

AGENDA

SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD MAY 9, 2017, AT 6:00 PM., AT THE COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

- I. CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR DISCUSSION, CONSIDERATION, AND POSSIBLE LEGAL ACTION:
 - 1. AWARD OF CONTRACT TO PIMA PAVING FOR RAILROAD WASH IMPROVEMENTS AT COTTONWOOD VILLAGE
- IV. ADJOURNMENT

Pursuant to A.R.S. 38-431.03.(A) the Council may vote to go into executive session on any agenda item pursuant to A.R.S. 38-431.03.(A)(3) Discussion or consultation for legal advice with the attorney or attorneys of the public body.

The Cottonwood Council Chambers is accessible to the disabled in accordance with Federal 504 and ADA laws. Those with needs for special typeface print or hearing devices may request these from the City Clerk (TDD 634-5526.) All requests must be made 24 hours prior to the meeting.

Members of the City Council will attend either in person or by telephone conference call.

City of Cottonwood, Arizona
City Council Agenda Communication

☐ Print

Meeting Date:	May 9, 2017
Subject:	Railroad Wash Improvements at Cottonwood Village (RE: AZ Dept. of Emergency & Military Affairs Grant)
Department:	Development Services
From:	Robert Winiecke, PE, City Engineer

REQUESTED ACTION

Staff is requesting that Council approve the low bid received by Pima Paving to perform the drainage improvements on the Cottonwood Village property to remove the property for the 100-year floodplain and expend Grant funding received from the Arizona Department of Emergency and Military Affairs through the Governor's Emergency Fund to make these improvements.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to award the contract for drainage improvements to Railroad Wash on Cottonwood Village property to Pima Paving in the amount of \$138,428.39 and authorize staff to proceed with finalizing the contract and commencing the project."

BACKGROUND

The City of Cottonwood performed a delineation study of Railroad Wash in 2014. The study resulted in FEMA issuing the community a Letter of Map Revision (LOMR) that provided for the removal of thirty five (35) parcels from the Special Flood Hazard Area (SFHA). An unfortunate consequence of this study was that ten (10) parcels were remapped into the SFHA based on the current FEMA guidelines/rules. As a result, the City requested that the design consultant prepare plans for improvement projects that would mitigate flooding and remove the remapped parcels from the SFHA. These plans were prepared and stamped by the consultant, and are shelf ready.

At the June 7, 2016 City Council Meeting staff requested Council's support for applying for grant funding through FEMA under their Pre-Disaster Mitigation Grant Program.

During the presentation, staff mentioned that the State of Arizona's Department of Emergency and Military Affairs (AZDEMA) was considering our projects for an alternate source of funding that would be available more quickly than the standard project duration through the PDM program (3 years). AZDEMA has now provided a

funding commitment letter to the City in the amount of \$150,000.00 with a cost share of 75%/25%.

However, One condition of this funding is that the project needs to be constructed by the end of this fiscal year.

JUSTIFICATION/BENEFITS/ISSUES

Construction of the proposed drainage improvements to Railroad Wash will remove the Cottonwood Village Assisted Living Facility from the Special Flood Hazard Area. These proposed improvements will also reduce the potential for damage to this facility from flooding and further protect public safety.

COST/FUNDING SOURCE

Grant – State of Arizona Department of Emergency and Military Affairs (75%)
City Matching Funds (25% budgeted for the current Fiscal Year)

ATTACHMENTS:

File Name	Description	Type
2017_0505_-_Summary_Bid_Tab.pdf	Summary Bid Tab	Backup Material
Cottonwood_Village_-_Pima_Paving.pdf	Pima Paving Contract	Cover Memo

COTTONWOOD STREET SIDEWALK PROJECT BID SUMMARY

NO.	BASE BID ITEM DESCRIPTION	Unit	Qty	ENGINEER'S ESTIMATE		PIMA PAVING		STANDARD CONSTRUCTION		TIFFANY CONSTRUCTION	
				Unit Price	Price	Bid Price	Price	Bid Price	Price	Bid Price	Price
1	Construct drainage channel per detail sheet C1.04. including drainage channel excavation, riprap D50=6"	C.Y.	400	\$ 135.00	\$ 54,000.00	\$ 114.06	\$ 45,624.00	\$ 131.00	\$ 52,400.00	\$ 102.00	\$ 40,800.00
2	Construct drainage channel per detail sheet C1.04. including drainage channel excavation, riprap D50=6"	C.Y.	228	\$ 130.00	\$ 29,640.00	\$ 114.30	\$ 26,060.40	\$ 93.00	\$ 21,204.00	\$ 313.00	\$ 71,364.00
3	Protect existing inlet in place	EA.	2	\$ 500.00	\$ 1,000.00	\$ 549.58	\$ 1,099.16	\$ 133.00	\$ 266.00	\$ 974.00	\$ 1,948.00
4	Sawcut and remove existing retaining wall see sheet C1.04 partial wall removal detail	L.F.	17.7	\$ 500.82	\$ 8,864.56	\$ 89.78	\$ 1,589.11	\$ 146.00	\$ 2,584.20	\$ 186.00	\$ 3,292.20
5	Install new concrete curb, per mag std. dtl. 222. Type "B"	L.F.	380	\$ 40.00	\$ 15,200.00	\$ 27.15	\$ 10,317.00	\$ 29.00	\$ 11,020.00	\$ 64.60	\$ 24,548.00
6	Existing light to remain	EA.	3	\$ 250.00	\$ 750.00	\$ 120.50	\$ 361.50	\$ 92.00	\$ 276.00	\$ 487.00	\$ 1,461.00
7	Remove existing curb	L.F.	258	\$ 5.00	\$ 1,290.00	\$ 5.82	\$ 1,501.56	\$ 9.50	\$ 2,451.00	\$ 9.25	\$ 2,386.50
8	Existing tree to be removed	EA.	4	\$ 750.00	\$ 3,000.00	\$ 1,379.76	\$ 5,519.04	\$ 443.00	\$ 1,772.00	\$ 2,690.00	\$ 10,760.00
9	Protect existing tree in place	EA.	3	\$ 1,000.00	\$ 3,000.00	\$ 194.07	\$ 582.21	\$ 72.00	\$ 216.00	\$ 410.00	\$ 1,230.00
10	Remove existing sign	EA.	4	\$ 150.00	\$ 600.00	\$ 126.27	\$ 505.08	\$ 119.00	\$ 476.00	\$ 369.00	\$ 1,476.00
11	Remove and replace irrigation valve to new grades	EA.	3	\$ 5.00	\$ 15.00	\$ 1,013.34	\$ 3,040.02	\$ 1,089.00	\$ 3,267.00	\$ 1,230.00	\$ 3,690.00
12	Remove and replace irrigation valve to new grades (typ.) within disturbance limits as needed	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 5,446.70	\$ 5,446.70	\$ 10,535.00	\$ 10,535.00	\$ 7,770.00	\$ 7,770.00
13	Sawcut, remove and replace asphalt per detail sheet C1.04. including aggregate base coures	C.Y.	39	\$ 35.00	\$ 1,365.00	\$ 104.34	\$ 4,069.26	\$ 41.00	\$ 1,599.00	\$ 1,370.00	\$ 53,430.00
14	Asphalt concrete pavement	S.Y.	695	\$ 56.00	\$ 38,920.00	\$ 44.89	\$ 31,198.55	\$ 56.00	\$ 38,920.00	\$ 5.00	\$ 3,475.00
15	Permanent pavement markings	L.F.	280.00	\$ 3.00	\$ 840.00	\$ 5.41	\$ 1,514.80	\$ 6.00	\$ 1,680.00	\$ 8.05	\$ 2,254.00
				TOTAL	\$ 163,484.56	TOTAL	\$ 138,428.39	SUBTOTAL	\$ 148,666.20	SUBTOTAL	\$ 229,884.70



City of Cottonwood, Arizona

NOTICE OF FORMAL SOLICITATION

SOLICITATION TYPE:
COMMODITY/SERVICE SOUGHT:
SOLICITATION INVITATION NO.:
BID DUE DATE AND TIME:
LOCATION:

INVITATION FOR BIDS
Cottonwood Village Drainage Improvement Project
2017-PW-06
May 1st, 2017 10:00 AM local Arizona time
City of Cottonwood
Administrative Services Department
Purchasing Division
816 N. Main Street
Cottonwood, Arizona 86326

Pursuant to Arizona Revised Statutes Section 34-201, notice is hereby given that the City of Cottonwood ("City") will accept bids with the intention of entering into a contract for: the construction of new parking stalls and the construction of a rip rap lined earthen drainage channel to convey onsite runoff to Railroad Wash along Mingus Avenue, (the "Project"). All facilities are located in Cottonwood, Arizona 86326.

