting minutes
- Project schedules and milestone tracking
- Submittals and approvals
- RFIs and responses
- Field Directives and change orders
- Pay Applications and supporting documentation
- Daily construction Reports and logs
- Progress Photographs
- Final project archive and Transfer of all document in a format acceptable to the City

The selected software (e.g., Procore, e-Builder, Newforma, etc.) must be approved by the City of El Paso prior to implementation. The Design-Build Team shall provide training and user access for all required City staff and stakeholders.

E. PROVISIONS FOR UTILITIES

1. Based on the design, the Design-Build Team shall coordinate with all utilities that will provide service to and will be affected by the improvements. The Design-Build Team shall submit all applications to the utilities on behalf of the City and shall be responsible to coordinate design efforts with all affected utility companies. The purpose is to minimize utility relocation without compromising design standards. The Design-Build Team shall be responsible to verify all available horizontal and vertical information on utility lines, valves, covers, manholes, etc. from the different utility companies during the schematic design

2. The existing utility structures shall be shown on the schematic design plan submittal. The Design-Build Team shall meet with all affected utility companies to discuss proposed design. Based on these coordination meetings and correspondence that is sent between both the Design-Build Team and utility companies the need and extent of relocation and upgrading shall be determined. If a dispute arises the Design-Build Team shall immediately setup a meeting between the City of El Paso Project Manager and the utility company to resolve the dispute. The Design-Build Team in behalf of the City of El Paso shall request from all utility companies that they relocate all lines that conflict with new improvements. However, each utility company can request that the City of El Paso include as part of the street and relocation of their utility lines, provided that the utility company signs an agreement with the City.
3. The Design Build Team shall be responsible for all coordination and pay for utility installation and/or relocation during construction.
4. All correspondence and meeting minutes (including email confirmation that coordination was conducted) shall be submitted to the City of El Paso when each phase is due. Construction documents shall clearly show all existing and proposed utility lines and utility company contacts. All documents and coordination efforts by the Design-Build Team shall be complete by or before the final construction documents. The Design-Build Team shall submit all utility clearance letters from each of utility company by or before the start of construction.
5. The Design-Build Team shall assist the City in providing schedules for obtaining utility easements and general utilities installation such as electric, water, sewer, telephone, and cable-TV. The cost of easement Metes and Bounds surveys will be paid by the design- Build team. The cost of all utilities shall be the responsibility of the Design-Build Team.

D. PERMITS

1. 1. The Design-Build Team shall ensure compliance with all applicable local, state, and federal building codes throughout the design and construction process. As part of the fast-track schedule, the Design-Build Team may submit early release construction document (CD) packages to the City of El Paso Planning and Inspections Department for review and approval in phases, starting with portions of the project that can proceed immediately. These early submissions will be followed by the full set of construction documents during the pre-final construction document phase.
2. It shall be the responsibility of the Design-Build Team to follow up with the City of El Paso Planning and Inspections Department throughout the review and approval process. If additional revisions or resubmittals are required, the Design-Build Team shall respond to any comments within 10 business days, or request an extension if more time is needed for revisions. Upon approval, the Design-Build Team shall retrieve the approved plans
3. The Design-Build Team shall be responsible for obtaining the permits required for the project. It is the responsibility of the City of El Paso Planning and Inspections Department to review the grading and drainage, and storm water pollution prevention plan permit requirements. The Design-Build Team shall be responsible to prepare all documents that include but are not limited to metes and bounds descriptions, site plans, profiles, sections, and applications for permits, special permits, and land use permits. The Design-Build Team shall represent the City of El Paso to make presentations, and answer questions at the City of El Paso Design Review Committee meeting and City Council meetings.

E. APPLICABLE CODES AND ORDINANCES

The Design-Build Team shall comply with the most current versions of all applicable federal, state and local Codes, Regulation and Ordinances throughout the design and construction process.

F. MATERIAL QUALITY STANDARDS

Bridging document will be used for reference, the quality of the finished materials will be specified by the DB Team, to allow for as much latitude as is prudent in order to provide the highest quality product.

G. QUALITY ASSURANCE and QUALITY CONTROL REQUIREMENTS

The Design-Build Team shall:

- Maintain a staff of properly trained and experienced personnel to ensure satisfactory performance under this contract. The Design-Build Team shall submit, for Owner's approval, resumes of the key personnel that will work on the project
- Assign to the City of El Paso a designated single point of contact representative who will be responsible for the coordination and administration of the project
- Upon City of El Paso's issuance of the Notice to Proceed, the Consultant shall begin the design work and submit all design elements for review and determination of scope compliance by CID
- Attend meetings with City of El Paso representatives as directed by CID
- Implement and maintain a constructability program to identify and document project cost and schedule savings opportunities

- Consult with representatives of the City of El Paso, CID and PM on the selection of materials, equipment, component systems and types of construction used on the project through formal design reviews
- Provide CA services during construction of the projects in accordance with the with the with the agreement and general conditions, including but not limited to;
 - Review submittals
 - Technical training
 - Project schedule review
 - RFI review and clarification
 - Field observation reports
 - Pay app review
 - Inspections
 - Punch List
 - Attend site meetings bi-weekly (at a minimum)
 - Provide signed and sealed set of as-built construction documents in both printed and electronic versions to the City of El Paso.

The Design-Build Team shall be responsible for identifying any conflicts and providing utility relocation plans where necessary. All utility coordination activities shall be documented and submitted as part of the pre-construction documents package.

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

Refer to attached Bridging Documents for Design Requirements and further details.

ALL ABILITIES PLAYGROUND DESIGN BUILD

11/172025

Black Stallion Fee Proposal (30% Schematic Design)

Task Description	Project Manager / QA/QC Manager		Construction Manager		Project Engineer / Document Control		Scheduler		Cost Estimator		Clerical		Totals
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
	\$236.00		\$209.00		\$153.00		\$150.00		\$150.00		\$88.00		
1 Schematic Design Phase (30%)													
Design Team Kick Off Meeting	2	\$472.00	0	\$0.00	2	\$306.00	2	\$300.00	2	\$300.00	2	\$176.00	\$1,554.00
Site Assessment and Reconnaissance	3	\$708.00	0	\$0.00	3	\$459.00	0	\$0.00	3	\$450.00	0	\$0.00	\$1,617.00
Participation Design Meetings	24	\$5,664.00	10	\$2,090.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$7,754.00
Constructability Assessment	24	\$5,664.00	16	\$3,344.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$9,008.00
Development of Phasing Strategies	24	\$5,664.00	0	\$0.00	0	\$0.00	16	\$2,400.00	0	\$0.00	0	\$0.00	\$8,064.00
Development of Project Schedule	8	\$1,888.00	0	\$0.00	0	\$0.00	55	\$8,250.00	0	\$0.00	0	\$0.00	\$10,138.00
Suport Design Team with Cost Estimating	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$600.00	0	\$0.00	\$600.00
Development of Detailed Construction Site Safety Plan	8	\$1,888.00	8	\$1,672.00	24	\$3,672.00	0	\$0.00	0	\$0.00	8	\$704.00	\$7,936.00
Development of GMP	8	\$1,888.00	0	\$0.00	0	\$0.00	8	\$1,200.00	45	\$6,750.00	24	\$2,112.00	\$11,950.00
Development of Cost Managing Reports	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	80	\$7,040.00	\$7,040.00
Documentation Control	0	\$0.00	0	\$0.00	80	\$12,240.00	0	\$0.00	0	\$0.00	8	\$704.00	\$12,944.00
QA/QC Plan for Preconstruction Services	8	\$1,888.00	8	\$1,672.00	24	\$3,672.00	0	\$0.00	0	\$0.00	8	\$704.00	\$7,936.00
Constructability Reviews	16	\$3,776.00	0	\$0.00	8	\$1,224.00	0	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00
Contract Management	16	\$3,776.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	16	\$1,408.00	\$5,184.00
Liability & Risk Management	15	\$3,540.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,540.00
Accounting, Administrative Support, Software System	14	\$3,304.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,304.00
TOTAL SCHEMATIC DESIGN PHASE	170	\$40,120.00	42	\$8,778.00	141	\$21,573.00	81	\$12,150.00	54	\$8,100.00	146	\$12,848.00	\$103,569.00

TOTAL \$103,569.00

ARTIST - ALLOWANCE													
Task Description	Artist												Totals
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
	\$236.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		
Design Team Kick-Off Meeting and Coordination	2	\$472.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$472.00
Advise on Public Art Integration	40	\$9,440.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$9,440.00
Advise on Cultural Relevance	8	\$1,888.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$1,888.00
Advise on Place-Making	16	\$3,776.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,776.00
TOTAL ALL PHASES	66	\$15,576.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$15,576.00



GEOTECHNICAL ENGINEERING SERVICES

LOI ENGINEERS

PROPOSAL FOR GEOTECHNICAL ENGINEERING SERVICES



To: Mr. Hector Luna
President
Black Stallion Contractors
5706 Doniphan Dr.
El Paso, Texas 79932

Date: August 4, 2025
Project: All Abilities Playground
Lomaland Park
El Paso, Texas
File No.: P25-1-03303

Project Description

The proposed Design-Build project includes the design and construction of a new All-Abilities Playground located at Lomaland Park (715 Lomita Drive, in East El Paso, Texas). The new development will include new site improvements, playground surfacing and equipment, accessible pathways, inclusive restrooms, a welcome center for programming and events, and any supporting infrastructure such as parking, illumination and utilities.

General Scope of Services

Task 1: Implement a subsurface soil exploration program consisting of advancing three structural borings to a depth of 20 ft. each below ground surface (BGS) in the vicinity of the welcome center, one structural boring to a depth of 20 ft. each BGS in the vicinity of the ADA restrooms, two pavement borings to a depth of 10 ft. each BGS in the parking lot, and one pavement boring to a depth of 10 ft. each BGS in the vicinity of the new drop off zone. Soil borings will be advanced to the aforementioned depths or reasonable auger refusal, whichever occurs first. Standard penetration tests at regular depth intervals and collecting soil samples for laboratory testing are included in the field exploration phase of our study. We have considered that access to our truck mounted drill rig is provided. We will coordinate underground utility locate efforts.

Task 2: Our proposed laboratory analysis consists of the following tests to define physical properties of the subsurface soils: natural moisture content tests, particle size distribution analysis, Atterberg limits, soil proctor and a CBR.

Task 3: This task consists of performing a geotechnical engineering analysis and preparing a report that will include boring logs, laboratory test results, general site preparation recommendations, allowable soil bearing capacity values, estimates of settlement/heaving, general guidelines for foundation design and construction, seismic site classification (per 2021 IBC), select fill, suitability of resident soils for use as select fill, and asphalt pavement section thickness.

Fee for Professional Services & Schedule

We propose to perform the above scope, which shall be completed within three weeks from notice to proceed, for a lump sum fee of \$8,885.00

Task 1:	Mobilize/Drill/Sample/Field Engineer/Texas utility locate effort	\$4,515.00
Task 2:	Soil mechanics laboratory testing – pavement	\$2,345.00
Task 3:	Engineering, analysis and report preparation	\$2,025.00
Total Fee		\$8,885.00

Acceptance

If this scope, fee, schedule, and Agreement (Exhibit A) are acceptable, please send our office a purchase or task order to provide authorization to proceed. We appreciate your preference, and look forward to working with you on this project. If you have questions, or need further information, please contact us.

Copies: Above (1) via e-mail

Mr. Hector Luna
All Abilities Playground
File: P25-1-03303
August 4, 2025
Page 2



Respectfully Submitted,
LOI ENGINEERS

A blue ink signature of John Cordova, written in a cursive style.

John Cordova, P.E., PMP
Senior Vice President

Approved by:

Name

HECTOR LUNA

Signature

Company

BLACK STALLION CONTRACTORS INC.

Date

12/15/2025

ACCEPTANCE OF THIS AGREEMENT Client agrees that execution of this Agreement is a material element of the consideration LEC Engineering Inc. (dba LOI ENGINEERS) required to execute the Services, and if Services are initiated by LOI ENGINEERS (LOI) prior to execution of this Agreement as an accommodation for Client at Client's oral request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party.

CHANGE ORDERS. Client may request changes to the Scope of Services (Scope) by altering or adding to the Scope. If Client so requests, LOI will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Scope and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not allow the changes, but instead directs, authorizes orally or permits LOI to perform modified services, the Scope will be changed accordingly and LOI will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to LOI at the time of proposal, LOI is entitled to a change order adjusting its Scope and fee.

LIMITATION OF LIABILITY. Client and LOI have evaluated the risks and rewards associated with this project, including LOI's fee relative to the risks assumed, and agree to allocate certain of the risks so that, to the fullest extent permitted by law, the total liability of LOI (and its related corporations and employees) to Client and third parties granted reliance is limited to its fee or \$50,000, whichever is greater, for any injuries, damages, claims, losses, or expenses (including attorney and expert fees) out of LOI's services or this Agreement, regardless of cause(s).

INDEMNITY. LOI and Client shall mutually indemnify and hold harmless each other, their representatives, and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by their negligent acts, errors, or omissions. In the event, such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of LOI and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles.

WARRANTY. LOI will perform the services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. LOI makes no warranties or guarantees, either expressed or implied, relating to its services, and LOI disclaims any implied warranties, or warranties imposed by law, including those of merchantability and fitness for a particular purpose.

SUBSURFACE EXPLORATIONS. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands LOI's layout of borings and test locations is approximate and that LOI may deviate a reasonable distance from those locations. LOI will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.

TESTING AND OBSERVATIONS. Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on test and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive and are conducted to reduce, not eliminate project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling LOI so LOI can perform these Services. LOI shall not be responsible for the quality and completeness of contractor's work or their adherence to the project documents, and LOI's performance or testing and observation services shall not relieve contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by contractor or its subcontractors and is not responsible for their means and methods.

SAMPLE DISPOSITION, AFFECTED MATERIALS, AND INDEMNITY. Samples are consumed in testing or disposed of upon completion of tests (unless stated otherwise in the Services), Client shall furnish or cause to be furnished to LOI all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that LOI is not responsible for the disposition of Affected Material unless specifically provided in the Services, and that Client is responsible for directing such disposition. In the event that test samples obtained during the Services cannot reasonably be decontaminated, Client shall sign documentation (if necessary), required to ensure the equipment and reasonable disposal costs. LOI shall not be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that LOI neither created nor contributed to the creation or existence of any affected materials conditions at the site. Accordingly, Client waives any claim against LOI and agrees to indemnify and save LOI, its agents, employees, and related companies harmless from any claim, liability or defense cost, including attorney and expert fees, for injury or loss sustained by any party from such exposures allegedly arising out of LOI's non-negligent performance of services hereunder, or for any claims against LOI as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.

TERMINATION. Either party may terminate this Agreement of the Services upon written notice to the other. In such case, LOI shall be paid costs incurred and fees earned to the date of termination plus reasonable costs for closing the project.

ALTERNATIVE DISPUTE RESOLUTION. This Agreement shall be construed and interpreted solely in accordance with the Laws of the State of Texas. In the event of a dispute arising out of the performance of services by LOI, both Client and LOI agree to Alternative Dispute Resolution (ADR) as the preferred means to settle such dispute in lieu of litigation. The Client and LOI agree to resolve all legal claims through final binding arbitration and waive their right to a trial by jury for any claim.

OWNERSHIP OF DOCUMENTS. Work product, such as reports, logs, data, notes, or calculations, prepared by LOI ENGINEERS shall remain LOI's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of LOI. Files shall be maintained in general accordance with LOI's document retention policies and practices.