Bids shall be enclosed in a sealed envelope clearly identified as **Cottonwood Village Drainage Improvement Project**. The name and address of the entity submitting the Bid shall also be clearly marked on the sealed envelope. It is the sole responsibility of the entity submitting the bid to see that his/her bid is received at the proper time. The bid shall be submitted to the **City of Cottonwood, Purchasing Division, 816 N Main Street, Cottonwood, AZ 86326 by 10:00 AM on Monday, May 1st, 2017**, at which time all bids shall be opened and the name of each Bidder and the amount of its bid shall be publicly read. Late bids will not be considered and will be returned unopened.

Contractors desiring to submit bids may obtain PDF versions of the plans and specifications and other information pertaining to the Project via email by contacting the Purchasing Division at jcook@Cottonwoodaz.gov. Documents can also be obtained through the Public Purchase website at www.publicpurchase.com.

Every bid shall be accompanied by a certified check, cashier's check or surety bond for ten percent (10%) of the amount of the bid as a guarantee that if selected, the Bidder will enter into a contract to construct the Project in accordance with the plans and specifications. Any surety bond submitted in compliance with this requirement shall be executed by a surety company or companies holding a certificate of authority to transact surety business in this state issued by the director of the Department of Insurance pursuant to Arizona Revised Statutes Title 20, Chapter 2, Article 1; shall follow the form prescribed in Arizona Revised Statutes Section 34-201; and all liabilities on the bond shall be determined in accordance with that section as if it were copied at length therein.

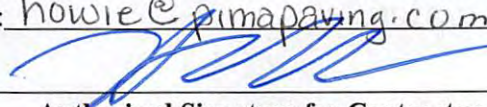
The City of Cottonwood will select a vendor based on the lowest responsible and responsive bid. In accordance with Arizona Revised Statutes Section 34-201(A) (4), the City reserves the right to reject any or all bids or to withhold the award for any reason the City determines.

Publish Date: Verde Independent – Sunday, April 2nd, 2017 and Sunday, April 9th, 2017

CITY OF COTTONWOOD
PUBLIC WORKS DEPARTMENT
2017-PW-06

OFFER

The undersigned (the "Bidder") hereby offers this Bid as an offer to contract with the City under the terms and conditions set forth below and certifies that Bidder has read, understands and agrees to fully comply with, and be contractually bound by, all terms and conditions as set forth in this Invitation For Bids ("IFB"), the Contract formed hereby (as defined below) and any amendments thereto, together with all Exhibits, Specifications, Plans and other documents included as part of this Contract (the "Contract Documents").

<p>Arizona Transaction (Sales) Privilege Tax License Number: <u>10-0109691B</u></p> <p>Federal Employer Identification Number: <u>86-0355263</u></p> <p><u>Pima Paving Inc</u> Contractor Name</p> <p><u>5180-B N. La Cholla Blvd</u> Address</p> <p><u>Tucson</u> <u>AZ</u> <u>85705</u> City State Zip Code</p>	<p>For Clarification of this Bid contact:</p> <p>Name: <u>Howard Stough</u></p> <p>Telephone: <u>520-404-1323</u></p> <p>Facsimile: <u>520-888-2864</u></p> <p>Email: <u>howie@pimapaving.com</u></p> <p style="text-align: center;"> Authorized Signature for Contractor <u>Howard Stough</u> Printed Name <u>Vice President</u> Title</p>
ACCEPTANCE OF OFFER AND NOTICE OF AWARD (FOR CITY OF COTTONWOOD USE ONLY)	
<p>Effective Date: _____ Contract No. _____ Official File: _____</p>	
<p>CITY OF COTTONWOOD, an Arizona municipal corporation</p> <p>_____</p> <p>Tim Elinski, Mayor</p> <p>ATTEST: _____</p> <p>_____</p> <p>Marianne Jiménez, City Clerk</p>	
<p>APPROVED AS TO FORM:</p> <p>_____</p> <p>Steve Horton, City Attorney</p>	

ARTICLE I - DEFINITIONS

For purposes of this Invitation for Bids, the following definitions shall apply:

1.1 “Bid” or “Offer” means a responsive bid or quotation submitted by a Bidder in response to this Invitation for Bids.

1.2 “Bid Deadline” means the date and time set forth on the cover of this IFB for the City Clerk to be in actual possession of the sealed Bids.

1.3 “Bid Opening” means the date and time set forth on the cover of this Invitation for Bids for opening of sealed Bids.

1.4 “Bidder” means any person or firm submitting a competitive Bid in response to this IFB.

1.5 “City” means the City of Cottonwood, an Arizona municipal corporation.

1.6 “City Representative” means the City employee who has specifically been designated to act as a contact person to the City’s Procurement Administrator, and who is responsible for monitoring and overseeing the Contractor’s performance under the Contract and for providing information regarding details pertaining to the Work.

1.7 “Confidential Information” means that portion of a Bid, proposal, Offer, Specification or protest that contains information that the person submitting the information believes should be withheld, provided (i) such person submits a written statement advising the City of this fact at the time of the submission and (ii) the information is so identified wherever it appears.

1.8 “Contract” means, collectively, the (i) Offer/Bid, (ii) this IFB, including all exhibits, (iii) the Notice of Award, (iv) the Notice to Proceed or Purchase Order(s), (v) any approved Addendum, Change Order or Amendment, (vi) the Contractor’s Certificates of Insurance and a copy of the Declarations Page(s) of the insurance policies, (vii) the Certificate of Completion and (viii) any Plans, Specifications or other documents attached, appended or incorporated herein by reference. Alternate or optional bid items will become part of the Contract only if they are accepted by the City in writing on the Price Sheet.

1.9 “Contractor” means the individual, partnership, corporation or limited liability company who has submitted a Bid in response to this IFB and who, as a result of the competitive bidding process, is awarded a contract for Materials or Services by the City.

1.10 “Contract Time” means the time period during which the Contractor must complete all of the Work related to the Project.

1.11 “Days” means calendar days unless otherwise specified.

1.12 “Engineer” means the City Engineer or authorized designee.

1.13 “Final Completion” shall be defined as set forth in Section 3.17 and shall occur not later than 30 Days from the date of Substantial Completion unless otherwise designated by the Contract Administrator and subject to modification by changes in the Work as provided in Section 3.15 below.

1.14 “Invitation for Bids” or “IFB” means this request by the City for participation in the competitive bidding process according to all documents, including those attached or incorporated herein by reference, utilized for soliciting Bids for the Materials and/or Services in compliance with the City’s Procurement Code.

1.15 “Materials” means any personal property, including equipment, materials, replacements and supplies provided by the Contractor in conjunction with the Contract and shall include, in addition to Materials incorporated in the Project, equipment and other material used and/or consumed in the performance of the Work.

1.16 “Multiple Award” means an award of an indefinite quantity contract for one or more similar products, commodities or Services to more than one Bidder.

1.17 “Price” means the total expenditure for the defined Project, inclusive of all Materials, commodities or Services.

1.18 “Procurement Administrator” means a City employee, as designated on the cover of this IFB, who has specifically been designated to act as a contact person to the Bidders and/or Contractor relating to their IFB.

1.19 “Procurement Agent” means the City Manager or authorized designee.

1.20 “Procurement Code” means the City’s Procurement Code, as amended from time to time.

1.21 “Project” means the purpose and Work described as set forth in Section 2.1, in the “Purpose/Scope of Work” of the IFB.

1.22 “Punch List” means that list of items provided by City to Contractor at the time of Substantial Completion indicating items to be completed or corrected, including the time for completion or correction by Contractor after Substantial Completion.

1.23 “Services” means the furnishing of labor, time or effort by a Contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance and as further defined in the Contract. This term does not include “professional and technical services” as defined in the Procurement Code.

1.24 “Specification” means any description of the physical characteristics, functional characteristics, or the nature of a commodity, product, supply or Services. The term may include a description of any requirements for inspecting, testing, or preparing a supply or service item for delivery.

1.25 “Subcontractor” means those persons or groups of persons having a direct contract with the Contractor to perform a portion of the Work and those who furnish Materials according to the plans and/or Specifications required by this Contract.

1.26 “Substantial Completion” shall be defined as set forth in Section 3.16 below and shall occur not later than the date set forth in the Schedule, subject to modification by changes in the Work as provided in Section 3.15 below.

1.27 “Vendor” means any firms, entities or individuals desiring to prepare a responsive Bid in response to this Invitation for Bids.

1.28 “Work” means all labor, Materials and equipment incorporated or to be incorporated in the Project that are necessary to accomplish the construction required by this Contract.

ARTICLE II – BID PROCESS; BID AWARD

2.1 **Purpose/Scope of Work.** The Work included in this Project consists of the construction of new parking stalls and the construction of a rip rap lined earthen drainage channel to convey onsite runoff to Railroad Wash along Mingus Avenue, (the “Project”). All facilities are located in Cottonwood, Arizona 86326.

2.2 **Amendment of IFB.** Except as set forth in Section 3.56 below, no alteration may be made to this IFB or the resultant Contract without the express, written approval of the City in the form of an official IFB addendum or Contract amendment. Any attempt to alter this IFB/Contract without such approval is a violation of this IFB/Contract and the City Procurement Code. Any such action is subject to the legal and contractual remedies available to the City including, but not limited to, Contract cancellation and suspension and/or debarment of the Bidder or Contractor.

2.3 **Preparation/Submission of Bid.** Bidders are invited to participate in the competitive bidding process for the Project specified in this IFB. Bidders shall review their Bid submissions to ensure the following requirements are met.

A. **Irregular/Non-responsive Bids.** The City will consider as “irregular” or “non-responsive” and shall reject any Bid not prepared and submitted in accordance with the IFB and Specifications, or any Bid lacking sufficient information to enable the City to make a reasonable determination of compliance with the Specifications. Unauthorized or unreasonable exceptions, conditions, limitations, or provisions shall be cause for rejection. Bids may be deemed non-responsive at any time during the evaluation process if, in the sole opinion of the Procurement Agent, any of the following are true:

1. Bidder does not meet the minimum required skill, experience or requirements to perform the Work or provide the Materials.
2. Bidder has a past record of failing to fully perform or fulfill contractual obligations.
3. Bidder cannot demonstrate financial stability.
4. Bid submission contains false, inaccurate or misleading statements that, in the opinion of the Procurement Agent, are intended to mislead the City in its evaluation of the Bid.

B. **Specification Minimums.** Bidders are reminded that the Specifications in this IFB are the minimum levels required and that Bids submitted must be for products that meet or exceed the minimum level of all features specifically listed in this IFB. Bids offering less than the minimums specified will be deemed not responsive. It shall be the Bidder’s responsibility to carefully examine each item listed in the Specifications.

C. **Required Submittal.** Bidders shall provide **all of the following** documents to be considered a responsive Bid:

1. Complete, fully executed original of this IFB, with the Offer signed in ink by a person authorized to bind the Bidder.
2. Price Sheet.
3. Bid Bond.
4. Licenses; /DBE & MBE Status.
5. References.
6. Federal Requirements, if applicable.
7. Acknowledgment for each Addendum received, if any.

D. **Bidder Responsibilities.** All Bidders shall (1) examine the entire Bid package, (2) seek clarification of any item or requirement that may not be clear, (3) check all responses for accuracy before submitting a Bid and (4) submit the entire, completed Bid package by the official Bid Deadline. Late Bids shall not be considered. Bids not submitted with an **original, signed Offer page** by a person authorized to bind the Bidder shall be considered non-responsive. Negligence in preparing a Bid shall not be good cause for withdrawal after the Bid Deadline.

E. **Sealed Bids.** All Bids shall be sealed and clearly marked with the IFB title and number on the lower left hand corner of the mailing envelope. A return address must also appear on the outside of the sealed Bid.

F. **Address.** All Bids shall be directed to the following address: City of Cottonwood Purchasing Division, 816 N. Main Street, Cottonwood, Arizona 86326, or hand-delivered to the Administrative Services office located at the same address.

G. **Bid Forms.** All Bids shall be on the forms provided in this IFB. It is permissible to copy these forms if required. Telegraphic (facsimile), electronic (email) or mailgram Bids will not be considered.

H. **Modifications.** Erasures, interlineations, or other modifications in the Bid shall be initialed in original ink by the authorized person signing the Bid.

I. **Withdrawal.** At any time prior to the specified Bid Opening, a Bidder (or designated representative) may amend or withdraw its Bid. Facsimile, electronic (email) or mailgram Bid amendments or withdrawals will not be considered. No Bid shall be altered, amended or withdrawn after the specified Bid Deadline, unless otherwise permitted pursuant to the City Procurement Code.

2.4 **Inquiries; Interpretation of Plans, Specifications and Drawings.**

A. **Inquiries.** Any question related to the IFB, including any part of the Plans, Specifications, Scope of Work or other Contract Documents, shall be directed to the City Representative and Procurement Administrator whose names appear on the cover page of this IFB. Questions shall be submitted in writing by the date indicated on the cover page of this IFB; the City will not respond to any inquiries submitted later than the Final Date for Inquiries. The Vendor submitting such inquiry will be responsible for its prompt delivery to the City. Any correspondence related to the IFB shall refer to the title and number, page and paragraph. However, the Bidder shall not place the IFB number and title on the outside of any envelope containing questions, because such an envelope may be identified as a sealed Bid and may not be opened until the Bid Opening. Any interpretations or corrections of the proposed Contract Documents will be made only by addenda duly approved and issued by the City. The City will not be responsible for any other explanations or interpretations of the Contract Documents.

1.1. B. **Addenda.** It shall be the Bidder's responsibility to check for addenda issued to this IFB. Any addendum issued by the City with respect to this IFB will be available via the City's vendor registration/notification system or other means. Vendors (Offerors) are encouraged to register via the on-line vendor registration system at www.publicpurchase.com, in order to automatically receive notification of Solicitation Addendum or notice of other solicitation opportunities. Select REGISTER OR LOG-IN NOW. A Vendor (Offeror) who is not so registered must contact the Purchasing Office to make other arrangements to receive notice of Addenda to this Solicitation. Vendors (Offerors) who submit offers without acknowledgement of addenda may have their responses rejected.

C. **Approval of Substitutions.** The Materials, products, and equipment described in this IFB establish a standard or required function, dimension, appearance and quality to be met by any proposed substitution. No substitute will be considered unless written Substitution/Equal Request in the form attached hereto as **Exhibit B**, has been received by the City Representative at least ten days prior to the Bid Deadline. Each such request shall include the name of the Material or equipment for which it is to be substituted and a

complete description of the proposed substitute, including any drawings, performance and test data and any other information necessary for evaluation of the substitute. If a substitute is approved, the approval shall be by written addendum to the IFB. Bidder shall not rely upon approvals made in any other manner.

D. Use of Equals. When the Specifications for materials, articles, products and equipment include the phrase "*or equal*," Bidder may bid upon and use materials, articles, products and equipment that will perform equally the requirements imposed by the general design. The Contract Administrator will have the final approval of all materials, articles, products and equipment proposed to be used as an "equal." No such "equal" shall be purchased or installed without prior, written approval from the Contract Administrator. No "equal" will be considered unless a written Substitution/Equal Request, in the form attached hereto as Exhibit B, has been received by the City Representative at least ten days prior to the Bid Deadline. The request shall include the name of the material or equipment for which the item is sought to be considered an equal and a complete description of the proposed equal including any drawings, cuts, performance and test data and any other information necessary for evaluation of the equal. All approval of equals shall be issued in the form of written addendum or amendment, as applicable, to this IFB or the Contract.