THIRD PARTY RELIANCE. This Agreement and the Services provided are for LOI and Client's sole benefit and exclusive use with no third-party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. For a limited time period, not to exceed three months from the date on the report, LOI will issue additional reports to others agreed upon with Client; however, Client understands that such additional reports will not be issued until those parties' sign and return LOI Agreement and LOI receives the agreed-upon reliance fee.

PAYMENT. Payment is due upon receipt. Client agrees to pay 18% or \$150 per month (late fee) whichever is greater on any remaining unpaid balance after 30 days from the date of the invoice. Client agrees to pay all expenses incurred by LOI in the event any balance past due or contested is placed in a collection agency or given to an attorney for collection.

REPRESENTATIONS. Each party represents that it has full corporate power and authority to enter into this Agreement and to do all things necessary for the performance of the Agreement contemplated herein.

FEE ESTIMATE

Project Name All Inclusive Playground - Lomaland Park
File No. P25-1-03303

**Task 1: Field Exploration**

Description	Quantity	Units	Rate	Fee
Welcome Center	60	lin. ft.	\$22.00	\$1,320.00
ADA Restrooms	20	lin. ft.	\$22.00	\$440.00
Parking Lot	20	lin. ft.	\$22.00	\$440.00
Drop Off Zone	10	lin. ft.	\$18.00	\$180.00
Drill rig mobilization	1	LS	\$450.00	\$450.00
Support vehicle	2	LS	\$135.00	\$270.00
Logger	9	ea	\$87.50	\$787.50
Project Engineer	2	hour	\$95.00	\$190.00
Field coordination (utility coord)	5	hour	\$87.50	\$437.50
Task 1 Total Fee:				\$4,515.00

Task 2: Laboratory Testing

Description	Quantity	Units	Rate	Fee
Moisture Content	35	ea.	\$12.00	\$420.00
Sieve Analysis	7	ea.	\$55.00	\$385.00
Percent Minus 200 sieve	7	ea.	\$50.00	\$350.00
Atterberg Limits	7	ea.	\$55.00	\$385.00
HMAC extraction		ea.	\$450.00	\$0.00
Consolidation Tests		ea.	\$325.00	\$0.00
Soil Proctor	1	ea.	\$300.00	\$300.00
CBR	1	ea.	\$315.00	\$315.00
Project Engineer	2	hour	\$95.00	\$190.00
Task 2 Total Fee:				\$2,345.00

Task 3: Engineering Design and Report Preparation

Description	Quantity	Units	Rate	Fee
CAD	5	hour	\$75.00	\$375.00
Clerical	2	hour	\$57.50	\$115.00
Project Engineer	8	hour	\$115.00	\$920.00
Project Manager	2	hour	\$155.00	\$310.00
Principal Engineer	1	hour	\$205.00	\$205.00
Miscellaneous Expenses	1	ea.	\$100.00	\$100.00
Task 3 Total Fee:				\$2,025.00

TOTAL FEE: **\$8,885.00**



STRUCTURAL ENGINEER

MMSE STRUCTURAL ENGINEERS

PROPOSAL TO PROVIDE STRUCTURAL ENGINEERING SERVICES

For

**CoEP All Abilities Playground
Lomaland Park
715 Lomita Dr.
El Paso, TX 79907**

Prepared for

**archiPELI
2617 MONTANA AVENUE
EL PASO, TEXAS 79935**

Prepared by

MM STRUCTURAL ENGINEERS, INC.
El Paso, Texas

PROPOSAL NO. MM25-124 Rev_4

October 6, 2025

October 6, 2025

Mr. Fred Perez, AIA
ArchiPELI
2617 Montana Ave
El Paso, TX

**Re: All Abilities Playground
Lomaland Park**

Dear Mr. Perez,

We are pleased to submit this proposal for Structural Engineering Services for the project referenced above.

Background

It is our understanding a new playground will be constructed at Lomaland Park. In addition to the amenities, a Welcome Center and Restroom facilities will be part of the project.

The Welcome Center facility will have a maximum size of up to 2,000sf and the ADA-compliant restrooms 600sf.

Scope of Work

Our scope of work includes the partial design of the foundation, roof structure, walls, and lateral force resisting system for the proposed Welcome Center and ADA Restrooms. The foundation will likely consist of a mat foundation with a perimeter turndown. The structure will be composed of metal deck over steel structure, supported by load-bearing masonry walls.

Structural Engineering Services

Our services will include the following as appropriate to this project:

A. Schematic Design (30% Complete)

- Attend meetings as required.
- Prepare calculations for principal structural elements.
- Prepare and provide "60% complete" foundation plans with details for the Welcome Center and ADA Restrooms.
- Prepare and provide "60% complete" roof framing plans with details for the Welcome Center and ADA Restrooms.
- Prepare and provide "60% complete" roof framing plans with details for the Welcome Center and ADA Restrooms.
- Prepare and provide "60% complete" plans with details for the exterior walls and lateral force resisting system for each building.
- Prepare and provide "60% complete" specifications for the structural portion of the project.
- Coordinate with other disciplines.

Fees

Our fees for the defined services will be lump sum amounts as follows:

- Schematic Design (30% Complete) \$ 11,841.00

Services will be billed in phases as they are completed.

The fee listed here does not include the design of retaining walls or any foundation elements not listed above.

Additional Services

Additional services will include but are not limited to the following:

- Design of Earth Retaining structures not described in the scope above.
- Design of handrails.
- Design of foundations for light poles.
- Significant changes to the scope of the project.
- Changes to substantially completed work.
- After the selection of the primary structural system, work associated with revising the design and documents to accommodate alternate structural systems.
- Work resulting from corrections or revisions required because of errors or omissions in construction by the contractor or subcontractors.
- Consultation, review, or design associated with temporary crane supports, temporary retention systems and other temporary structural systems required during the construction phase of the project.
- Review and determination of structural fire-resistance requirements.
- Consultation and review of structural members designed by others.
- Work associated with the preparation of documents reflecting as-built conditions.
- Special structural inspection services.
- Additional visits to the site to attend construction meetings and/or observe the construction of the structure.

We will invoice for Additional Services on a timecard basis.

Billing Rates for Additional Services

For billing on a timecard basis, the schedule of hourly billing rates is as follows:

- | | |
|------------------------------|-------|
| • Principal Engineer | \$241 |
| • Project Engineer | \$180 |
| • Staff Engineer | \$120 |
| • Technician | \$100 |
| • Construction Administrator | \$ 75 |
| • Secretarial | \$ 50 |

This proposal is based upon the outlined project scope of services. Major project revisions outside of MM Structural Engineers Inc.'s control or responsibility that require rework of completed work, more extensive work than originally agreed upon, or extension of the contract time will be considered additional services.

If directed by Client to provide additional engineering, design, or management services not covered above, such service shall be provided at the rates outlined herein. A Change Order must be issued in writing with compensation established by this Agreement to effect this change.

Reimbursable Expenses (if applicable)

Direct reimbursable project expenses, when not included in the fee, shall include travel by commercial conveyance, per diem for meals and lodging, supplies for the project, reproduction costs, photography costs, mileage at current Internal Revenue Service (IRS) rates and parking, all of which shall be billed at cost.

Terms and Conditions

This proposal is valid for thirty days.

This proposal is based upon a mutually agreeable work schedule.

MM Structural Engineers Inc. invoices are due within thirty days upon receipt.

Limitation of Liability Warranties

MM Structural Engineers Inc. will perform its services using that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality at the time of service.

Client agrees that MM Structural Engineers Inc. shall provide only the services set out herein and that MM Structural Engineers Inc. makes no warranties, express or implied in our proposal or our oral or written reports, with respect to products or their fitness for a particular purpose. Client agrees to look solely to the warranties made by the contractor and/or manufacturer of said products, including, without limitation, consequential damages arising out of the use of said products.

Any representations, recommendations, opinions, or conclusions relating to the work performed by MM Structural Engineers Inc. must be made in writing by duly authorized MM Structural Engineers Inc. representatives. MM Structural Engineers Inc. will not be bound by any oral representations, recommendations, opinions, or conclusions.

Deliverables

MMSE agrees to deliver the following:

- o Plans for each phase in pdf format.
- o Field Report for each site visit.

Validity of this Agreement

This agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the services to be rendered to the Client by MM Structural Engineers Inc. and

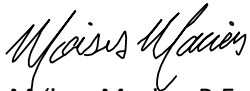
contains all of the covenants and agreements between the parties with respect to such transaction in any manner whatsoever. However, if you wish to authorize our services via a separate contract or purchase order, please reference this proposal in said document and forward a copy of the terms and conditions to us for review.

This agreement includes the terms and conditions attached to this proposal,

Choice of Law/Venue

This agreement shall be governed by and construed in accordance with the laws of the State of Texas and is performable in El Paso, Texas.

Sincerely,



Moises Macias, P.E.

President

MM Structural Engineers

+1 915 317 5751

Email: macias@mm-engrs.com

Acceptance

The terms and conditions of this proposal are accepted on this 15
day of DECEMBER, 2025.

archiPELI
2617 MONTANA AVENUE
EL PASO, TEXAS 79935

By: BLACK STALLION CONTRACTORS INC.

Name: HECTOR LUNA

Title: PRESIDENT

Date: 12/15/2025

Task Description	Principal Engineer		Project Engineer		Staff Engineer		Project Manager		Technician		Secretarial		Totals
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
	✓	\$241.00	✓	\$180.00		\$120.00	✓	\$180.00		\$100.00		\$50.00	
1 Schematic Design Phase (30%)													
Attend Meetings	4	\$964.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$964.00
Prepare and Provide 60% foundation plans	6	\$1,446.00	0	\$0.00	0	\$0.00	0	\$0.00	12	\$1,200.00	0	\$0.00	\$2,646.00
Prepare and provide 60% roof framing plans	8	\$1,928.00	0	\$0.00	0	\$0.00	0	\$0.00	18	\$1,800.00	0	\$0.00	\$3,728.00
Prepapre and provide 60% wall , LFRS plans & specs	4	\$964.00	0	\$0.00	0	\$0.00	0	\$0.00	16	\$1,600.00	0	\$0.00	\$2,564.00
Coordinate with other disciplines	5	\$1,238.74	0	\$0.00	0	\$0.00	0	\$0.00	7	\$700.00	0	\$0.00	\$1,938.74
TOTAL	9	\$2,202.74	0	\$0.00	0	\$0.00	0	\$0.00	23	\$2,300.00	0	\$0.00	\$11,840.74
2 Pre-Final Design Phase (60%)													
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	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 Pre-Final Design Phase (90%)													
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	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
4 Final Construction Documents (100%)													
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	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
Subtotal			0	\$0.00	0	\$0.00	0	\$0.00			0	\$0.00	
B. CONSTRUCTION ADMIN. PHASE													
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Construction Phase Subtotal	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
TOTAL ALL PHASES	9	\$2,202.74	0	\$0.00	0	\$0.00	0	\$0.00	23	\$2,300.00	0	\$0.00	\$11,840.74



MECHANICAL – ELECTRICAL - PLUMBING

ARETE ENGINEERING, LLC



Proposal

Alberto Hernandez-Berdan, PE
Hector Luna
Black Stallion Contractors LLC
5706 Doniphan Dr.
El Paso, Texas 79932

October 06, 2025

RE: All Abilities Playground 30% Proposal– Lomaland Park – 715 Lomita Dr. El Paso Texas 79907

Dear Mr. Luna

It is with great pleasure that we present to you with this proposal based on the 30% SOW for the renovations of the existing park located at 715 Lomita Dr. in El Paso Texas 79907. It is our understanding this proposal is for the first 30% of the SOW for the project will consists of additional playground area for ADA children, a 1,500 – 2,000SF single story welcome center building and 600SF restrooms. This proposal includes:

- Coordination with Utility company for Electrical, Water, Sewer, and Gas services. Layout of existing and any demolition to adapt for new project.
- Lighting Plan 50%, MEP Engineering at 50% and utility plans coordination with civil engineer.
- MEP design for Welcome Center and Restroom Area to include lighting, power, hvac, plumbing, schedules, and any energy report required.
- Analysis and report of Information Data, to includes, design of CCTV, IT and control access as required.
- 50% Lighting and power requirements for new parking lot and pathway throughout the park.
- Complete Signed and Sealed Electrical Construction Document in PDF, specifications will be included.

The proposal below includes a complete systems design as described above to meet all code requirements. The basic services fee for this shall be as described below to include of the services outline above:

MEP Design Engineering:	\$ 6,800.00
MEP Specifications	\$ 950.00
Total	\$ 7,750.00

Exclusions: This proposal excludes Land and Property Survey, PSB Utility Development Agreement, Sanitary Sewer Profiles of Pipes and/or Manholes to include but not limited to storm drain, Existing Sanitary Sewer Profiles Inspections, Utility application coordination which is the contractor/owner's responsible for any fees, applications, and/or coordination., LEED and Energy Management Certification Document, , Sanitary Septic System, Fire Sprinkler Design, Special Sport Lighting Design, Lighting Controls, Energy Management Systems, Fire Alarm System, Construction Management, Construction Administration, Specification, Irrigation System Design, Energy Audits, Permit Fees and LEED Documentation.

Supplementary Additional Engineering Services that can be provided upon request: (Not included under this contract): CCTV Design, IT Network Design, Control Access Design, Intrusions Design, Fire Alarm Design, Landscaping Design, Utility Development Agreements, Sanitary Sewer Profile Engineering, Selective Coordination Study Report, Certified Pool Design, Grounding/Bonding Design, Lightning Design.

Contract Administration Included: 6 Construction Meetings, RFI and Submittal Response, 4 site inspections during construction, punch list for 50%, 75% and 100% as required.

Additional Services

Alteration and deviation from the above scope of work will be additional service at a hourly rate as follows:

Professional Engineer	\$150.00
Design Engineer	\$100.00
Designer	\$80.00
CAD Operator	\$40.00
Administrative	\$30.00



Payment Agreement: The following progressive method of payment will be required:

50% Notice to Proceed Retainer
100% At Plans submittal and pproval

A handwritten signature in blue ink, appearing to be 'MC', is written over a horizontal line.

Marcos Castillo

The above price, specification and conditions are hereby accepted. You are authorized to the work as specified in this proposal and general terms and conditions attached.

Signature: _____ Date: _____

Please review this proposal and contact me if you have any questions or concerns, thank you in advance and I look forward to working you and your firm.

ALL ABILITIES PLAYGROUND DESIGN BUILD

September 22, 2025

Task Description	Profesional Engineer		Design Engineer		Designer		Cad Operator		Administrative		Totals
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
	\$150.00		\$100.00		\$80.00		\$40.00		\$30.00		
1 Schematic Design Phase (30%)											
Contract Review and Coordination	2	\$300.00	2	\$200.00	2	\$160.00	2	\$80.00	2	\$60.00	\$800.00
Design Team Kick Off Meeting	1	\$150.00	2	\$200.00	1	\$80.00	1	\$40.00	0	\$0.00	\$470.00
Site Visit and Investigation	1	\$150.00	2	\$200.00	2	\$160.00	1	\$40.00	0	\$0.00	\$550.00
Utility Coordination	1	\$150.00	1	\$100.00	2	\$160.00	1	\$40.00	1	\$30.00	\$480.00
Site Lighting Design	1	\$150.00	1	\$100.00	2	\$160.00	4	\$160.00	0	\$0.00	\$570.00
Owner Comment Coordination & Meeting	2	\$300.00	2	\$200.00	2	\$160.00	2	\$80.00	2	\$60.00	\$800.00
Team Collaborative Coordination	2	\$300.00	2	\$200.00	2	\$160.00	2	\$80.00	2	\$60.00	\$800.00
Electrical Engineering	2	\$300.00	2	\$200.00	3	\$240.00	4	\$160.00	1	\$30.00	\$930.00
Mechanical Engineering	2	\$300.00	2	\$200.00	3	\$240.00	4	\$160.00	1	\$30.00	\$930.00
Plumbing Engineering	2	\$300.00	2	\$200.00	2	\$160.00	4	\$160.00	1	\$30.00	\$850.00
Specifications	1	\$150.00	3	\$300.00	1	\$80.00	1	\$40.00	0	\$0.00	\$570.00
TOTAL	17	\$2,550.00	21	\$2,100.00	22	\$1,760.00	26	\$1,040.00	10	\$300.00	\$7,750.00
TOTAL ALL PHASES	17	\$2,550.00	21	\$2,100.00	22	\$1,760.00	26	\$1,040.00	10	\$300.00	\$7,750.00



GENERAL TERMS & CONDITIONS

All sales of engineering services, design services, detail drawing services, consulting and training services, inspection and analysis services, and testing services by Arete Engineering, LLCs, (collectively referred to herein as "Engineering Services") are subject to the following terms and conditions. All proposals, quotations or acknowledgments issued by Arete Engineering, LLC are an offer to sell Engineering Services pursuant to these terms and conditions. Arete Engineering, LLC objects to any additional or different terms contained in any documentation submitted by Customer. No waiver or modification of these terms and conditions shall be binding on ARETE ENGINEERING, LLC unless authorized in writing by ARETE ENGINEERING, LLC.

SCOPE. The scope of work for the Engineering Services to be provided to Customer is specifically set forth in the proposal, quote, or acknowledgment submitted to Customer by ARETE ENGINEERING, LLC. If Customer requests a change in the scope of the Engineering Services to be provided, ARETE ENGINEERING, LLC reserves the right to revise delivery schedules and make an equitable adjustment to the price. Customer acknowledges and agrees that ARETE ENGINEERING, LLC is providing the Engineering Services only and is not providing or participating in the provision of any product(s). ARETE ENGINEERING, LLC will not be obligated to provide any services which are (a) outside of the scope defined in the applicable documentation; (b) outside its area of expertise; or (c) in violation of any applicable laws, codes or regulations.

CUSTOMER OBLIGATIONS. Customer shall make available in a timely manner at no charge to ARETE ENGINEERING, LLC all drawings, technical data, measurements, and other information and resources reasonably required by ARETE ENGINEERING, LLC for the performance of the Engineering Services. Customer will be responsible for and assumes the risk of any problems resulting from the content, accuracy, completeness and consistency of all such data, materials and information supplied by Customer.

PRICES/TAXES. Unless otherwise stated or agreed, ARETE ENGINEERING, LLC's prices do not include sales, use, or similar taxes. Taxes, fees, costs of permits or licenses, etc. related to the Engineering Services and levied against ARETE ENGINEERING, LLC will be considered reimbursable expenses to be paid by Customer.

TIME AND MATERIALS. Charges for Engineering Services that are conducted on a Time and Materials basis will be according to the attached Rate Schedule. Overtime costs will be added for Customer-requested overtime of non-professional (below engineering level) personnel. Overtime is defined as work in excess of 8 hours per day or 40 hours per week. Time spent preparing for or participating in legal proceedings will be billed at 150% of the rates given in the Rate Schedule.

The labor hours required to perform the Engineering Services will be recorded on a time sheet by the individual performing the services. Labor hours will be recorded to the nearest quarter hour. Actual hours worked will be recorded for Engineering Services performed in ARETE ENGINEERING, LLC's or Customer's offices. On international projects, the labor hours spent in obtaining visas, medical certifications, inoculations, etc. also will be recorded. Travel time will be recorded portal-to-portal, home office.

PAYMENT TERMS. Customer shall be responsible for timely payment of invoices, regardless of any agreement that Customer may make regarding cost sharing with other parties. Invoices will normally be submitted every four weeks, in U.S. Dollar amounts, for charges accrued during the previous four weeks. Standard payment terms are net 30 days for creditworthy customers. Payment must be made in U.S. Dollars by check or order drawn on a U.S. bank; or, subject to ARETE ENGINEERING, LLC approval, on a foreign bank having a corresponding agreement with a U.S. Bank. Any bank charges made to process an instrument will be considered a reimbursable expense. Payments not received within 90 days will incur a 5% finance charge per month until the payment is made, unless parties agree otherwise. ARETE ENGINEERING, LLC reserves the right to stop work on projects where payment is past due.

LIMITED WARRANTY. ARETE ENGINEERING, LLC will provide the Engineering Services in accordance with generally accepted professional engineering practices using reasonable care and skill consistent with that ordinarily exercised by members of the profession under similar conditions. However, due to the nature of the Engineering Services being provided, ARETE ENGINEERING, LLC cannot fully guarantee the success of Customer's project. As such, except as set forth



in this Section, ARETE ENGINEERING, LLC makes no warranties or guarantees, whether express, implied, or statutory, regarding or relating to the Engineering Services furnished under this Agreement. ARETE ENGINEERING, LLC specifically disclaims all implied warranties of merchantability and fitness for a particular purpose with respect to the Engineering Services.

REMEDY FOR BREACH OF THE LIMITED WARRANTY. The parties acknowledge and agree that the Engineering Services are being provided by ARETE ENGINEERING, LLC with the expectation that ARETE ENGINEERING, LLC is not assuming any financial or operational risks of the Customer. In the event ARETE ENGINEERING, LLC commits an error with respect to, or incorrectly performs the Engineering Services, ARETE ENGINEERING, LLC shall use commercially reasonable efforts to correct such error or re-perform such Engineering Services at no cost to Customer. Customer acknowledges that its sole and exclusive remedy, and ARETE ENGINEERING, LLC's sole and exclusive liability, for any defect or error in the Engineering Services shall be correction, re-performance or substitution of such services by ARETE ENGINEERING, LLC.

DELIVERY/FORCE MAJUERE. ARETE ENGINEERING, LLC shall have no liability for delays or any other breach of its obligations resulting from an Act of God, war, riot, explosion, accident, act of government, work stoppage, default of subcontractor or supplier of materials, or any other cause beyond the reasonable control of ARETE ENGINEERING, LLC.

CANCELLATION, SUSPENSION OR DELAY. Customer may cancel an order for Engineering Services upon written notice to ARETE ENGINEERING, LLC and payment of an agreed upon cancellation charge, which shall include all costs incurred by ARETE ENGINEERING, LLC prior to the cancellation plus a reasonable profit. A purchase order may be suspended or delayed by Customer with ARETE ENGINEERING, LLC's prior written consent. If ARETE ENGINEERING, LLC agrees to a suspension or delay, Customer shall reimburse ARETE ENGINEERING, LLC for all costs incurred up to the date of such suspension or delay, plus a reasonable profit. All other costs related to and risks incidental to resumption of the Services shall be borne by Customer.

DOCUMENTATION. Except as otherwise specifically set forth in the scope of work provided as part of the proposal or quotation, all documents, including drawings, specifications, computer files, electronic media, data, engineering calculations, notes, and other documents and instruments prepared or furnished by ARETE ENGINEERING, LLC (collectively the "Documentation") are the property of ARETE ENGINEERING, LLC and shall not be considered works for hire. ARETE ENGINEERING, LLC shall retain all common law, statutory and other reserved rights, including copyright, applicable to the Documentation. The Documentation is not intended or represented to be suitable for use on any other project. Any reuse of the Documentation without written verification or adaptation by ARETE ENGINEERING, LLC for the specific purpose intended is prohibited and will be at Customer's sole risk and without liability or legal exposure to ARETE ENGINEERING, LLC. Customer agrees to defend, indemnify and hold ARETE ENGINEERING, LLC harmless against all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising from or in any way connected with the unauthorized use or modification of the Documentation by Customer or any person or entity that acquires or obtains the Documentation from or through Customer without the written authorization of ARETE ENGINEERING, LLC.

HARDWARE. Except as otherwise specifically set forth in the scope of work provided as part of the proposal or quotation, any tools, hydraulic equipment, instrumentation, structural steel, or other hardware (collectively the "Hardware") that is purchased for conducting the Engineering Services are the property of ARETE ENGINEERING, LLC. Customer-owned hardware or test samples shall be removed from ARETE ENGINEERING, LLC premises within 90 days of the completion of the Engineering Services at the sole cost and expense of the Customer. Hardware or test samples that remain after 90 days shall incur storage fees as given in the Rate Schedule.

INTELLECTUAL PROPERTY RIGHTS. Each party shall retain ownership of all intellectual property it had prior to commencement of the Engineering Services. Except as otherwise set forth on the scope of work, Customer shall own the rights to all discoveries, improvements, and inventions conceived of or made by ARETE ENGINEERING, LLC that are a direct result of the Engineering Services performed for Customer. At Customer's request and expense, ARETE ENGINEERING, LLC shall execute all papers and deliver to Customer all data and other information, and perform other acts as Customer may require, to assign and transfer all ARETE ENGINEERING, LLC's right, title and interest therein to Customer and to enable Customer to apply for, obtain, and enforce patent protection thereon. Time and expenses incurred by ARETE ENGINEERING, LLC in connection therewith shall be paid by Customer.

INDEMNITY. Customer will defend, indemnify, and hold ARETE ENGINEERING, LLC harmless from all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising out of the provision of the Engineering Services by ARETE ENGINEERING, LLC under this Agreement, including claims related to ARETE ENGINEERING, LLC's use of Customer supplied drawings, measurements, data, or any other information provided by Customer that is used in



performing the Engineering Services. However, in no event shall Customer be liable under this provision for claims arising out of the sole negligence or willful misconduct of ARETE ENGINEERING, LLC.

COMPLIANCE WITH LAWS. The parties agree to comply with all applicable federal, state, or local laws in connection with the Engineering Services being provided pursuant to this Agreement.

GOVERNING LAW. The relationship between Customer and ARETE ENGINEERING, LLC shall be governed by the laws of the State of Texas, United States of America, and the parties agree that the United Nations Convention on Contracts for the International Sale of Goods shall not apply.

EXPORT CONTROL. In the event that U.S. or local law requires export authorization for the export or re-export of any technology included or associated with the Engineering Services being provided, then no delivery can be made until such export authorization is obtained, regardless of any otherwise promised delivery date. In the event that any required export authorization is denied, ARETE ENGINEERING, LLC will be relieved of any further obligation relative to the sale and/or delivery of the Services subject to such denial without liability of any kind relative to Customer or any other party. ARETE ENGINEERING, LLC will not comply with boycott related requests except to the extent permitted by U.S. law and then only at ARETE ENGINEERING, LLC's sole discretion.

ASSIGNMENT. Customer may not assign the Agreement between ARETE ENGINEERING, LLC and Customer without the prior written consent of ARETE ENGINEERING, LLC.

THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against ARETE ENGINEERING, LLC. ARETE ENGINEERING, LLC's Engineering Services are being performed solely for Customer's benefit, and no party or entity shall have any claim against ARETE ENGINEERING, LLC because of this Agreement or the performance or nonperformance of the Engineering Services.

INDEPENDENT CONTRACTORS. Each party will be and act as an independent contractor and not as an agent or partner of, or joint venture with, the other party for any purpose related to this Agreement or the transactions contemplated by this Agreement, and neither party by virtue of this Agreement will have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party.

ENTIRE AGREEMENT. This Agreement represents the entire and integrated Agreement between Customer and ARETE ENGINEERING, LLC and supersedes all prior negotiations, representations, or agreements either written or oral. This Agreement may be amended only by written instrument signed by both Customer and ARETE ENGINEERING, LLC.

LIMITATION OF LIABILITY. ARETE ENGINEERING, LLC's liability for a claim of any kind arising out of the Engineering Services provided pursuant to this Agreement shall in no case exceed the price paid by Customer or as previously agreed in writing with the customer. In no event shall ARETE ENGINEERING, LLC be liable for any special, indirect, incidental, or consequential damages, including loss of profits or business interruption or loss of use of equipment, however caused, arising from the Engineering Services provided pursuant to this Agreement.

DISPUTE RESOLUTION. All claims or disputes of any kind arising out of the relationship between Customer and ARETE ENGINEERING, LLC shall be submitted to mediation prior to filing suit. The language to be used in mediation shall be English. Any action filed between the parties after unsuccessful mediation shall be filed in the state or federal courts in and for El Paso County, Texas. The prevailing party shall be entitled to recover its costs, including reasonable attorneys' fees.



ARCHITECTURE

ArchPELI



October 6, 2025

Mr. Hector Luna, President
Black Stallion Contractors
5825 Onix
El Paso, TX 79912

RE: **All-Abilities Playground @ Lomaland Park (4.8-acre development)**
El Paso, TX 79907

Rev. (3) DESIGN FEE PROPOSAL

Mr. Luna;

We are pleased to provide this proposal and are confident that we at **archiPELI** will provide you with the architectural design services required by you for this significant project. Hector, we are 100% invested in this project and are confident **we** can achieve successful completion and look forward to future projects like this.

We submit our fee proposal as follows.

♦ **SCOPE OF WORK**

archiPELI will provide the following preconstruction services:

Provide architectural site plan in coordination with the landscape architects layout.
Preliminary floor plans and exterior elevations of the Welcome Center and Restrooms.
Architectural renderings of the Welcome center. ✓

archiPELI will provide the following Construction Document services:

Coordination of the various disciplines needed to complete the project; however, we are not liable for errors committed by the various team players.

The Construction Documents Phase will include the following,

Schematic Design Phase (30%), Architectural only.

All architectural items that are required by the CoEP for a 60% complete set of documents. ✓

Structural Engineering is not part of this proposal.

Architectural specifications manual.

♦ **FEES**

Our Fee for the defined services above will be for a lump sum of **Twenty thousand four-hundred forty and 00/100 Dollars (\$ 20,440.00)**, which is 30% Schematic Design Phase (architectural only). Payments are due upon receipt of the Invoice or within a maximum of thirty days from the date of our invoice for the project to continue within schedule and without interruption due to

non-payment.

◆ **ADDITIONAL SERVICES**

Additional services will include but are not limited to the following:

- Significant changes to the scope of the project.
- Changes to substantially completed work.
- Work resulting from corrections or revisions required because of errors or omissions in construction. by the contractor or subcontractors.
- Our hourly rates are included as attachment "A".

◆ **REIMBURSABLE ITEMS (if applicable)**

The following items will be considered reimbursable and billed to you at cost plus 20%.

- Reproduction for bidding, permitting & regulatory approval (except for day-to-day coordination).
- Travel (if outside El Paso County), per diem, mileage, meals and lodging.
- Overnight packages (i.e. Federal Express, UPS, etc.).
- TDLR registration, plan review and inspection fee.

◆ **ITEMS NOT INCLUDED**

The following items are not part of our proposal:

- Building permit fees or permit application fees.
- Asbestos Abatement Report.
- Geotechnical Report.
- Topographic survey.
- TDLR registration, plan review and inspection fee.
- Structural Engineering.
- Civil Engineering.
- MEP Engineering.
- Landscape or Irrigation plans.
- Resident Project Representative.
- Zoning and platting.
- Detailed Site Development Plan. (archiPELI will provide architectural plans to the civil engineer only) ✓
- Errors & Omissions Liability for project engineers not under this contract.