E. Bid Quantities. It is expressly understood and agreed by the parties hereto that the quantities of the various classes of Services and/or Materials to be furnished under this Contract, which have been estimated as stated in the Bidders' Offer, are only approximate and are to be used solely for the purpose of comparing, on a consistent basis, the Bidders' Offers presented for the Work under this Contract. The selected Contractor agrees that the City shall not be held responsible if any of the quantities shall be found to be incorrect and the Contractor will not make any claim for damages or for loss of profits because of a difference between the quantities of the various classes of Services and/or Materials as estimated and the Services and/or Materials actually provided. Contractor is responsible for ensuring that all Materials contained in the Plans for the project are bid on the Price Sheet. Contractor shall bring any potential discrepancy between the Plans and the Price Sheet to the City's attention, either at the Prospective Bidders' Conference or by written inquiry, as set forth in Subsection 2.4(A) above. If any error, omission or misstatement is found to occur, the same shall not (1) invalidate the Contract or the whole or any part of the Scope of Work, (2) excuse Contractor from any of the obligations or liabilities hereunder or (3) entitle Contractor to any damage or compensation except as may be provided in this Contract.

2.5 Prospective Bidders' Conference. A Prospective Bidders' Conference may be held. If scheduled, the date and time of the Prospective Bidders' Conference will be indicated on the cover page of this IFB. The Prospective Bidders' Conference may be designated as mandatory or non-mandatory on the cover of this IFB. Bids shall not be accepted from Bidders who do not attend a mandatory Prospective Bidders' Conference. Bidders are strongly encouraged to attend those Prospective Bidder's Conferences designated as non-mandatory. The purpose of the Prospective Bidders' Conference will be to clarify the contents of the IFB in order to prevent any misunderstanding of the City's requirements. Any doubt as to the requirements of this IFB or any apparent omission or discrepancy should be presented to the City at the Prospective Bidders' Conference. The City will then determine if any action is necessary and may issue a written amendment or addendum to the IFB. Oral statements or instructions will not constitute an amendment or addendum to the IFB.

2.6 New Materials. All Materials to be provided by the Contractor and included in the Bid shall be new, unless otherwise stated in the Specifications.

2.7 Prices. Work shall be performed at the unit prices as set forth in the Price Sheet attached hereto as Exhibit C and incorporated herein by reference. Bid prices shall be submitted on a per unit basis by line item, when applicable and include all applicable sales tax. In the event of a disparity between the unit price and extended price, the unit price shall prevail. **NOTE: All pricing blanks must be filled in. Empty or unfilled spaces in the Bid Price Sheet shall result in a determination that a Bid is non-responsive.**

2.8 **Payment; Discounts.** Any Bid that requires payment in less than 30 Days shall not be considered. Payment discounts of 30 Days or less will not be deducted from the Bid Price in determining the low Bid. The City shall be entitled to take advantage of any payment discount offered, provided payment is made within the discount period. Payment discounts shall be indicated on Price Sheet.

2.9 **Taxes.** The City is exempt from Federal Excise Tax, including the Federal Transportation Tax. Sales tax, if any, shall be included in the unit price for each line item. It shall not be considered a lump sum payment item. Bidder should not include tax on any allowances. It is the sole responsibility of the Bidder to determine any applicable State tax rates and calculate the tax accordingly. Failure to accurately tabulate any applicable taxes may result in a determination that a Bid is non-responsive. The Bidder shall not rely on, and shall independently verify, any tax information provided by the City.

2.10 **Federal Funding.** It is the responsibility of the Bidder to verify and comply with federal requirements that may apply to the Work (the "Federal Requirements"). It is also the responsibility of the Bidder to incorporate any necessary amounts in the Bid to accommodate for required federal record-keeping, necessary pay structures or other matters related to the Federal Requirements. Federal Requirements, if any, shall be attached hereto as Exhibit D. In addition to any applicable Federal Requirements, this procurement is subject to a number of state and City regulations. In general, where these rules conflict, the more stringent law or rule applies.

2.11 **Cost of Bid/Proposal Preparation.** Bids submitted for consideration should be prepared simply and economically, providing adequate information in a straightforward and concise manner. The City does not reimburse the cost of developing, presenting or providing any response to this solicitation; the Bidder is responsible for all costs incurred in responding to this IFB. All materials and documents submitted in response to this IFB become the property of the City and will not be returned.

2.12 **Public Record.** All Bids shall become the property of the City. After Contract award, Bids shall become public records and shall be available for public inspection in accordance with the City's Procurement Code, except that any portion of a Bid that was designated as confidential pursuant to Section 2.13 below shall remain confidential from and after the time of Bid opening to the extent permitted by Arizona law.

2.13 **Confidential Information.** If a Vendor/Bidder believes that a Bid, Specification, or protest contains information that should be withheld from the public record, a statement advising the Procurement Agent of this fact shall accompany the submission and the information shall be clearly identified. The information identified by the Vendor or Bidder as confidential shall not be disclosed until the Procurement Agent makes a written determination. The Procurement Agent shall review the statement and information with the City Attorney and shall determine in writing whether the information shall be withheld. If the City Attorney determines that it is proper to disclose the information, the Procurement Agent shall inform the Vendor or Bidder in writing of such determination.

2.14 **Vendor Licensing and Registration.** Prior to the award of the Contract, the successful Bidder shall (A) be registered with the Arizona Corporation Commission and authorized to do business in Arizona and (B) have a completed City business registration on file with the City Financial Services Department. Bidders shall provide license and certification information with the Bid, attached as Exhibit E and incorporated herein by reference. Upon the City's request, corporations, limited liability companies, partnerships or other entities shall provide Certificates of Good Standing from the Arizona Corporation Commission.

2.15 **Bidder Qualifications.**

A. **Experience and References.** Bidder must demonstrate successful completion of at least three similar projects within the past 60 months, one of which must have a dollar value of at least 75% of the total bid for this Project as set forth in the Price Sheet, attached as Exhibit C. Total bid price does not include any City allowances identified. For the purpose of this Solicitation, "successful completion" means completion

of a project within the established schedule and budget and “similar projects” resemble this Project in size, nature and scope. References for these three projects shall be listed on the sheet attached hereto as Exhibit F and incorporated herein by reference. *These references will be checked*, and it is Bidder’s responsibility to ensure that all information is accurate and current. Bidder authorizes the City’s representative to verify all information from these references and releases all those concerned from any liability in connection with the information they provide.

B. Investigation. The City’s representative may conduct any investigation deemed necessary to determine the Bidder’s ability to perform the Work in accordance with the Contract Documents. The three lowest Bidders may be requested to submit additional documentation within 72 hours (or as specified) to assist the City in its evaluation.

2.16 Certification. By submitting a Bid, the Bidder certifies:

A. No Collusion. The submission of the Bid did not involve collusion or other anti-competitive practices.

B. No Discrimination. It shall not discriminate against any employee or applicant for employment in violation of Federal Executive Order 11246.

C. No Gratuity. It has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor or service to a City employee, officer, agent or elected official in connection with the submitted Bid or a resultant Contract. In the event that the resultant Contract is canceled pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover and withhold from the Contractor an amount equal to 150% of the gratuity.

D. Financial Stability. It is financially stable, solvent and has adequate cash reserves to meet all financial obligations including any potential costs resulting from an award of the Contract.

E. No Signature/False Statement. The signature on the Bid and the Vendor Information Form is genuine. Failure to sign the Bid and the Vendor Information Form, or signing either with a false statement, shall void the submitted Bid and any resulting Contract, and the Bidder may be debarred from further bidding in the City.

2.17 Bid Bond. All Vendors desiring to prepare a responsive Bid shall submit a non-revocable bid security payable to the City in the amount of ten percent (10%) of the total Bid Price. This security shall be in the form of a bid bond, certified check or cashier’s check and must be in the possession of the City Representative by the Bid Deadline. All bid security from Contractor(s) who have been issued a Notice of Award shall be held until the successful execution of all required Contract Documents and bonds. If the Contractor fails to execute the required contractual documents and bonds within the time specified, or ten Days after Notice of Award if no period is specified, the Contractor may be found to be in default and the Contract terminated by the City. In case of default, the City reserves all rights inclusive of, but not limited to, the right to purchase material and/or to complete the Work and to recover any actual excess costs associated with such completion from the Contractor. All bid bonds shall be executed in the form attached hereto as Exhibit G, duly executed by the Bidder as Principal and having as Surety thereon a Surety company holding a Certificate of Authority from the Arizona Department of Insurance to transact surety business in the State of Arizona. Individual sureties are unacceptable. All insurers and sureties shall have, at the time of submission of the proposal, an A.M. Best’s Key Rating Guide of “A-” or better as currently listed in the most recent Best Key Guide, published by the A.M. Best Company. As soon as is practicable after the completion of the evaluation, the City will (A) issue a Notice of Award for those Offers accepted by the City and (B) return all checks or bonds to those Bidders who have not been issued a Notice of Award.