◆ **COMPLETION TIME**

Mr. Luna, we are committed to performing in a whole *team* effort and the time frame will begin when you give us a written NTP. This proposal is based upon the scope in the outlined project's scope of services. Major project revisions outside of **archiPELI's** control that require rework of completed work, more extensive work than originally agreed upon, or extension of the contract time, will be considered additional services.

◆ **TERMS AND CONDITIONS**

- This proposal is valid for 30 days.
- This proposal is based upon a mutually agreeable work schedule.
- Invoices are due upon receipt or within a maximum of thirty days of Invoice date

2617 montana avenue • el paso, tx 79903 • p. 915.533.0052 • www.archipeli.com

(unless other mutually agreed terms).

♦ **LIMITATION OF LIABILITY WARRANTIES**

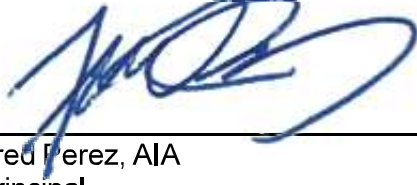
archiPELI will perform its services using that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality at the time of service.

♦ **CHOICE OF LAW/VENUE**

This agreement shall be governed by and construed in accordance with the laws of the State of Texas and is performable in El Paso, Texas.

Respectfully Submitted,

aP,
architecture design studio



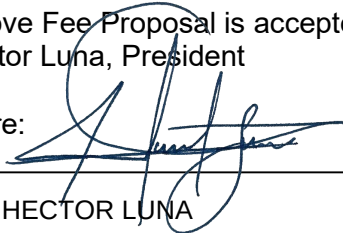
Fred Perez, AIA
Principal

FEE PROPOSAL ACCEPTANCE:

The above Fee Proposal is accepted on this 15 day of DECEMBER, 2025.

Mr. Hector Luna, President

Signature:



Name:

HECTOR LUNA

Title:

PRESIDENT

STATEMENT OF CERTIFICATION

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Texas Civil Statutes, Article 249a.

Task Description	Architect		Intern Architect		Project Manager		CADD Technician		Garphic Designer		Secretarial		Totals
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
	\$205.00		\$140.00		\$125.00		\$105.00		\$65.00		\$75.00		
1 Schematic Design Phase (30%)													
Site Visit and Investigation	2	\$410.00	2	\$280.00	2	\$250.00	2	\$210.00	0	\$0.00	0	\$0.00	\$1,150.00
Design Team Kick Off Meeting	2	\$410.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$410.00
Graphic Designer	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	48	\$3,120.00	0	\$0.00	\$3,120.00
Schematic Design - BUILDING	8	\$1,640.00	24	\$3,360.00	18	\$2,250.00	44	\$4,620.00	0	\$0.00	22	\$1,650.00	\$13,520.00
Public Outreach	2	\$410.00	2	\$280.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$690.00
Owner Comment Coordination & Meeting	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$150.00	\$150.00
Team Collabortaive Coordination	2	\$410.00	2	\$280.00	4	\$500.00	2	\$210.00	0	\$0.00	0	\$0.00	\$1,400.00
TOTAL	16	\$3,280.00	30	\$4,200.00	24	\$3,000.00	48	\$5,040.00	0	\$0.00	24	\$1,800.00	\$20,440.00
2 Pre-Final Design Phase (60%)													
BUILDING Design	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Project Cover Sheet	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Public Outreach	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Owner Comment Coordination & Meeting	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Construction Phasing Coordination	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Team Collabortaive Coordination	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 Pre-Final Design Phase (90%)													
BUILDING Design	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Project Cover	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Public Outreach	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Owner Comment Coordination & Meeting	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Construction Phasing Coordination	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Team Collabortaive Coordination	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
4 Final Construction Documents (100%)													
BUILDING Design	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Project Cover	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Public Outreach	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Owner Comment Coordination & Meeting	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Construction Phasing Coordination	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Team Collabortaive Coordination	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
Subtotal			30						0	\$0.00			
B. CONSTRUCTION ADMIN. PHASE													
Attend Pre-Construction Conference	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Review Shop Drawings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
RFI Coordination	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Submittal Review	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Architectural Supplemental Information (ASI)	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
1-Year Warranty Inspection & Report	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Record (As-Built) Drawing Preparation	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
Construction Phase Subtotal	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
TOTAL ALL PHASES	16	\$3,280.00	30	\$4,200.00	24	\$3,000.00	48	\$5,040.00	0	\$0.00	24	\$1,800.00	\$20,440.00



LANDSCAPE ARCHITECTS

GREENWAY STUDIO

October 6, 2025

Black Stallion
5450 Hurd Place, Suite E
El Paso, TX 79912
Attn: Hector Luna



Re: Landscape Architectural Services for the new All Abilities Playground at Lomaland Park – El Paso, TX

Mr. Luna,

Thank you again for the opportunity to work with Black Stallion Contractors and the Capital Improvement's Department to provide landscape architectural and irrigation design services. We always appreciate and enjoy working with you under similar projects. The new All Abilities Playground at Lomaland Park will consist of approximately four and a half-acres areas on which the playground complex will be implemented.

The all-abilities playground will be designed adjacent to and integrated within the existing park trail, sport courts and access area to provide continued access through a new designated parking lot and drop-off point where access will be given to the playground structures, by means of walkways and a combination of poured in place rubber surfacing and engineered wood fibers. Within the various areas we have planned to integrate landscape and shade trees to cool off the various spaces. The playground area will feature various playground structures for age groups 2-5 and 5-12 year-olds, consisting of various interactive sensory play zones, active zones, quiet zones, and elevated play accessible to all abilities. Amenities will also consist of shade structures, and various site furniture to include benches, pic-nic tables, bike racks and trash receptacles. The new playground footprint will have an automatic irrigation system, while various affected areas of the park will need to undergo modifications and extensions to account for the existing trees, shrubs, and general landscape areas. The repair and replacement of grass or other landscape surfacing has also been accounted for in areas of disturbance.

Within our services we have planned for two Open-House meetings with the public and where renderings will be provided along with a power-point presentation. The conceptual render will be based on one (1) schematic layout planned and render to be developed during the schematic design phase and used in public meetings. Our services will also include various rendered site perspectives, elevations, and plant material presentations. We have accounted for a phased design process, with a total of sixty-two (62) sheets at a minimum required 1" = 20' scale.

LANDSCAPE AND IRRIGATION DESIGN PLANS

The design will include a Schematic Design Layout at which point we will include a playground master plan along with manufacturer provided 3-D playground graphics. Shortly after we will move through with a fast-paced design approach to swiftly work into the 30% Schematic Design Phase, as noted in the RFQ. We anticipate weekly meetings to

discuss design progress and contractor comments, and we have also included time for coordination with the City of El Paso, and El Paso Parks and Recreation.

We anticipate that signed and sealed construction documents will be included in a separate purchase order to be approved at a later date. This task includes digital file PDFs and a design progress as described below:

- **Schematic Design 30% Phase**
 - Site Visit and Investigation
 - Review Meeting at Client's Request
 - Schematic Site Layouts
 - Digital PDF Copy of Design Plans
 - 80% Cover Sheet
 - 50% Landscape Demolition Plans
 - 50% Construction Notes
 - 60% Construction Details
 - 60% Accessibility Strategy Diagram
 - 90% Playground Equipment Layout
 - 50% Wayfinding & Signage Plan
 - 60% Landscape Plans
 - 60% Landscape Details
 - 60% Irrigation Plans
 - 60% Irrigation Details
 - 60% Construction Phasing Plans
 - Specification Outline & List
 - Opinion of Probable Cost
 - Public Meeting (2)
 - Rendering Presentation and Plant Palette Exhibits
 - Weekly Collaboration Meetings

TOTAL LANDSCAPE ARCHITECTURAL FEES: \$ 199,760.00 LUMP SUM,

Payments are due upon receipt of the invoice or within a maximum of thirty days from the date of our invoice. This proposal does not include landscape architectural construction documents, construction administration, accessibility specialist services or a third-party playground audit, however, these 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 feel free to contact us at 915-215-9488.

Sincerely,

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



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

Accepted by: _____ Date: _____

Hector Luna, Owner
10.06.2025

All Abilities Playground at Lomaland Park

Re: LANDSCAPE ARCHITECTURAL HOURLY RATE SCHEDULE

LANDSCAPE ARCHITECTURAL HOURLY RATE SCHEDULE 2025



Principal		Landscape Architect		Rendering & Graphics Specialist		Project Manager/Licensed Irrigator		Landscape/Irrigation Designer		Administrative Assistant	
Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate
	\$175.00		\$165.00		\$95.00		\$105.00		\$85.00		\$70.00

Accepted by: _____ Date: _____

COEP ALL ABILITIES PLAYGROUND DESIGN BUILD AT LOMALAND PARK

LA FEE SCHEDULE

October 6, 2025



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	
	\$175.00		\$165.00		\$95.00		\$105.00		\$85.00		\$70.00		
A. LANDSCAPE ARCHITECTURAL													
1 Schematic Design Phase (30%)													
Site Visit and Investigation	0	\$0.00	3	\$495.00	0	\$0.00	3	\$315.00	0	\$0.00	0	\$0.00	\$810.00
Design Team Kick Off Meeting	0	\$0.00	3	\$495.00	0	\$0.00	3	\$315.00	3	\$255.00	0	\$0.00	\$1,065.00
Geotechnical / Soils Test Analysis	0	\$0.00	1	\$165.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$165.00
Schematic Site Layouts and Design	0	\$0.00	100	\$16,500.00	0	\$0.00	85	\$8,925.00	250	\$21,250.00	0	\$0.00	\$46,675.00
Project Cover Sheet	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	5	\$425.00	6	\$420.00	\$845.00
General, Landscape, Construction & Irrigation	0	\$0.00	2	\$330.00	0	\$0.00	0	\$0.00	8	\$680.00	0	\$0.00	\$1,010.00
Landscape Plans	0	\$0.00	15	\$2,475.00	0	\$0.00	10	\$1,050.00	60	\$5,100.00	0	\$0.00	\$8,625.00
Hardscape Plans	0	\$0.00	0	\$0.00	0	\$0.00	10	\$1,050.00	52	\$4,420.00	0	\$0.00	\$5,470.00
Irrigation Plans	0	\$0.00	0	\$0.00	0	\$0.00	20	\$2,100.00	90	\$7,650.00	0	\$0.00	\$9,750.00
Wayfinding Design Plans	0	\$0.00	28	\$4,620.00	0	\$0.00	24	\$2,520.00	150	\$12,750.00	0	\$0.00	\$19,890.00
Demolition Plans	0	\$0.00	0	\$0.00	0	\$0.00	5	\$525.00	30	\$2,550.00	0	\$0.00	\$3,075.00
General, Landscape, & Irrigation Details	0	\$0.00	0	\$0.00	0	\$0.00	5	\$525.00	6	\$510.00	0	\$0.00	\$1,035.00
Construction Details	0	\$0.00	55	\$9,075.00	0	\$0.00	15	\$1,575.00	100	\$8,500.00	0	\$0.00	\$19,150.00
Playground - Enlargement & Details / PIP Design	0	\$0.00	10	\$1,650.00	0	\$0.00	10	\$1,050.00	60	\$5,100.00	0	\$0.00	\$7,800.00
Shade Canopy Enlargement & Details	0	\$0.00	0	\$0.00	0	\$0.00	5	\$525.00	25	\$2,125.00	0	\$0.00	\$2,650.00
Section & Elevation Details	0	\$0.00	0	\$0.00	0	\$0.00	6	\$630.00	65	\$5,525.00	0	\$0.00	\$6,155.00
Opinion of Probable Cost	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	8	\$680.00	10	\$700.00	\$1,380.00
Outline of Specifications	0	\$0.00	0	\$0.00	0	\$0.00	2	\$210.00	0	\$0.00	6	\$420.00	\$630.00
Consultant QA/QC Coordination	0	\$0.00	35	\$5,775.00	0	\$0.00	24	\$2,520.00	60	\$5,100.00	0	\$0.00	\$13,395.00
Conceptual Renderings &Plant Palette Presentation	0	\$0.00	12	\$1,980.00	180	\$17,100.00	0	\$0.00	30	\$2,550.00	0	\$0.00	\$21,630.00
Public Outreach	6	\$1,050.00	0	\$0.00	0	\$0.00	6	\$630.00	0	\$0.00	0	\$0.00	\$1,680.00
Owner Comment Coordination & Meeting	0	\$0.00	15	\$2,475.00	0	\$0.00	15	\$1,575.00	15	\$1,275.00	0	\$0.00	\$5,325.00
Construction Phasing Coordination	6	\$1,050.00	0	\$0.00	0	\$0.00	6	\$630.00	0	\$0.00	0	\$0.00	\$1,680.00
Team Collaborative Coordination	40	\$7,000.00	40	\$6,600.00	0	\$0.00	33	\$3,465.00	33	\$2,805.00	0	\$0.00	\$19,870.00
TOTAL	52	\$9,100.00	312	\$51,480.00	180	\$17,100.00	281	\$29,505.00	1047	\$88,995.00	22	\$1,540.00	\$199,760.00

✓

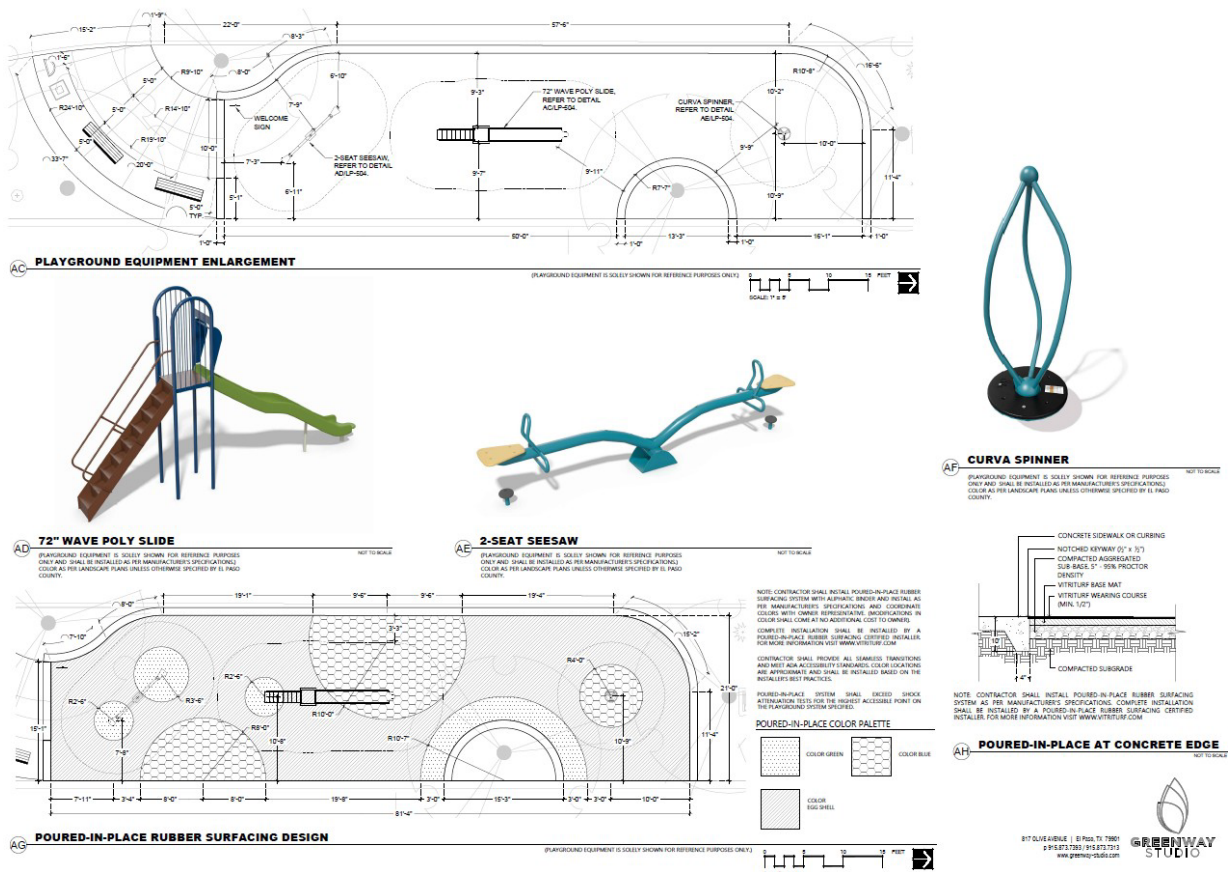
✓

✓

✓

✓

Playground – Enlargement & Details / PIP Design - This task will require us to show enlargements of the playground to include fall zones, general dimensioning, concrete form radiuses, show clearances, and include the poured in place rubber surfacing (PIP) design. Within the PIP our intention is to include desert animal figures to match the play structures and color code the various play zone activities. We will work these conceptually between the designers and project managers before we establish a design that will work best. Attached is a small-scale example of the work that will need to be provided.



Conceptual Renderings & Plant Palette Presentation Task - We'll reduce and revise as much as possible. This task includes photo realistic renderings which will require us to rebuild the site's existing conditions, and the landscape will begin to build itself with the proposed play structures, types of surfacing, materials and colors, site circulation, user zones, lighting as well as scaled users. The renderings will provide a visual between the relationship of each proposed area; from the entry and visitor center to the inclusive play structures, zip-line tracks and more. This task includes the use of sketch-up, Lumion, D5 Render, and Photoshop to create final presentation boards.

Public Outreach Task - We'll reduce and revise to account for two public meetings.

Construction Phasing Coordination Task – We'll reduce and revise. This task is a requirement as per the RFQ and the intent of this time is to coordinate construction phasing at various points to include lead times on items specified in the landscape architectural plans, complexity of custom-built structures (planters, concrete benches, surfacing materials, etc) and keep a record of phasing with the contractor.

Team Collaborative Coordination Task - We'll reduce and revise. In this task we have intended to have weekly coordination with the team particularly we have included much of this coordination to occur with the playground manufacturer, the architect and design disciplines. Our own internal coordination is included within our own team to include lead designers spearheading various design tasks.

Irrigation Designer hours are only shown under the Landscape Plans Task and will include time to modify the existing park irrigation system to keep it fully functional while also providing a new irrigation system that observes the new all abilities playground complex.



CIVIL ENGINEER AND SURVEYING

BROCK & BUSTILLOS



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

August 5, 2025

*Via E-MAIL: hluna@blackstalliongroup.com
alberto@nuraamigroup.com*

Black Stallion Group
5450 Hurd Pl, Ste. E
El Paso, Texas 79912

Attn: Mr. Hector Luna, President/ CEO

Re: A 12.4-acres ± parcel being Tracts 1J3, 1J2, 1J1A, 1J1 and 1F, Block 15, Ysleta Grant,
Lomaland Park, Lomita Street, City of El Paso, El Paso County, Texas
Proposal No. 2025-0720REV

Dear Mr. Luna:

We appreciate the opportunity to present to you our proposal for Professional Surveying Services for the above referenced project. The following is our proposed Scope of Work:

SCOPE OF WORK I (Platting Determination and Zoning Verification):

1. Prepare a platting determination application with required documentation and maps for the project area;
2. Submit platting determination application, fees and supporting documentation to the City of El Paso Planning and Inspection Department via the Citizens Access Portal;
3. Prepare a zoning verification application for the project area;
4. Submit the zoning verification application, fees and required documentation to the City of El Paso Planning and Inspections Department via the Citizens Access Portal.

SCOPE OF WORK II: (Boundary, Topographic and Improvement Survey~5.5 acres±)

1. Order title report for the project area which include Tracts 1J3, 1J2 and 1J1A;
2. Initiate a Texas 811 Call before you dig utility locating ticket for the project area;
3. Request any record or as-built maps from local utility companies;
4. Coordinate access to the property through client and city officials;
5. Locate and measure any horizontal and vertical survey control near the project area;
6. Perform a boundary, topographic and improvement survey of the project area shown on the exhibit attached hereto;
7. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD88);
8. Topography limits shall be extended 25 beyond red limits and up to the centerline of adjacent streets as shown on said exhibit;
9. Establish four (4) temporary benchmarks for use during construction activities;
10. Prepare a boundary, topographic and improvement survey of the project area; and

Black Stallion Group

Attn: Hector Luna, Pres./CEO
RE: Lomaland Park
Proposal No.: 2025-0720REV
August 5, 2025
Page 2 of 4

11. Deliver one (1) pdf and one (1) AutoCAD 2020 file of the topographic and improvement survey to Black Stallion Group.

SCOPE OF WORK III (Subdivision Plat~12.4 Acres±):

1. Order title report for the subject parcel which includes Tracts 1J1 and 1F;
2. Locate and measure any horizontal and vertical survey control for the subject parcel;
3. Perform a boundary, topographic and improvement survey of the remaining 6.9 acres±;
4. Prepare a preliminary and final plat for the proposed replat of one (1) lot;
5. Prepare a subdivision combination application for the City of El Paso (COEP);
6. Submit one (1) preliminary plat, final plat and subdivision application pdf to the COEP Planning and Inspections Department via the citizens access portal for five-day review;
7. Review and address the five-day review comments from the COEP for the preliminary and final plats;
8. Submit one (1) revised preliminary plat, final plat and the paid subdivision application to the COEP Planning and Inspections Department via the citizens access portal for final approval;
9. Review and address the City Plan Commission (CPC) Staff Report comments for the preliminary and final plats;
10. Email one (1) pdf copy of the revised preliminary plat and final plat to the COEP Planning and Inspections Department to present at CPC;
11. Represent client at all public meetings;
12. If approval by CPC deliver one (1) pdf copy of the “pre-cloth” final plat to the COEP Planning and Inspections Department to approve before preparing the recording mylars;
13. Prepare six (6) mylar copies of the approved final plat and deliver to client and the COEP to collect signatures and record;
14. Prepare one (1) pdf and one (1) AutoCAD file of the recorded final plat subdivision to be delivered to the COEP; and
15. Set the corners of the one (1) new lot.

SCOPE OF WORK IV (Civil Engineering 60% Design):

1. Prepare civil site demolition sheet;
2. Prepare civil site layout sheet;
3. Prepare grading plan;
4. Prepare drainage plan;
5. Prepare cross-sections sheet;
6. Prepare site utilities for domestic water; sanitary sewer service;
7. Prepare SWPPP;
8. Prepare SWPPP Best Management Practices sheet;
9. Coordinate 60% civil design with Design Team;
10. Participate in design meetings;
11. Address Design Team comments;
12. Issue 60% design for client review and approval.

SCOPE OF WORK V (Civil Engineering Full Design):

1. Prepare general notes sheet;
2. Prepare civil site demolition sheet;
3. Prepare civil site layout sheet;
4. Prepare civil control sheet;
5. Prepare grading plan;
6. Prepare drainage plan;
7. Prepare cross-sections sheet;
8. Prepare civil improvements standard details;
9. Prepare site utilities for domestic water; sanitary sewer service with standard details;
10. Prepare SWPPP;
11. Prepare SWPPP Best Management Practices sheet;
12. Prepare required civil works technical specifications;
13. Coordinate civil design with Design Team and owner;
14. Participate in design and review meetings;
15. Prepare applicable technical specifications for civil works;
16. Design submittals at 30%, 60%, 95% and 100%;
17. Re-submit revised drawings for final approval;
18. Furnish PDF file of "Approved for Construction" drawings.

EXEMPTIONS:

The following is excluded unless otherwise requested: ALTA/NSPS Land Title Survey; subdivision improvement plans; title commitment; detailed site development plan; subsurface utility engineering; construction staking; special permit application; all permit and application fees; landscaping and/or irrigation plans; right-of-way staking; staking of new city monuments; verification of elevations for new city monuments; elevation certificates; traffic impact analysis or investigation; as-built survey; preparation of as-built plans; SWPPP implementation and monitoring through construction activities; geotechnical investigation, soils classification; soil percolation testing; pavement design; tax certificates; filing fees; construction permit; construction inspections; bid and construction phase services; and any other item not specifically listed in the above scopes of work. **NOTE:** All application forms to be signed by client.

COMPLETION:

Brock & Bustillos Inc. will complete the above Scopes of Work as follows:

Scope of Work I: Within fifteen (15) workdays of receiving your written notice to proceed.

Scope of Work II: Within thirty-five (35) workdays of receiving your written notice to proceed.

Scope of Work III, items 1-6: Within thirty-five (35) workdays of receiving your written notice to proceed and completing Scopes of Work I and II. The remaining items will be completed based on the review time and schedule of public hearings.

Scope of Work IV, Within project Schedule.

Scope of Work V, Within project Schedule.

BASIS OF COMPENSATION:

We propose that Brock & Bustillos Inc. be compensated a Lump Sum Amount as follows:

Scope of Work I Lump Sum Amount	\$1,350.00	✓
Scope of Work I Application Fees±	\$250.00	
Scope of Work II Lump Sum Amount	\$19,880.00	✓
Scope of Work II Sales Tax	\$660.00	
Scope of Work III Lump Sum Amount	\$28,575.00	✓
Scope of Work III Sales Tax	\$1,237.50	
Scope of Work III Application and Recording Fees±	\$3,000.00	✓
*Scope of Work IV Lump Sum Amount	\$42,960.00	
*Scope of Work V Lump Sum Amount	\$52,260.00	

* Scopes of services IV and V are not to be added. Scope of services IV is in case the Client only needs 60% design. If full design is required, then Scope of services V is applicable, but not both.

Charges for any additional work will be done in accordance with the attached "Other Terms and Conditions."

TERMINATION AGREEMENT:

This agreement may be terminated without cause at any time prior to completion of work by either ***"Back Stallion Group"*** or ***Brock & Bustillos Inc.*** by seven days' written notice to the other. Upon termination, ***"Back Stallion Group"*** 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.



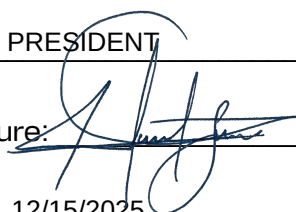
Sergio J. Adame, P.E.
Vice President Engineering

Attachment: [1] Other Terms & Conditions
[2] Project Area Exhibit~5.5 ac

AUTHORIZATION TO PROCEED

Name: HECTOR LUNA

Title: PRESIDENT

Signature: 

Date: 12/15/2025

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.

	BASIC RATE	OVERTIME RATE
Two-Man Party	\$179.00/Hour	\$268.50/Hour
Three-Man Party	\$250.00/Hour	\$375.00/Hour
Two-Man w/Prof. Surveyor as Party Chief	\$310.00/Hour	\$465.00/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 70-cents per mile and surveying vehicles will be at 1.10 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:

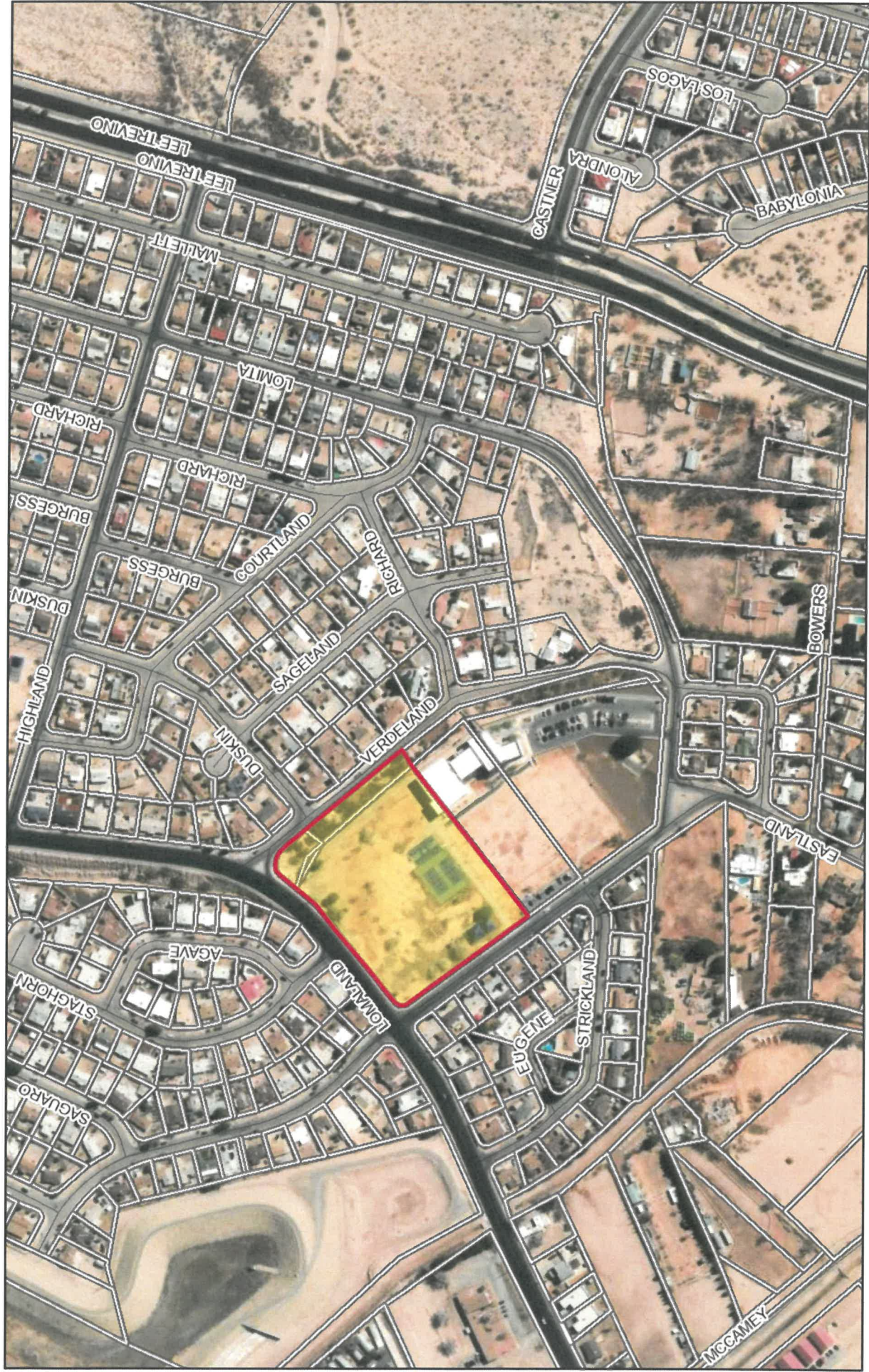
The State of Texas has imposed sales tax on certain boundary related survey services. When applicable, the invoice will show total amount of taxable services, percentage rate of sales tax, and amount of sales tax charged.