2.18 Award of Contract.

A. Multiple Award. The City may, at its sole discretion, accept Bidder's Offer as part of a Multiple Award.

B. Evaluation. The evaluation of this Bid will be based on, but not limited to, the following: (1) compliance with Specifications, (2) Price, including alternates, if any, but excluding taxes and "as-needed" services requested by the City and (3) Bidder qualifications to perform the Work.

C. Waiver, Rejection, Reissuance. Notwithstanding any other provision of this IFB, the City expressly reserves the right to: (1) waive any immaterial defect or informality, (2) reject any or all Bids or portions thereof and (3) cancel or reissue an IFB.

D. Offer. A Bid is a binding offer to contract with the City based upon the terms, conditions and Specifications contained in this IFB and the Bidder's responsive Bid, unless any of the terms, conditions, or Specifications are modified by a written addendum or Contract amendment. Bids become binding Contracts when the Acceptance of Offer and Notice of Award is executed in writing by the City. Bidder Offers shall be valid and irrevocable for 90 days after the Bid Opening.

E. Protests. Any Bidder may protest this IFB, the proposed award of a Contract, or the actual award of a Contract. All protests will be considered in accordance with the City Procurement Code.

ARTICLE III – GENERAL TERMS AND CONDITIONS

PART A - GENERAL

3.1 Plans and Specifications to Successful Contractor. The successful Contractor may obtain electronic documents of Plans and Specifications for this Project from the Contract Administrator at no cost.

3.2 Contract Time. This project is partially funded through a grant from the Arizona Department of Emergency and Military Affairs and funding stipulates that this Project shall be completed no later than June 30, 2017. All Work on the Project shall be completed on or before the expiration of the Contract Time.

3.3 Pre-Construction Conference. Within 15 days of the issuance of the Notice of Award, the Contractor shall attend a pre-construction conference. The City will contact the Contractor to schedule a specific date, time and location for the pre-construction conference. The purpose of this conference is to outline specific items and procedures and to address items that require special attention on the part of the Contractor. The Contractor may also present proposed variations in procedures that the Contractor believes may (A) improve the Project, (B) reduce cost or (C) reduce inconvenience to the public. Any necessary coordination and procedures for construction inspection and staking will be addressed during the pre-construction conference. The Contractor will be required to provide the following items at, or prior to, the pre-construction conference, each of which is subject to review and approval by the Contract Administrator:

A. Key Personnel; Subcontractors. A list of the names and emergency telephone numbers of all proposed key personnel, Subcontractors and suppliers that the Contractor intends to utilize on the Project, in the form attached hereto as Exhibit H and incorporated herein by reference. The term "Key Personnel" means individuals who will be directly assigned to this Project and includes, but is not limited to, the owner, principals, project manager, project superintendent, scheduler, construction engineer and supervisory personnel. At least two of the Bidder's Key Personnel must have a minimum of three years' experience in similar projects (defined above) and the scheduler must have experience in employing scheduling techniques appropriate for this Project. Resumes of Key Personnel shall be submitted upon request by the City's representative. Proposed Subcontractors shall be qualified and have the requisite professional or technical licenses and be licensed to do business in the State of Arizona. The list shall include such information on the professional background of each of the assigned key individuals as may be requested by the City Representative. Such key personnel and Subcontractors shall be satisfactory to the Contract Administrator and shall not be changed except with the consent

of the Contract Administrator. Additionally, the Contract Administrator shall have the right to request that the Contractor personnel and Subcontractors be removed from the Project if, in the Contract Administrator's sole discretion, such personnel or Subcontractor(s) are detrimental to the Project delivery process. Upon receipt of such request, the Contractor shall remove such personnel or Subcontractor(s) unless the Contractor can provide the City with sufficient documentation to prove it is commercially impractical to replace the personnel or Subcontractor(s) with substitute personnel possessing similar qualifications. The Contract Administrator's approval of substituted personnel or Subcontractor(s) shall not be unreasonably withheld.

B. Progress Schedule. A construction progress schedule showing the estimated time for start and completion of the major items of Work.

C. Payment Schedule. A payment schedule showing the estimated dollar volume of Work for each calendar month during the life of the Project.

D. Traffic Control. A written proposal outlining the intended plans for traffic control and for maintaining continuous access to residences and businesses along the construction site.

E. Drawings, Materials & Equipment. An itemized list of all required shop drawings, material and equipment submittals and a schedule indicating the dates each of these items will be transmitted to the City for review.

3.4 Notice to Proceed. Within 30 days of the issuance of the Notice of Award the City may issue a written Notice to Proceed. The Notice to Proceed shall stipulate the actual Contract start date, the Contract Time and the dates of Substantial Completion and Final Completion. The time required for the Contractor to obtain permits, licenses and easements shall be included in the Contract Time and shall not be justification for a delay claim by the Contractor. The time required for the Contractor to prepare, transmit and obtain approval of applicable submittals shall be included in the Contract Time and shall not be justification for a delay claim by the Contractor. No Work shall be started until after all required permits, licenses, and easements have been obtained. The Contractor shall notify the Contract Administrator, in writing, at least 72 hours before the following events:

A. Commencement. The start of construction.

B. City Services Shut Down. Shutdown of City water, sewer, drainage, irrigation and/or traffic control facilities.

3.5 Laws and Regulations. The Contractor shall keep fully informed of all rules, regulations, ordinances, statutes or laws affecting the Work herein specified, including existing and future (A) City and County ordinances and regulations, (B) State and Federal laws and (C) Occupational Safety and Health Administration ("OSHA") standards.

3.6 Rights-of-Way. The Contractor shall obtain a right-of-way permit for any of the Work completed in the public right-of-way. The Contractor will be responsible for any required agency permits. The City will provide any necessary easements for Work specified under this Contract, and the Contractor shall not enter or occupy with workers, tools, equipment or materials any private ground outside the property of the City without the written consent of the owner thereof. The Contractor, at its own expense, is responsible for the acquisition of any additional easements or rights-of-way.

3.7 Inspection, Safety and Compliance. Each Contractor must inform itself fully of the conditions relating to the construction of the Project and the employment of labor thereon. Failure to do so will not relieve the Contractor of its obligation to furnish all material and labor necessary to carry out the provisions of this Contract. Insofar as possible in carrying out its work, the Contractor must employ such methods or means as will not cause any interruption of or interference with the Work of any other contractor. Contractor affirms that it has inspected the jobsite and has thoroughly reviewed the Contract including, without limitation, the Specifications listed on

Exhibit A, as the same may be revised by the City, and is not relying on any opinions or representations of City. Contractor agrees to perform and complete such Work in strict accordance with the Contract and under the general direction of the City. Contractor agrees that any exclusions of any Work must be approved in writing by the City prior to acceptance of this Contract or same shall not be excluded hereunder. Contractor is responsible for all safety precautions and programs and shall provide all protection and necessary supervision to implement said precautions and programs. Contractor shall take all reasonable precautions for the safety of and provide reasonable protection to prevent damage, injury or loss to: (A) employees or others on the Project, (B) the Work and materials and (C) other property at the Project or adjacent thereto. Contractor shall designate a responsible person on the Project whose duty shall be prevention of accidents. Contractor shall provide all competent supervision necessary to execute all Work and any Work incidental thereto in a thorough, first-class, workmanlike manner. It is Contractor's responsibility that all of the Work and any Work incidental thereto conforms to, and is performed in accordance with, all applicable Federal, State, County and City laws, codes, ordinances, regulations (including National Pollutant Discharge Elimination System and air pollution standards) and orders of public authorities bearing on performance of the Work.