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:

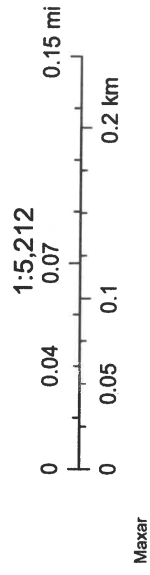
Invoices for **Brock & Bustillos Inc.**'s services shall be submitted either upon completion of such services or on a monthly basis. Payment to the Engineer will be due upon receipt of monthly invoices. If Client fails to pay the Engineer the full invoice amount within thirty (30) days of receipt, Client 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.

Lomaland Park



July 30, 2025

-  Override 1
-  Parcels
-  EPCenterline



BLACK STALLION GROUP PLATTING DETERMINATION/ZONING VERIFICATION-SOW 1 LOMALAND PARK TR. 1J3, 1J2, 1J1A, 1J1, 1F, BLK 15, YSLETA GRANT (ENGINEERING, SURVEYING OR BOTH):	PROPOSAL NO. This A Lump Sum? ☒ YES ☐ NO DATE: 07-30-2025	2025-0720 07-30-2025
	☐ Engineering ☒ Surveying ☐ BOTH	

Task	Quantities	Units	Rate	Amount
Professional Staff				
Principal Engineer		Hour	\$248.00	-
Senior Engineer		Hour	\$248.00	\$ -
Survey Manager/R.P.L.S.	2.00	Hour	\$248.00	\$ 496.00
Project Manager		Hour	\$215.00	\$ -
Project Engineer		Hour	\$157.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Expert Witness (Civil Discipline)		Hour	\$436.00	\$ -
Expert Witness (Surveying Discipline)		Hour	\$436.00	\$ -

Technical Staff				
Civil Designer		Hour	\$145.00	\$ -
Engineering Design Technician		Hour	\$119.00	\$ -
Senior Engineering CAD Draftsman		Hour	\$100.00	\$ -
Engineering CAD Draftsman		Hour	\$77.00	\$ -
Surveying Technician	2.0	Hour	\$133.00	\$ 266.00
Senior Surveying CAD Draftsman	2.0	Hour	\$100.00	\$ 200.00
Surveying CAD Draftsman		Hour	\$77.00	\$ -
Field Project Representative (FPR/RPR)		Hour	\$133.00	\$ -

Administrative Staff				
Administrative Assistant	2.0	Hour	\$90.00	\$ 180.00
Administrative Clerk		Hour	\$77.00	\$ -

Field Surveying Technicians				
One Man Survey Crew (Regular Rate-Party Chief)		Hour	\$133.00	\$ -
One Man Survey Crew (OT Rate-Party Chief)		Hour	\$177.00	\$ -
Two Man (Regular Rate-Party Chief, Rodman)		Hour	\$179.00	\$ -
Two Man (OT Rate-Party Chief, Rodman)		Hour	\$244.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (Regular Rate)		Hour	\$310.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (OT Rate)		Hour	\$359.00	\$ -
Three Man (Regular Rate-Party Chief, Instrumentman, Rodman)		Hour	\$250.00	\$ -
Three Man (OT Rate-Party Chief, Instrumentman, Rodman)		Hour	\$310.00	\$ -
Four Man (Regular Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$281.00	\$ -
Four Man (OT Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$401.00	\$ -
Flagger (Daily Rate) *This rate can be added to any of the above crews and is per individual Flagger.		Hour	\$116.00	\$ -

Subtotal Labor **\$ 1,142.00**

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)	15.0	mile	\$ 0.700	\$ 10.50
Mileage (Survey Crew 4x4 Trucks)		mile	\$ 1.100	\$ -
Mileage Ranger All Terrain Vehicle Usage		day	\$ 150.00	\$ -
Reproduction-Copies (8.5 X 11) - Bond (B&W)	50	each	\$ 0.25	\$ 12.50
Reproduction-Copies (8.5 X 11) - Bond (Color)		each	\$ 0.58	\$ -
Reproduction-Copies (11 X 17) - Bond (B&W)	5	each	\$ 0.53	\$ 2.65
Reproduction-Copies (11 X 17) - Bond (Color)		each	\$ 1.22	\$ -
Reproduction-Copies (12 X 18) - Bond (B&W)		each	\$ 0.83	\$ -
Reproduction-Copies (12 X 18) - Bond (Color)		each	\$ 1.66	\$ -
Reproduction-Copies (24 X 36) - Bond (B&W)	2	each	\$ 8.11	\$ 16.22
Reproduction-Copies (24 X 36) - Bond (Color)		each	\$ 15.44	\$ -
Reproduction-Copies (30 X 42) - Bond (B&W)		each	\$ 11.86	\$ -
Reproduction-Copies (30 X 42) - Bond (Color)		each	\$ 20.95	\$ -
Reproduction-Copies (36 X 48) - Bond (B&W)		each	\$ 15.44	\$ -
Reproduction-Copies (36 X 48) - Bond (Color)		each	\$ 28.67	\$ -
Reproduction-Copies (12 X 18) - Mylars (B&W)		each	\$ 7.72	\$ -
Reproduction-Copies (24 X 36) - Mylars (B&W)		each	\$ 14.89	\$ -
Reproduction-Copies (30 X 42) - Mylars (B&W)		each	\$ 18.75	\$ -
Delivery by Courier		each	\$ 48.00	\$ -
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	\$ 400.00	\$ -
1st Class Mail Postage-Letter		each	\$ 0.73	\$ -
Surveying Field Supplies		LS	\$ 100.00	\$ -
Field Scanner		DY	\$ 1,200.00	\$ -
Meals & Lodging		LS	\$ 200.00	\$ -
Travel		LS	\$ -	\$ -
GPS Time for OPUS		LS	\$ -	\$ -
Miscellaneous Other	1	LS	\$ 225.00	\$ 225.00

Subtotal Direct Costs **\$ 266.87**

Subtotal Labor	\$ 1,142.00
Subtotal Sub's Labor	\$ -
Subtotal Direct Costs	\$ 266.87
10% Mark Up on Subs & ODC's	10.00%
Subtotal * (Subs, D.C.s & Mark-Ups)	\$ 293.56
If Lump Sum or NTE, Add Risk %	10.00%
Subtotal * All %	\$ 1,579.11

Boundary Taxable Amount:	
<i>(Surveyor to determine the Applicable Boundary Costs)</i>	
If Applicable, Tax Rate	8.25%
Texas Boundary Taxes	\$ -

Proposal Total:	\$ 1,579.11
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BLACK STALLION GROUP BOUNDARY, TOPO AND IMP-SOW 2 LOMALAND PARK TR. 1J3, 1J2, 1J1A, 1J1, 1F, BLK 15, YSLETA GRANT (ENGINEERING, SURVEYING OR BOTH):	PROPOSAL NO. This A Lump Sum? ☒ YES ☐ NO DATE:	2025-0720REV 08-05-2025
	☐ Engineering ☒ Surveying ☐ BOTH	

Task	Quantities	Units	Rate	Amount
Professional Staff				
Principal Engineer		Hour	\$248.00	-
Senior Engineer		Hour	\$248.00	\$ -
Survey Manager/R.P.L.S.	8.00	Hour	\$248.00	\$ 1,984.00
Project Manager		Hour	\$215.00	\$ -
Project Engineer		Hour	\$157.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Expert Witness (Civil Discipline)		Hour	\$436.00	\$ -
Expert Witness (Surveying Discipline)		Hour	\$436.00	\$ -

Technical Staff				
Civil Designer		Hour	\$145.00	\$ -
Engineering Design Technician		Hour	\$119.00	\$ -
Senior Engineering CAD Draftsman		Hour	\$100.00	\$ -
Engineering CAD Draftsman		Hour	\$77.00	\$ -
Surveying Technician	24.0	Hour	\$133.00	\$ 3,192.00
Senior Surveying CAD Draftsman	40.0	Hour	\$100.00	\$ 4,000.00
Surveying CAD Draftsman		Hour	\$77.00	\$ -
Field Project Representative (FPR/RPR)		Hour	\$133.00	\$ -

Administrative Staff				
Administrative Assistant	2.0	Hour	\$90.00	\$ 180.00
Administrative Clerk		Hour	\$77.00	\$ -

Field Surveying Technicians				
One Man Survey Crew (Regular Rate-Party Chief)		Hour	\$133.00	\$ -
One Man Survey Crew (OT Rate-Party Chief)		Hour	\$177.00	\$ -
Two Man (Regular Rate-Party Chief, Rodman)	42.0	Hour	\$179.00	\$ 7,518.00
Two Man (OT Rate-Party Chief, Rodman)		Hour	\$244.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (Regular Rate)		Hour	\$310.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (OT Rate)		Hour	\$359.00	\$ -
Three Man (Regular Rate-Party Chief, Instrumentman, Rodman)		Hour	\$250.00	\$ -
Three Man (OT Rate-Party Chief, Instrumentman, Rodman)		Hour	\$310.00	\$ -
Four Man (Regular Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$281.00	\$ -
Four Man (OT Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$401.00	\$ -
Flagger (Daily Rate) *This rate can be added to any of the above crews and is per individual Flagger.		Hour	\$116.00	\$ -

Subtotal Labor **\$ 16,874.00**

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)	60.0	mile	\$ 0.700	\$ 42.00
Mileage (Survey Crew 4x4 Trucks)	175.0	mile	\$ 1.100	\$ 192.50
Mileage Ranger All Terrain Vehicle Usage		day	\$ 150.00	\$ -
Reproduction-Copies (8.5 X 11) - Bond (B&W)	100	each	\$ 0.25	\$ 25.00
Reproduction-Copies (8.5 X 11) - Bond (Color)		each	\$ 0.58	\$ -
Reproduction-Copies (11 X 17) - Bond (B&W)	50	each	\$ 0.53	\$ 26.50
Reproduction-Copies (11 X 17) - Bond (Color)		each	\$ 1.22	\$ -
Reproduction-Copies (12 X 18) - Bond (B&W)		each	\$ 0.83	\$ -
Reproduction-Copies (12 X 18) - Bond (Color)		each	\$ 1.66	\$ -
Reproduction-Copies (24 X 36) - Bond (B&W)	25	each	\$ 8.11	\$ 202.75
Reproduction-Copies (24 X 36) - Bond (Color)		each	\$ 15.44	\$ -
Reproduction-Copies (30 X 42) - Bond (B&W)		each	\$ 11.86	\$ -
Reproduction-Copies (30 X 42) - Bond (Color)		each	\$ 20.95	\$ -
Reproduction-Copies (36 X 48) - Bond (B&W)		each	\$ 15.44	\$ -
Reproduction-Copies (36 X 48) - Bond (Color)		each	\$ 28.67	\$ -
Reproduction-Copies (12 X 18) - Mylars (B&W)		each	\$ 7.72	\$ -
Reproduction-Copies (24 X 36) - Mylars (B&W)		each	\$ 14.89	\$ -
Reproduction-Copies (30 X 42) - Mylars (B&W)		each	\$ 18.75	\$ -
Delivery by Courier		each	\$ 48.00	\$ -
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	1	each	\$ 400.00	\$ 400.00
1st Class Mail Postage-Letter		each	\$ 0.73	\$ -
Surveying Field Supplies	2	LS	\$ 100.00	\$ 200.00
Field Scanner		DY	\$ 1,200.00	\$ -
Meals & Lodging		LS	\$ 200.00	\$ -
Travel		LS	\$ -	\$ -
GPS Time for OPUS		LS	\$ -	\$ -
Miscellaneous Other		LS	\$ 225.00	\$ -

Subtotal Direct Costs **\$ 1,088.75**

Subtotal Labor	\$ 16,874.00
Subtotal Sub's Labor	\$ -
Subtotal Direct Costs	\$ 1,088.75
10% Mark Up on Subs & ODC's	10.00%
Subtotal * (Subs, D.C.s & Mark-Ups)	\$ 1,197.63
If Lump Sum or NTE, Add Risk %	10.00%
Subtotal * All %	\$ 19,878.79

Boundary Taxable Amount:	\$ 8,000.00
(Surveyor to determine the Applicable Boundary Costs)	If Applicable, Tax Rate 8.25%
	Texas Boundary Taxes \$ 660.00

Proposal Total:	\$ 20,538.79
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BLACK STALLION GROUP BOUNDARY, TOPO AND IMP-SUB. PLAT-SOW 3 LOMALAND PARK TR. 1J3, 1J2, 1J1A, 1J1, 1F, BLK 15, YSLETA GRANT (ENGINEERING, SURVEYING OR BOTH):	PROPOSAL NO. This A Lump Sum? ☒ YES ☐ NO DATE:	2025-0720 07-30-2025
	☐ Engineering ☒ Surveying ☐ BOTH	

Task	Quantities	Units	Rate	Amount
Professional Staff				
Principal Engineer		Hour	\$248.00	-
Senior Engineer		Hour	\$248.00	\$ -
Survey Manager/R.P.L.S.	14.00	Hour	\$248.00	\$ 3,472.00
Project Manager		Hour	\$215.00	\$ -
Project Engineer		Hour	\$157.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Design Engineer		Hour	\$146.00	\$ -
Expert Witness (Civil Discipline)		Hour	\$436.00	\$ -
Expert Witness (Surveying Discipline)		Hour	\$436.00	\$ -

Technical Staff				
Civil Designer		Hour	\$145.00	\$ -
Engineering Design Technician		Hour	\$119.00	\$ -
Senior Engineering CAD Draftsman		Hour	\$100.00	\$ -
Engineering CAD Draftsman		Hour	\$77.00	\$ -
Surveying Technician	30.0	Hour	\$133.00	\$ 3,990.00
Senior Surveying CAD Draftsman	54.0	Hour	\$100.00	\$ 5,400.00
Surveying CAD Draftsman		Hour	\$77.00	\$ -
Field Project Representative (FPR/RPR)		Hour	\$133.00	\$ -

Administrative Staff				
Administrative Assistant	8.0	Hour	\$90.00	\$ 720.00
Administrative Clerk		Hour	\$77.00	\$ -

Field Surveying Technicians				
One Man Survey Crew (Regular Rate-Party Chief)		Hour	\$133.00	\$ -
One Man Survey Crew (OT Rate-Party Chief)		Hour	\$177.00	\$ -
Two Man (Regular Rate-Party Chief, Rodman)	60.0	Hour	\$179.00	\$ 10,740.00
Two Man (OT Rate-Party Chief, Rodman)		Hour	\$244.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (Regular Rate)		Hour	\$310.00	\$ -
Two Man w/Prof. Surveyor as Party Chief (OT Rate)		Hour	\$359.00	\$ -
Three Man (Regular Rate-Party Chief, Instrumentman, Rodman)		Hour	\$250.00	\$ -
Three Man (OT Rate-Party Chief, Instrumentman, Rodman)		Hour	\$310.00	\$ -
Four Man (Regular Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$281.00	\$ -
Four Man (OT Rate-Party Chief, Instrumentman, 2-Rodmen)		Hour	\$401.00	\$ -
Flagger (Daily Rate) *This rate can be added to any of the above crews and is per individual Flagger.		Hour	\$116.00	\$ -