3.8 Traffic Regulations. All traffic affected by the Work under this Contract shall be regulated in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) Part VI, latest revision thereto. Traffic control signs will be used at all times when work is being performed or when a potential hazard is present. When necessary certified flaggers will be used to control traffic using a stop and slow paddle. Signs and flaggers (per MUTCD) are required when a lane is blocked or encroached upon. For all work impeding or impacting traffic (vehicular or pedestrian) a Traffic Control Plan must be approved by the City before any work begins. The City of Cottonwood will not provide signs, barricades, or other equipment for use in traffic control. Only rubber tired equipment shall be used on pavement, except crawler equipment using street pads.

3.9 Indemnification. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City and each council member, officer, employee or agent thereof (the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) are caused by the negligent acts, recklessness or intentional misconduct of the Contractor, its officers, employees, agents, or any tier of subcontractor in connection with Contractor's work or services in the performance of this Agreement. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

3.10 Insurance.

A. General.

1. Insurer Qualifications. Without limiting any obligations or liabilities of Contractor, Contractor shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies authorized to do business in the State of Arizona pursuant to ARIZ. REV. STAT. § 20-206, as amended, with an AM Best, Inc. rating of A- or above with policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Contract at the City's option.

2. No Representation of Coverage Adequacy. By requiring insurance herein, the City does not represent that coverage and limits will be adequate to protect Contractor. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve

Contractor from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.

3. **Additional Insured.** All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, directors, officials and employees as Additional Insured as specified under the respective coverage sections of this Contract.

4. **Coverage Term.** All insurance required herein shall be maintained in full force and effect until all Work or Services required to be performed under the terms of this Contract are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Contract.

5. **Primary Insurance.** Contractor's insurance shall be primary insurance with respect to performance of this Contract and in the protection of the City as an Additional Insured.

6. **Claims Made.** In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for three years past completion and acceptance of the services. Such continuing coverage shall be evidenced by submission of annual Certificates of Insurance citing applicable coverage is in force and contains the provisions as required herein for the three-year period.

7. **Waiver.** All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees for any claims arising out of the Work or Services of Contractor. Contractor shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.

8. **Policy Deductibles and/or Self-Insured Retentions.** The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the City. Contractor shall be solely responsible for any such deductible or self-insured retention amount.

9. **Use of Subcontractors.** If any Work under this Contract is subcontracted in any way, Contractor shall execute written agreement with its Subcontractors containing the indemnification provisions set forth in this Section and insurance requirements set forth herein protecting the City and Contractor. Contractor shall be responsible for executing any agreements with its Subcontractor and obtaining certificates of insurance verifying the insurance requirements.

10. **Evidence of Insurance.** Prior to commencing any Work or Services under this Contract, Contractor will provide the City with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Contract, issued by Contractor's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Contract and that such coverage and provisions are in full force and effect. Confidential information such as the policy premium may be redacted from the declaration page(s) of each insurance policy, provided that such redactions do not alter any of the information required by this Contract. The City shall reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Contract. If any of the policies required by this Contract expire during the life of this Contract, it shall be Contractor's responsibility to forward renewal certificates and declaration page(s) to the City 30 days prior to the expiration date. All certificates of insurance and

declarations required by this Contract shall be identified by referencing this Contract. A \$25.00 administrative fee shall be assessed for all certificates or declarations received without a reference to this Contract. Additionally, certificates of insurance and declaration page(s) of the insurance policies submitted without referencing this Contract will be subject to rejection and may be returned or discarded. Certificates of insurance and declaration page(s) shall specifically include the following provisions:

a. The City, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows:

(i) Commercial General Liability - Under Insurance Services Office, Inc., ("ISO") Form CG 20 10 03 97 or equivalent.

(ii) Auto Liability - Under ISO Form CA 20 48 or equivalent.

(iii) Excess Liability - Follow Form to underlying insurance.

b. Contractor's insurance shall be primary insurance and non contributory with respect to performance of the Contract.

c. All policies, except for Professional Liability, including Workers' Compensation, waive rights of recovery (subrogation) against City, its agents, representatives, officers, officials and employees for any claims arising out of Work or Services performed by Contractor under this Contract.

d. ACORD certificate of insurance form 25 (2014/01) is preferred. If ACORD certificate of insurance form 25 (2001/08) is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

B. Required Insurance Coverage.

1. Commercial General Liability. Contractor shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than \$1,000,000 for each occurrence, \$2,000,000 Products and Completed Operations Annual Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 010 93 or equivalent thereof, including but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement form CG 20 10 03 97, or equivalent, which shall read "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

2. Vehicle Liability. Contractor shall maintain Business Automobile Liability insurance with a limit of \$1,000,000 each occurrence on Contractor's owned, hired and non-owned vehicles assigned to or used in the performance of the Contractor's Work or Services under this Contract. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, directors, officials and employees shall be cited as

an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

3. **Professional Liability.** If this Contract is the subject of any professional Services or Work, or if the Contractor engages in any professional Services or Work adjunct or residual to performing the Work under this Contract, the Contractor shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Contractor, or anyone employed by the Contractor, or anyone for whose negligent acts, mistakes, errors and omissions the Contractor is legally liable, with an unimpaired liability insurance limit of \$2,000,000 each claim and \$2,000,000 annual aggregate.

4. **Workers' Compensation Insurance.** Contractor shall maintain Workers' Compensation insurance to cover obligations imposed by Federal and State statutes having jurisdiction over Contractor's employees engaged in the performance of Work or Services under this Contract and shall also maintain Employers Liability Insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit.

C. **Cancellation and Expiration Notice.** Insurance required herein shall not expire, be canceled, or be materially changed without 30 days' prior written notice to the City.

3.11 **Performance Bond.** The Contractor shall be required to furnish non-revocable security binding the Contractor to provide faithful performance of this Contract in the amount of one hundred percent (100%) of the total Contract Price payable to the City. Performance security shall be in the form of a performance bond, certified check, cashier's check or irrevocable letter of credit. This security must be in the possession of the Contract Administrator within seven days after execution of this Agreement by the City. If the Contractor fails to execute and deliver the security instrument as required, the Contractor may be found in default and the Contract terminated by the City. In case of default the City reserves all rights. All performance bonds shall be executed in the form attached hereto as Exhibit I, duly executed by the Contractor as Principal and having as Surety thereon a Surety company approved by the City and holding a Certificate of Authority to transact surety business in the State of Arizona by the Arizona Department of Insurance. Individual sureties are unacceptable. All Insurers and Sureties shall have, at the time of submission of the performance bond, an A.M. Best's Key Rating Guide of "A-" or better as currently listed in the most recent Best Key Guide, published by the A.M. Best Company.

3.12 **Payment Bond.** The Contractor shall be required to furnish non-revocable security for the protection of all persons supplying labor and material to the Contractor or any Subcontractor for the performance of any Work related to this Contract. Payment security shall be in the amount of one hundred percent (100%) of the total Contract Price and be payable to the City. Payment security shall be in the form of a payment bond, certified check, cashier's check or irrevocable letter of credit. This security must be in the possession of the Contract Administrator within seven days after execution of this Agreement by the City. If the Contractor fails to execute and deliver the security instrument as required, the Contractor may be found in default and the Contract terminated by the City. In case of default the City reserves all rights. All payment bonds shall be executed in the form attached hereto as Exhibit J, duly executed by the Contractor as Principal and having as Surety thereon a Surety company approved by the City and holding a Certificate of Authority to transact surety business in the State of Arizona by the Arizona Department of Insurance. Individual sureties are unacceptable. All Insurers and Sureties shall have, at the time of submission of the payment bond, an A.M. Best's Key Rating Guide of "A-" or better as currently listed in the most recent Best Key Guide, published by the A.M. Best Company.

3.13 **Changes in the Work.** The City may, without invalidating this Contract, order changes in the Work consisting of additions, deletions or other revisions to the Contract and the Contract Price and the Contract Time shall be adjusted as provided below. The Contract Price and/or the Contract Time may only be changed by

the City's written approval authorizing said change, and said changes shall be performed under the applicable conditions of the Contract. The Contract Price shall be adjusted as a result of a change in the Work as follows:

A. Additions. When the City increases the scope of the Work, Contractor will perform the increased work pursuant to Contractor's unit prices set forth on the Price Sheet.

B. Deletions. When the City decreases the Work resulting in a decrease in Contractor's quantity of the Work, the City shall be allowed a decrease in the Contract Price amounting to the quantity of the deleted Work multiplied by the Contractor's unit prices.

C. Estimating. Whenever the City is considering a change to the Work, Contractor shall promptly, and in any event within five business days, estimate the price of the contemplated additional or deleted Work in good faith and as accurately as is then-feasible. The estimate shall show quantities of labor, material and equipment and shall be pursuant to the rates set forth in the Contractor's Bid.

3.14 Substantial Completion. When the Contractor considers that the Work is Substantially Complete, the Contract Administrator shall prepare and submit to the Contractor a comprehensive list of Punch List items, which the Contractor may edit and supplement. The Contractor shall proceed promptly to complete and correct Punch List items. Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. The City shall determine when the Project and the Contractor's Work is substantially complete. "Substantial Completion" means construction has been completed in accordance with the Contract Documents to the extent that the City can use or occupy the entire Project, or the designated portion of the Project, for the use intended without any outstanding, concurrent construction at the site, except as may be required to complete or correct Punch List items. A prerequisite for Substantial Completion, over and above the extent of construction completion required, is receipt by the City of acceptable documentation that Contractor has successfully tested and demonstrated all systems for their intended use. The date of Substantial Completion shall be confirmed by a Certificate of Substantial Completion signed by the City and Contractor. The Certificate of Substantial Completion signed by the City and Contractor shall state the respective responsibilities of the City and the Contractor for security, maintenance, utilities, damage to the Work and insurance. The Certificate of Substantial Completion shall also include the Punch List as created by the Contractor and modified by the City and establish the time for completion and correction of all Punch List items. If the City and the Contractor cannot agree as to the appropriate date of Substantial Completion, such issue shall be submitted for dispute resolution in accordance with the procedures set forth in Article III, Part B below. Notwithstanding such disagreement, the Contractor shall diligently proceed with completion of the Punch List items.

3.15 Final Completion. The City shall determine when the Project and the Contractor's Work is finally completed. "Final Completion" means completion of the Project by the Contractor in accordance with the Contract Documents, certified to the City by the Contractor. Final Completion shall be achieved only upon the City's written acceptance of (A) the construction, (B) all testing, (C) demonstration by Contractor that the Work functions as required by the Contract Documents and meets all Contract requirements, (D) resolution of all outstanding system deficiencies and Punch List items, if any, (E) delivery of all as-built documentation, drawings, completed record documents (with revisions made after Substantial Completion), annotated submittals and design document deliverables, (F) submittal, acceptance, and delivery of the one hundred percent (100%) complete O&M manuals, (G) delivery of warranties, inspection certificates, bonds and all other required documents, (H) all pre-requisites for final payment and (I) submittal of Contractor's request for final payment and acceptance enclosing all required documentation. Upon Final Completion the Contract Administrator shall issue a Certificate of Final Completion to the Contractor on behalf of the City. Following receipt of payment from the City, the Contractor shall make all payments due to the Subcontractors.

3.16 Payments to Contractor. Payment shall be conditioned upon Contractor's compliance with the payment terms and conditions set forth below. Material or equipment delivered to the Project by or on behalf of Contractor shall not constitute material or equipment furnished in the performance of the Work until same has been

incorporated into the improvements constituting the Project. Payment shall not constitute acceptance by the City or evidence thereof of any Work performed.

A. Progress Payments.

1. On or before the 15th day of each month after construction has commenced, the Contractor shall submit to the City an application for payment consisting of the cost of the Work performed up to the end of the prior month, including the cost of material stored on the site or at other locations approved by the City. The application shall be deemed approved and certified for payment seven days after it is submitted unless before that time the City prepares and issues a specific written finding setting forth those items in detail that are not approved for payment under the Contract. Prior to submission of the next application for payment, the Contractor shall make available at the request of the City a statement accounting for the disbursement of funds received under the previous application for purposes of audit. The extent of such statement shall be as agreed upon between the City and Contractor.

2. Within 14 days after approval of each monthly application for payment, the City shall pay directly to the Contractor the appropriate amount for which application for payment is made, less amounts (a) previously paid by the City, (b) sufficient to pay expenses the City reasonably expects to incur in correcting deficiencies which are set forth in writing and provided to the Contractor and (c) any retainage as set forth in subsection 3.18(B) below.

3. The City's progress payment, occupancy or use of the Project, whether in whole or in part, shall not be deemed as acceptance of any Work not conforming to the requirements of this Contract.

4. Upon Substantial Completion of the Work, the City shall pay the Contractor the unpaid balance of the cost of the Work, less a sum equal to the Contractor's estimated cost of completing any unfinished items as agreed to between the City and the Contractor as to extent and time for Final Completion. The City thereafter shall pay the Contractor monthly the amount retained for unfinished items as each item is completed.

B. Retainage. With respect to the Work, the City shall retain ten percent (10%) of the amount of each estimate until Final Completion and acceptance of all Material, equipment and Work covered by this Contract.

1. Any securities submitted by Contractor in lieu of retainage as may be allowed by law, shall be deposited in an escrow account by the City. The City shall be listed as payee or multiple payees with Contractor on all such securities.

2. When the Work is fifty percent (50%) completed, one-half of the amount retained including any securities substituted pursuant to subsection 3.18 (B)(1) shall be paid to the Contractor upon the Contractor's request, provided the Contractor is making satisfactory progress on the Work and there is no specific cause or claim requiring a greater amount to be retained. After the construction Work is fifty percent (50%) completed, no more than five percent (5%) of the amount of any subsequent progress payments made under this Contract may be retained, provided the Contractor is making satisfactory progress on the Project. If, at any time, the City determines satisfactory progress is not being made, ten percent (10%) retention shall be reinstated for all progress payments made under this Contract after the determination.

C. Payment for On-site and Off-site Stored Materials. Payment shall be made on account of Materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. Payment may similarly be made for Materials and equipment suitably stored off the site, conditioned upon the Contractor furnishing evidence to the City that (1) title to the Materials and equipment will pass to the City upon

payment therefore, (2) the Materials and equipment are adequately safeguarded and insured, including during transit from the off-site location to the Project site and (3) such other matters as the City may reasonably request in order to protect its interests. With the prior, written approval of the City, Contractor may advance order the bulk delivery of Materials to be incorporated into the Work over the course of this Contract. Upon delivery and receipt of supplier invoice, the City shall pay for the bulk delivery, either directly to the Contractor or to the vendor or by joint check to Contractor and vendor, and shall receive a full release for the amount paid from vendor and Contractor. Contractor agrees to assume full responsibility for the safekeeping of all such Materials and shall guarantee to the City that such Materials shall remain safe from theft or damage from any and all causes (unless caused by the sole negligence of the City). Contractor shall immediately replace, repair or restore said Materials to their original condition so as to not cause any delay in the Work, and Contractor shall indemnify and hold harmless the City for, from and against any and all loss, cost, liability or expense resulting from any loss or damage to any of the Materials described herein from any cause unless due to the City's sole negligence. Should the City have reason to believe Contractor is not properly safeguarding any of the Materials, the City shall have the right, but not the affirmative duty, to immediately take such steps as it deems necessary to do so, including removing Contractor from the job, replacing any Materials or expending any sums to properly carry out Contractor's responsibility hereunder, and any amounts so expended shall be billed back to Contractor or deducted from any sums then or thereafter due to Contractor. Contractor shall fully insure all Materials stored on site as required by the City, and if such insurance is not obtained due to a lack of insurable interest, the City shall have the right to obtain such insurance and charge the amount thereof back to Contractor or deduct said amount from any funds then or thereafter due to Contractor.

D. Title to Construction Work. The Contractor warrants that title to all Work covered by an application for payment shall pass to the City no later than the time of payment. The Contractor further warrants that upon submittal of an application for payment, all Work for which applications for payment have been previously issued and payments received from the City shall be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, Materials and equipment relating to the Work.

E. Final Payment.

1. Final payment, consisting of the unpaid balance of the cost of the Work shall be due and payable at Final Completion and acceptance by the City. Before issuance of final payment, the City may request satisfactory evidence that all payrolls, Materials bills and other indebtedness connected with the Work have been paid or otherwise satisfied.