Subtotal Labor **\$ 24,322.00**

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	\$ 0.700	\$ 84.00
Mileage (Survey Crew 4x4 Trucks)	250.0	mile	\$ 1.100	\$ 275.00
Mileage Ranger All Terrain Vehicle Usage		day	\$ 150.00	\$ -
Reproduction-Copies (8.5 X 11) - Bond (B&W)	100	each	\$ 0.25	\$ 25.00
Reproduction-Copies (8.5 X 11) - Bond (Color)		each	\$ 0.58	\$ -
Reproduction-Copies (11 X 17) - Bond (B&W)	50	each	\$ 0.53	\$ 26.50
Reproduction-Copies (11 X 17) - Bond (Color)		each	\$ 1.22	\$ -
Reproduction-Copies (12 X 18) - Bond (B&W)		each	\$ 0.83	\$ -
Reproduction-Copies (12 X 18) - Bond (Color)		each	\$ 1.66	\$ -
Reproduction-Copies (24 X 36) - Bond (B&W)	50	each	\$ 8.11	\$ 405.50
Reproduction-Copies (24 X 36) - Bond (Color)		each	\$ 15.44	\$ -
Reproduction-Copies (30 X 42) - Bond (B&W)		each	\$ 11.86	\$ -
Reproduction-Copies (30 X 42) - Bond (Color)		each	\$ 20.95	\$ -
Reproduction-Copies (36 X 48) - Bond (B&W)		each	\$ 15.44	\$ -
Reproduction-Copies (36 X 48) - Bond (Color)		each	\$ 28.67	\$ -
Reproduction-Copies (12 X 18) - Mylars (B&W)		each	\$ 7.72	\$ -
Reproduction-Copies (24 X 36) - Mylars (B&W)	6	each	\$ 14.89	\$ 89.34
Reproduction-Copies (30 X 42) - Mylars (B&W)		each	\$ 18.75	\$ -
Delivery by Courier		each	\$ 48.00	\$ -
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	1	each	\$ 400.00	\$ 400.00
1st Class Mail Postage-Letter		each	\$ 0.73	\$ -
Surveying Field Supplies	2	LS	\$ 100.00	\$ 200.00
Field Scanner		DY	\$ 1,200.00	\$ -
Meals & Lodging		LS	\$ 200.00	\$ -
Travel		LS	\$ -	\$ -
GPS Time for OPUS		LS	\$ -	\$ -
Miscellaneous Other		LS	\$ 225.00	\$ -

Subtotal Direct Costs **\$ 1,505.34**

Subtotal Labor	\$ 24,322.00
Subtotal Sub's Labor	\$ -
Subtotal Direct Costs	\$ 1,505.34
10% Mark Up on Subs & ODC's	10.00%
Subtotal * (Subs, D.C.s & Mark-Ups)	\$ 1,655.87
If Lump Sum or NTE, Add Risk %	10.00%
Subtotal * All %	\$ 28,575.66

Boundary Taxable Amount:	\$ 15,000.00
(Surveyor to determine the Applicable Boundary Costs)	If Applicable, Tax Rate 8.25%
	Texas Boundary Taxes \$ 1,237.50

Proposal Total:	\$ 29,813.16
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PREPARED ON: 9/2/25 BY: SJA

JOB BUDGET FORM - TASK CALCULATION SHEET

\$42,960.22	DESCRIPTION OF SCOPE OF SERVICES:		COVER SHEET		GEN NOTES AND CONTROL SHEET		GRADING AND DRAINAGE		CROSS-SECTIONS		DETAILS		SWPPP		UTILITIES		ARCHITECT COORDINATION		DEMOLITION				TOTAL		TOTAL
TASK	TASK	RATE	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	TAX	COST
Project Engineer	01	\$248	2	\$496.00	4	\$992.00	8	\$1,984.00	6	\$1,488.00	4	\$992.00	1	\$248.00	2	\$496.00	20	\$4,960.00	4	\$992.00			51		\$12,648.00
Design Engineer	03	\$86																							
Cadd/Drafting	05	\$165	4	\$660.00	24	\$3,960.00	48	\$7,920.00	48	\$7,920.00	8	\$1,320.00	6	\$990.00	16	\$2,640.00	12	\$1,980.00	16	\$2,640.00			182		\$30,030.00
Proj. Manager	07	\$125																							
Senior Engr.	25	\$155																							
	26	\$0																							
Admin. Assistant	27	\$50																							
Admin. Clerk	20	\$35																							
Field Proj. Rep.	08	\$65																							
Survey Mgr.	02	\$115																							
Survey Calc.	04	\$95																							
2 Man Crew RT	12	\$118																							
2 Man Crew OT	12	\$165																							
3 Man Crew RT	13	\$170																							
3 Man Crew OT	13	\$210																							
4 Man Crew RT	14	\$215																							
4 Man Crew OT	14	\$250																							
Computer	50	\$10																							
GPS	51	\$30																							
Subcontractor	55																								
Classified Adv.	60																								
Filing Fees	61																								
Postage & Delivery	62																								
Reproduction	64	\$8	20	\$160.00																			20		\$160.00
Supplies	65	\$50	1	\$50.00																			1		\$50.00
Telephone	66																								
Personal Mileage	68	\$0.51	143	\$72.22																			143		\$72.22
Survey Mileage	68	\$0.89																							
Travel	69																								
Reserve	72																								
Sales Tax	73																								
TOTAL			170	\$1,438.22	28	\$4,952.00	56	\$9,904.00	54	\$9,408.00	12	\$2,312.00	7	\$1,238.00	18	\$3,136.00	32	\$6,940.00	20	\$3,632.00			397		\$42,960.22

\$0.00
\$42,960.22

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: 2025-0282 All Abilities Playground.

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, Obligee 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 Obligee 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 2025-0282 All Abilities Playground.

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 Obligee from all costs and damages which Obligee may suffer by reason of Principal’s failure to perform the Work in conformity with the Contract Documents, and reimburse and repay Obligee for all outlay and expense that Obligee 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 Obligee to be in default under the Contract, the Surety shall, upon request of Obligee and within seven (7) calendar days from receipt of Obligee’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)	Amounts of coverage shall be no less than: ▪ \$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	▪ 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: ○ 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	Amount of coverage shall be no less than: ▪ \$1,000,000 Per Accident	▪ 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	Amounts of coverage shall be no less than: ▪ Statutory Limits ▪ \$1,000,000 Each Accident and Disease ▪ Alternate Employer endorsement ▪ USL&H must be provided where such exposure exists.	▪ The State in which work is to be performed must be 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)	Amounts of coverage shall be no less than: ▪ \$5,000,000 Each Occurrence ▪ \$5,000,000 Annual Aggregate	▪ 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	Amounts of coverage shall be no less than: ▪ \$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.	▪ 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: ○ 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.

Contractors Pollution Liability	Amounts of coverage shall be no less than: ▪ \$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: ○ 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.	▪ 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: ○ 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.
Builders Risk	▪ 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	▪ 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: ○ all structure(s) under construction, including retaining walls, paved surfaces and roadways, bridges, glass, foundation(s), footings,

	available to the named insured parties, with that other insurance being excess, secondary and non-contributing. ▪ The policy must provide coverage for: ○ 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 ○ 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	underground pipes and wiring, excavations, grading, backfilling or filling; ○ 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: ○ 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.
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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

2025-0282R All Abilities Playground

Contract No. 2025-02282R

Effective April 15, 2025, 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 one sets of wage rates:

- The City of El Paso 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
2024 Building Construction Trades Wage Rates

Job Classification	Base Rate	Fringe	Hourly Wage	Total 8 hr work day
Asbestos/Lead Abatement/Mold Remediation	\$31.51	\$12.06	\$43.57	\$348.56
Automatic Fire Sprinkler Fitter,Certified	36.15	23.88	60.03	480.24
Block, Brick, and Stone Mason	17.97	-	17.97	143.76
Caulker/Sealers	11.29	-	11.29	90.32
Carpenter	19.53	-	19.53	156.24
Carpenter/ All Other Work	17.16	1.88	19.04	152.32
Carpenters/ Acoustical Ceiling Installation	21.83	-	21.83	174.64
Cement and Concrete Finishers	19.13	-	19.13	153.04
Commercial Truck Driver	14.75	-	14.75	118.00
Communication/ Security Technician	16.50	2.12	18.62	148.96
Crane and Heavy Equipment Operator	32.85	13.10	45.95	367.60
Door & Hardware Specialist	12.00	1.35	13.35	106.80
Drywall and Ceiling Tile Installers	19.25	-	19.25	154.00
Drywall Finishers & Tapers	15.55	-	15.55	124.40
Electrician	25.50	7.92	33.42	267.36
Elevator Installers & Repairers	31.35	15.10	46.45	371.60
Fence Erectors - Include Skilled Labor	9.93	1.83	11.76	94.08
Floor Layers/Carpet and Resilient	12.87	-	12.87	102.96
Floor Layers - Specialty	13.00	-	13.00	104.00
Floor Layers-Wood	11.50	-	11.50	92.00
Fork Lift and Man Lift (boom and scissor)	14.83	-	14.83	118.64
Glaziers	15.86	1.00	16.86	134.88
Hazardous Materials Removal Workers	10.00	-	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	-	15.28	122.24
Laborer (Common)	15.22	-	15.22	121.76
Locksmith	13.35	-	13.35	106.80
Mechanic	23.44	-	23.44	187.52
Painters	17.79	-	17.79	142.32
Paper Hanger	14.00	-	14.00	112.00
Pipe Fitters and Steamfitters	23.53	9.02	32.55	260.40
Pipe Layer	18.00	-	18.00	144.00
Applicator	22.36	-	22.36	178.88
Plumbers/ Medical Gas Installer	40.74	15.35	56.09	448.72
Reinforcing Iron and Rebar Workers	22.69	-	22.69	181.52
Roofers	16.00	-	16.00	128.00
Scaffolding Erector	19.08	-	19.08	152.64
Sheet Metal Workers	27.16	-	27.16	217.28
Structural Iron and Steel Workers/Metal Building Erector	25.57	13.24	38.81	310.48
Tile Setters	13.86	-	13.86	110.88
Welder	\$16.89	\$0.00	\$16.89	\$135.12

* Welder - Wage depends on craft performed, if welding is necessary.

April 1, 2025

2024 BUILDING CONSTRUCTION DEFINITIONS

Asbestos/Lead Abatement/Mold Remediation

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 dustpan. 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.

Automatic Fire Sprinkler Fitter, Certified

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.

Block, Brick, and Stone Mason

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.

Carpenters – Acoustical Ceiling Installation

Construct, erect, install or repair acoustical ceiling grid, ceiling tile, and other items laid in acoustical grid.

Carpenter – Rough

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.

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.

Caulker/Sealers

Applies water proofing agents or caulk to a variety of structures and materials.

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.

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.

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.

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.

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.

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".

Drywall Finishers and Tapers

Seal joints between plasterboard or other wallboard, including bedding and texturing, to prepare wall surface for painting or papering.

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.

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.

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.

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.

Floor Layers - Specialty

Prepares surface, installs and finishes specialty floor material such as manufactured or engineered and laminated wood.

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.

Glaziers

Installs glass in windows skylights, store fronts and display cases, or on surfaces such as: building fronts, interior walls, ceilings and tabletops. 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.

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.

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.

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.

Laborer

Performs manual duties in all phases of construction. Demolition (interior and exterior), Flagging and Traffic Control, General Clean-Up, Air and PowerTool 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.

Locksmith

Self-explanatory.

Mechanic

Maintains and repairs construction tools and equipment.

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."

Paper Hanger

Measures, cuts, and hangs wallpaper and Fiber Reinforced Paneling.

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.

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.

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.

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.

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.

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.

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, drainpipes, 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.

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, handrails, 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".

Tile Setters

Apply hard tile, terrazzo tile and veneer to walls, floors, and ceilings. Includes surface preparation as necessary.

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
2024 Heavey and Highway Construction Trades Wage Rates

TX DOT Job ID	Job Classification	Base Rate	Fringe	Hourly Wage	Total 8 hr work day
1106	Asphalt Raker	17.81	-	17.81	142.48
1112	Batching Plant Operator, Asphalt	18.89	2.85	21.74	173.92
1115	Batching Plant Operator, Concrete	18.23	2.85	21.08	168.64
1124	Concrete Finisher, Paving and Structures	17.35	-	17.35	138.80
1139	Electrician	25.50	7.92	33.42	267.36
1143	Telecommunication Technician	17.76	-	17.76	142.08
1150	Flagger	15.00	-	15.00	120.00
1151	Form Builder, Setter, Structures	16.51	2.85	19.36	154.88
1160	Form Setter, Paving and Curb	12.26	-	12.26	98.08
1172	Laborer, Common	15.78	-	15.78	126.24
1175	Laborer, Utility	16.87	-	16.87	134.96
1187	Mechanic	28.39	-	28.39	227.12
1194	Servicer	13.44	-	13.44	107.52
1196	Painter, Structures	15.92	-	15.92	127.36
1205	Pipelayer	18.28	-	18.28	146.24
1214	Blaster	19.26	2.85	22.11	176.88
1300	Asphalt Distributor Operator	19.77	-	19.77	158.16
1303	Asphalt Paving Machine Operator	18.67	-	18.67	149.36
1305	Broom or Sweeper Operator	18.25	-	18.25	146.00
1315	Concrete Paving Curing, Float, Texturing Machine Operator	19.50	-	19.50	156.00
1318	Concrete Pavement Finishing Machine Operator	16.03	-	16.03	128.24
1344	Crane Operator, Hydraulic 80 tons or less	32.15	-	32.15	257.20
1345	Crane Operator, Hydraulic Over 80 tons	32.85	-	32.85	262.80
1346	Loader/Backhoe Operator	18.67	-	18.67	149.36
1347	Excavator Operator, 50,000 lbs or less	21.08	-	21.08	168.64
1363	Foundation Drill Operator, Truck Mounted	16.22	-	16.22	129.76
1369	Front End Loader Operator, 3 CY orLess	17.86	-	17.86	142.88
1372	Front End Loader Operator, Over 3CY	20.34	-	20.34	162.72
1380	Milling Machine Operator	18.56	-	18.56	148.48
1390	Motor Grader Operator, Fine Grade	20.29	-	20.29	162.32
1393	Motor Grader Operator, Rough	24.33	-	24.33	194.64
1402	Roller Operator, Asphalt	18.76	-	18.76	150.08
1411	Scraper Operator	11.12	-	11.12	88.96
1600	Truck Driver, Single Axle	17.09	-	17.09	136.72
1606	Truck Driver, Single or Tandem Axle Dump Truck	20.77	-	20.77	166.16
1607	Truck Driver, Tandem Axle Tractorwith Semi Trailer	21.58	-	21.58	172.64
1609	Truck Driver Lowboy - Flat	19.65	-	19.65	157.20
1612	Truck Driver Transit - Mix	21.65	-	21.65	173.20
1705	Structural Steel Welder	38.81	-	38.81	310.48
1706	Welder	21.85	-	21.85	174.80

*Welder - Wage depends on craft performed, if welding is necessary.

April 1, 2025

2024 HEAVY AND HIGHWAY CONSTRUCTION DEFINITIONS

1106 Asphalt Raker

Distributes asphaltic materials evenly over road surface by raking and brushing material to correct thickness; may control screed to regulate width and depth of materials; directs Laborers when to add or take away material to fill low spots or to reduce high spots.

1112 Batching Plant Operator, Asphalt

Operates a stationary or portable batching scale that weighs out asphaltic materials. Adjusts scales for required weight of the materials. Operates controls that admit materials separately from storage hoppers to weighing bins. Observes scales or indicators that show when proper amount of materials have been made. Discharges materials from weighing bin into truck or other carrier. May operate all equipment necessary to support batching operations. May oil, grease or otherwise service or make adjustments, including welding. May measure materials by weight. May perform quality control and assurance. Performs other related duties.

1115 Batching Plant Operator, Concrete

Operates a stationary or portable batching scale that weighs out concrete materials. Adjusts scales for required weight of the materials. Operates controls that admit materials separately from storage hoppers to weighing bins. Observes scales or indicators that show when proper amount of materials have been made. Discharges materials from concrete plant or pugmill into truck or other carrier or mixer. May operate all equipment necessary to support batching operations. May oil, grease or otherwise including welding. May measure materials by volume or weight. May perform quality control and assurance. Performs other related duties.

1124 Concrete Finisher, Paving and Structures

Finishes the exposed surfaces of fresh concrete paving, median barrier and every element of concrete structures to the final trowels. 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.

1139 Electrician

Plans and directs the layout of metal electrical conduit, installs wiring systems, switch panels, buss bars; works on overhead distribution systems and underground distribution systems. Performs other related duties.

1143 Telecommunications Technician

Installs and troubleshoots communication equipment including cabling for the transmission of communication circuits. Terminates and tests communication circuits including video, voice and data. Installs communication equipment in buildings, outdoor cabinets, and pole mounted installations. Installs, terminates, and tests optical fiber cables as well as copper communication cable carrying less than 50 volts AC. Performs other related duties.

1144 *Communications Cable Installer*

Installs communication cable under direction of telecommunication technician including optical fiber and cable carrying less than 50 volts AC. Operates equipment associated with cable installation. Performs other related duties.

1145 *Traffic Signal/Light Pole Worker*

Sets forms, reinforcing steel, anchor bolts and pours/finishes concrete for traffic signal and light pole foundations. Assembles, erects, and plumbs traffic signal and light pole structures by bolting and other means. Installs signal spans, signal heads, signal detection, and lights on equipment. Installs cabling and wiring in signal and light poles, on signal and light spans and underground raceway systems. Properly identifies and terminates cables and wiring to appropriate equipment. Installs signal controllers and service equipment. Tests and troubleshoots system for proper operation. Performs other related duties.

1150 *Flagger*

A worker who directs traffic in or around a construction site. May use signs or devices to direct traffic. May help assemble, position, and clean devices or equipment used to direct traffic. Must be able to effectively communicate with the public. May require certain level of training by TxDOT specifications. Performs other related duties.

1151 *Form Builder/Setter, Structures*

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. Directs others in stripping forms after concrete is placed. May install miscellaneous materials integral to concrete structures. May install 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.

1160 *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.

1172 *Laborer, Common*

A general term used on construction work covering many unskilled classifications requiring work of a physical nature. A laborer works with all crews doing everything from pick and shovel work to cleaning up lumber with hammer, shoveling and placing concrete, uses air tools, 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, may help set and strip forms, unloads and transports reinforcing steel, cures newly poured concrete, helps lower pipe into ditch for pipelayers, builds fences, 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. Does not ordinarily perform work permitting exercise of independent judgment or without close direction by other workers. Usually, an entry level position as the first step to learn a skill. Performs other related duties.

1175 Laborer, 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. May occasionally place and tie reinforcing steel. Directs common laborers in pouring concrete. Erects shoring and bracing. Assists in installation of pipe. Installs, operates, maintains dewatering 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. Installs and maintains erosion control. Is more or less a general utility construction worker. May be a second step in learning a skill. Performs other related duties.

1187 Mechanic

Assembles, sets 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.

1194 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 have laborer assisting him. May require CDL if driving truck on public highways. Performs other related duties.

1196 Painter, Structures

Paints and stains structural steel and concrete surfaces of bridges, retaining walls or other structures. Directs cleaning and abrasive blasting of surfaces prior to painting or staining. Performs other related duties.

1202 Piledriver

Sets in place, aligns, plumbs, and directs driving of timber, concrete, steel, pipe and any other type of piling. Sets, drives, and pulls steel, concrete and other types of sheet piling. Rigs pile and leads and bracing. Signals operator. Splices piles before and after driving. Directs pile cutoffs. May direct jetting or drilling equipment in connection with installing piles to grade. Performs other related duties.

1205 Pipelayer

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.

1214 Blaster

Loads and fires blast holes for breaking up rock, concrete and other hard materials. Stores and handles explosives and detonating devices. Attaches fuses and electric wires. May use prima-cord or delay caps. Performs other related duties.

1300 Asphalt Distributor Operator

Drives distributor truck, sets spray bars and operates valves and lever 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.

1303 Asphalt Paving Machine Operator

Operates paving machine that spreads and levels asphaltic concrete on highway subgrade. Controls movement of machine, raises and lowers screed, regulates width of screed. May oil, grease, service and make adjustments to equipment as needed. Performs other related duties.

1305 Broom or Sweeper Operator

Operates a self-propelled machine to sweep and clean roadway surfaces. May oil, grease, service and make adjustments to equipment as needed. Performs other related duties.

1306 Crawler Tractor Operator

Operates a crawler tractor with a bulldozer mounted in front of chassis to level, distribute and push earth or other material. May operate a ripper attachment to break up rock or other hard material. May use a push block on front of tractor to push load scrapers. May oil, grease or otherwise service and make minor repairs to equipment as needed. Performs other related duties.

1315 Concrete Paving Curing, Float, Texturing Machine Operator

Operates self-propelled machine(s) which may or may not travel on concrete paving forms and operates pump on the machine which sprays curing compound on freshly poured concrete or tube floats concrete or textures fresh concrete. May oil, grease, or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1318 Concrete Pavement Finishing Machine Operator

Operates self-propelled machine(s) which may or may not travel on paving forms, spreading, and leveling fresh concrete to grade by use of augers and screeds. May oil, grease, to otherwise services and make adjustments to equipment as necessary. Performs other related duties.

1329 Joint Sealer

Cleans and seals joints requiring a hot or cold sealing compound in concrete paving, sidewalks, driveway and approach slabs. May oil, grease or make necessary repairs and adjustments. Performs other related duties.

1333 Concrete Saw Operator

Operates a water-cooled power saw with either diamond or an abrasive blade to saw expansion and contraction joints in concrete paving. May also be used to saw asphaltic pavements. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1339 Subgrade Trimmer

Operates a machine that controls subgrade elevation. Machine may run on paving forms or be controlled electronically. Machine may be automated to control depths of subgrade or operator may mechanically operate to eject excess materials from subgrade with augers or blades. May oil,

grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1341 Small Slipform Machine Operator

Operates a self-propelled machine which may either lay curb and gutter, median safety barrier or bridge rail. Manipulates hand or foot levers to control movements of the machine. Raises or lowers screed, regulates width of screed. May oil, grease, or otherwise service and make necessary adjustment to equipment as needed. Performs other related duties.

1342 Crane Operator, Lattice Boom 80 tons or less

A worker who operates a lattice boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operation. 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.

1343 Crane Operator, Lattice Boom Over 80 tons

A worker who operates a lattice boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operation. 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.

1344 Crane Operator, Hydraulic 80 tons or less

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.

1345 Crane Operator, Hydraulic Over 80 tons

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.

1346 Loader/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.

1347 Excavator Operator, 50,000 lbs or less

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.

1348 Excavator Operator, Over 50,000 lbs

Operates a crawler or rubber-tired machine mounted with an excavator bucket. Used for excavating ditches, structures, and mass excavations, 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.

1351 Crusher or Screen Plant Operator

Operates a crusher or screening plant through which rock is run to break it into crushed stone for construction or to control flow of materials through screening plant to screen out materials not needed. May include crushing and screening of broken concrete and asphalt. May make minor repairs and may service and make necessary adjustments to equipment as needed. Performs other related duties.

1360 Foundation Drill Operator, Crawler Mounted

Operates a hole drilling machine that is crawler mounted. May include geotechnical operations such as soil nails, rock nails, tiebacks, anchors or jet grouting. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1363 Foundation Drill Operator, Truck Mounted

Operates a hole drilling machine that is mounted on the rear of a rubber-tired vehicle or truck. May include soil nails, rock nails, tiebacks, anchors, or jet grouting. Drives truck from location to location or may have laborer who drives truck. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1369 Front End Loader Operator, 3 CY or Less

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.

1372 Front End Loader Operator, Over 3 CY

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.

1380 Milling Machine Operator

Operates power-driven milling machine that planes material of the roadbed and discharges the material into a hauling unit or a window. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1384 Reclaimer/Pulverizer Operator

Operates a machine that pulverizes material of the roadbed and may mechanically mix it with asphalt, cement, or other stabilizing materials. May oil, grease, or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1390 Motor Grader Operator, Fine Grade

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.

1393 Motor Grader Operator, Rough

Operates Motor Grader. Equipment is used to grade excavation and embankment and to lay asphalt, base and other materials. May blade haul roads and do other general motor grader work, but does not perform finish grade work to close specification tolerances. This operator may be a learner in the first phase of learning the skills of motor grader work. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1396 Pavement Marking Machine Operator

Operates a machine used in laying paint stripes or markers on all types of paving. Loads machine with appropriate materials and may walk or ride on machine. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1399 Concrete/Gunite Pump Operator

Operates a pumping machine that pumps fresh concrete, gunite or grout. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1402 Roller Operator, Asphalt

Operates a self-propelled machine with either steel wheels or pneumatic tires which is used to compact and smooth all bituminous materials. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1405 Roller Operator, Other

Operates a self-propelled machine with either steel wheels or pneumatic tires which is used to compact earth fills, subgrade, flexible base and all other types of materials except bituminous. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1411 Scraper Operator

Operates a self-contained wheeled tractor scraper both self-loading or assisted by crawler tractors or other scrapers. Used to excavate and transport earth or other materials. May oil, grease or equipment as needed. Performs other related duties.

1413 Off Road Hauler

Drives an off-road hauler loaded by another machine, mounted on wheels, that transports earth or other materials. May also operate an off-road water tanker. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1417 Self-Propelled Hammer Operator

Operates a self-propelled machine which has an attachment used for breaking concrete, asphalt or other martial. Machine may be air, hydraulic or cable operated. Machine is usually mounted on rubber tires but may be truck mounted. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1428 Agricultural Tractor Operator

Operates a gasoline or diesel-powered agricultural tractor that tows compaction rollers, disc plow, water tanks, scrapers, and other similar operations. May use other miscellaneous attachments. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1437 Trenching Machine Operator, Light

Performs duties similar to those performed by operator of a Trenching Machine Heavy, except that machine excavates a trench less than 5 feet in depth and may be rubber-tired. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1440 Trenching Machine Operator, Heavy

Operates a machine that digs trenches for sewer, underground cable, underground pipes for electrical communication, water, drainage, oil and gas and other pipelines. The heavy trenching machine excavates trenches more than 5 feet in depth and is mounted on crawler treads with the digging equipment usually consisting of an endless chain or wheel of edged buckets or other cutting devices that excavate and discharge the material at the side of the trench. May also be used for mass excavations. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1441 Tunneling Machine Operator, Heavy

Operates a machine which creates a tunnel through dirt or rock for the purpose of installing subterranean facilities such as utilities, including sanitary sewer and water mains, storm sewers, pedestrian tunnels, vehicular tunnels, and subways. The tunneling machine excavates tunnels greater than 2,500 feet in continuous length. Sets up machine to line and grade. Checks grade during tunneling operation. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1442 Tunneling Machine Operator, Light

Operates a machine which creates a tunnel through dirt or rock for the purpose of installing subterranean facilities such as utilities, including sanitary sewer and water mains, storm sewers, pedestrian tunnels, vehicular tunnels, and subways. The tunneling machine excavates tunnels less than 2,500 feet in continuous length. Sets up machine to line and grade. Checks grade during

tunneling operation. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1443 *Percussion or Rotary Drill Operator*

Operates rock drilling equipment that may be used in advance of blasting operations. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1444 *Boring Machine Operator*

Operates boring machine that drills holes through dirt or rock in a generally horizontal plane to provide an excavation for an encasement or carrier pipe in a wet or dry condition. May operate a jacking machine to install conduit in a generally horizontal plane. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1445 *Directional Drilling Operator*

Operates a directional drilling machine that drills holes through dirt or rock with a directional locating beam and directional steering capabilities. Machine may utilize various steering head tools to control the direction of the drill. Controls speed of drilling, drilling fluid characteristics and pullback of pipe being installed. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1446 *Directional Drilling Locator*

Assist directional drilling operator in machine setup. Operates locating equipment under direction of the operator. May oil, grease or otherwise service or make necessary adjustments to equipment as needed. Performs other related duties.

1500 *Reinforcing Steel Worker*

Works from plans to lay out and install reinforcing steel within forms or in mats of concrete paving. May direct unloading of material. Determines rigging required to complete work. Gives direction to common or utility laborers. May install miscellaneous materials integral to concrete structures or paving. May work with power tools. Performs other related duties.

1509 *Structural Steel Worker*

Erects and places fabricated structural steel members, such as girders, plates, diaphragms, lateral bracing, and unites them permanently to form a completed structural steel unit. Fastens steel members together by welding or bolting. May include dismantling and erecting large units of equipment. Performs other related duties.

1513 *Sign Erector*

Sets forms, reinforcing steel, anchor bolts and pours concrete for sign foundations. Fabricates and erects pipe and angle frameworks by bolting, welding, or other means prior to installation of signs that are normally prefabricated. Works from alignment of signs. May direct hoisting of signs into place. Fastens signs to framework by bolting and other means. Locates and sets lighting brackets. May perform other work associated with signing projects. Performs other related duties.

1515 *Spreader Box Operator*

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 or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

1520 *Work Zone Barricade Servicer*

Fabricates, erects, and maintains temporary traffic control devices, including arrow boards, signs, barricades, channelizing devices, barrels and all message boards. May operate a truck during traffic control operations.

1600 *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.

1606 *Truck Driver, Single or Tandem Axle Dump Truck*

Drives a heavy-duty diesel-powered dump truck used in hauling materials. Hauls dirt, rock, aggregates, non-agitated concrete, or other material. May also be used for operation of water trucks. May require CDL license for driving on highway. May service and make necessary adjustments for proper operation of equipment. Performs other related duties.

1607 *Truck Driver, Tandem Axle Tractor with Semi Trailer*

Drives a diesel-powered tractor pulling a semi-trailer hauling materials. 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.

1609 *Truck Driver Lowboy—Float*

Drives a heavy-duty diesel-powered truck to which is attached a trailer upon which heavy equipment is hauled. Driver is often required to operate heavy equipment to load or unload the lowboy. May require CDL license for on-highway use. May service and make necessary adjustments for proper operation of equipment. Performs other related duties.

1612 *Truck Driver Transit—Mix*

Drives a gasoline or diesel truck upon which is mounted a concrete mixer. Operates concrete mixer and dumps concrete on the grade, into forms or into concrete pumps or buckets. Cleans mixer drum. May require CDL license for on-highway use. May service and make necessary adjustments for proper operation of equipment. Performs other related duties.

1615 *Boom Truck Operator*

Drives a gasoline or diesel single or tandem axle truck equipped with a hydraulic telescopic or articulated boom for picking up various objects. Operates boom in accordance with signals from ground. May require CDL license for highway use. May service and make necessary adjustments for proper operation of equipment. This classification used only when boom is operated; otherwise,

operator should be classified under appropriate truck driver classification. Performs other related duties.

1705 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. Performs other related duties.

1706 Welder

Operates welding equipment. 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. Welds structural steel girders and diaphragms. May assist in welding of permanent metal deck forms. Performs other related duties.

1708 Slurry Seal or Micro-Surfacing Machine Operator

Operates slurry seal or microsurfacing equipment that spreads and levels slurry or microsurfacing materials on highways. Controls movement of machine, raises and lowers screed, regulates width of screed. May oil, grease, service and make adjustments to equipment as needed. Performs other related duties.

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
Floor 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 HEREFTER 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.