2. In making final payment the City waives all claims except for:

- a. Outstanding liens.
- b. Improper workmanship or defective Materials.
- c. Work not in conformance with this Contract or Work not completed.
- d. Terms of any special warranties required by this Contract.
- e. Delivery to City of all warranties, operation and maintenance manuals, "AS-BUILT" record drawings and other documents as required by this Contract.
- f. Right to audit Contractor records for a period of three years.
- g. Claims previously made in writing and which remain unsettled.

3. Acceptance of final payment by the Contractor shall constitute a waiver of affirmative claims by the Contractor, except those previously made in writing and identified as unsettled at the time of final payment.

F. Warranty. Contractor or its assignee shall give to the City a two-year warranty against deficiencies in material and workmanship for all Work on the Project or other such warranty as required by the City Contract Administrator, which warranty shall begin on the date that the City accepts the Work as provided in this Section. Any material deficiencies in material or workmanship identified by City staff during the two-year warranty period shall be brought to the attention of the Contractor or its assignee that provided the warranty, which shall promptly remedy or cause to be remedied such deficiencies to the reasonable satisfaction of the City Contract Administrator. Continuing material deficiencies in a particular portion of the Work shall be sufficient grounds for the City to require (1) an extension of the warranty for an additional one-year period and (2) the proper repair of or the removal and reinstallation of, that portion of the Work that is subject to such continuing deficiencies. Regardless of whether the applicable warranty period has expired, the Contractor agrees to repair any damage to the Work caused by Contractor's construction activities on the Property. Nothing contained herein shall prevent the City or Contractor from seeking recourse against any other third party for damage to the Work caused by such third party.

3.17 Offset.

A. Offset for Damages. In addition to all other remedies at law or equity, the City may offset from any money due to the Contractor any amounts Contractor owes to the City for damages resulting from breach or deficiencies in performance or breach of any obligation under this Contract.

B. Offset for Delinquent Fees or Taxes. The City may offset from any money due to the Contractor any amounts Contractor owes to the City for delinquent fees, transaction privilege taxes and property taxes, including any interest or penalties.

PART B - PERFORMANCE OF THE WORK

3.18 Work Scheduling. Time is of the essence for this Contract. Contractor shall provide the Contract Administrator with any requested scheduling information and a proposed schedule for performance of the Work within the Contract Time in a form acceptable to the Contract Administrator and approved by the Contract Administrator, in his sole and absolute discretion, providing for commencement and completion of the Work (the "Schedule"). The Schedule shall include the date for Substantial Completion of the Work. The Contract Administrator may revise the Schedule during the course of the Work. Contractor, to induce the City to enter into this Contract, has and does hereby agree to fully perform and complete the Work for the Contract Price within the Schedule.

3.19 Contractor's Representative. The Contractor or his authorized representative shall be present at the Work site at all times during working hours. Instructions and information provided by the Contract Administrator to the Contractor's representative shall be considered as having been given to the Contractor.

3.20 Prosecution of the Work. The Contractor shall prosecute the Work so that the portion of the Work completed at any point in time shall be not less than as required by the Schedule. If the delay is an Inexcusable Delay, as defined below, the Contractor shall prepare a recovery schedule for the Contract Administrator's review and approval, showing how the Contractor will compensate for the delays and achieve Substantial Completion by the date(s) shown on the Schedule. If the Contractor is unable to demonstrate how it will overcome Inexcusable Delays, the Contract Administrator may order the Contractor to employ such extraordinary measures as are necessary to bring the Work into conformity with the Substantial Completion date(s) set forth therein, the costs of which shall be included as part of the Cost of the Work. If the delay is an Excusable Delay, as defined below, the Contract Administrator shall either (A) authorize an equitable extension in the Schedule to account for such delay, and equitably adjust the contract sum on account of such delay or (B) request that the Contractor prepare a

recovery schedule showing how (if possible) the Contractor can achieve Substantial Completion by the applicable date shown on the Schedule, and equitably adjust the Contract Price in accordance with the provisions of this Contract on account of any extraordinary activities required of the Contractor on account of such recovery schedule.

3.21 Extensions of Time.

A. **Allowable Extensions.** An extension in the scheduled date of Substantial Completion will only be granted in the event of Excusable Delays affecting the Schedule for the Work. The Contractor shall be entitled to general condition costs and extra costs related to the Excusable Delay for idle labor, equipment inefficiency and lost productivity of the performance of the Work. The Contractor must submit evidence reasonably satisfactory to the City substantiating such costs. Such adjustment to the Price and Substantial Completion date shall be issued in a Change Order or Contract amendment, as applicable.

B. **Excusable Delay.** To the extent any of the following events results in an actual delay in the Work, such shall constitute an "Excusable Delay" (to the extent not set forth below, a delay will be considered an "Inexcusable Delay"):

1. Delays resulting from Force Majeure.
2. Differing, unusual or concealed site conditions that could not reasonably have been anticipated by the Contractor in preparing the Schedule, including, without limitation, archaeological finds and unusual soil conditions (including rock or other geological conditions), underground foundations, abandoned utility lines and water conditions.
3. Delays resulting from the existence or discovery of Hazardous Materials on the Site not brought to the Site by the Contractor.
4. Delays resulting from changes in Applicable Laws occurring after the date of execution of this Contract.
5. Delays occurring due to the acts or omissions of the City and those within the control of the City.
6. Delays occurring due to the acts or omissions of a utility, so long as Contractor has coordinated with the utility causing the delay and the delay occurs despite reasonable steps taken by Contractor to avoid the delay.
7. If adverse and unusually severe weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had a direct, actual adverse effect on the scheduled construction. Claims for extensions of time due to unusual or inclement weather, or related muddy or otherwise unworkable site conditions, shall be made in conformance with the requirements of Paragraph 4.3. Claims for time extensions due to unusual weather conditions will be granted only where the unusual weather conditions actually and directly prevented execution of items within the critical path of the Work. Unusual or inclement weather as used herein means weather beyond that normally expected that results in a minimum of a five (5) hour delay or loss of work for at least 75% of the labor force working on critical path work that day. Claims for rain days must be received by the Owner by 10:00 a.m. of the day that the rain or muddy condition occurs. The appropriate number of rain days shall be shown as single critical path activity with proper duration immediately preceding the Substantial Completion milestone on the critical path project schedule. The duration of this activity will be reduced by the approval rain days encountered. Inclement weather delays, regardless of where they occur during the Work schedule, may warrant extension of contract time but are otherwise non-compensable.

8. Delays resulting from Additional Work (defined below) that cannot be performed concurrently with the Work on the Schedule.

C. Required Notice. In order to obtain an extension of time due to an Excusable Delay, the Contractor shall comply with the following requirements. The Contractor shall notify the Contract Administrator in writing of the Excusable Delay as soon as practicable, but in no event more than seven Days after the Contractor becomes aware of the occurrence of the Excusable Delay. Such notice shall describe the Excusable Delay and shall state the approximate number of Days the Contractor expects to be delayed. After the cessation of the Excusable Delay, the Contractor shall notify the Contract Administrator of the number of Days the Contractor believes that its activities were in fact delayed by the Excusable Delay. In the event that the delay arises as a result of a Change Order request by the City, the request for an extension of time contained in the resulting Change Order proposal shall be deemed sufficient for purposes of this subsection.

D. Determination. Within ten days after cessation of an event giving rise to either an Excusable Delay or Inexcusable Delay, the parties will use good faith efforts to agree on the extent to which the Work has been delayed and whether the delay is an Excusable Delay or an Inexcusable Delay. In the absence of agreement between the parties as to the then-current status of Excusable Delays and Inexcusable Delays, the Contract Administrator will provide the Contractor with written notice of Contract Administrator's determination of the respective number of Days of Excusable Delay and/or Inexcusable Delay. The Contract Administrator's determination may be issued at such time as the Contract Administrator deems reasonable, but not later than ten Days after receipt by the Contract Administrator of the Contractor's written request for such determination. The Contractor shall not, however, deem an issuance by the Contract Administrator of such a determination to be a concurrence of the matters set forth in the Contractor's request. The Contractor may invoke the dispute resolution procedures set forth in Part D below with respect to such determination.

E. Concurrent Delay. To the extent the Contractor is entitled to an extension of time due to an Excusable Delay, but the performance of the Work would have been suspended, delayed or interrupted by the fault or neglect of the Contractor or by an Inexcusable Delay, the Contractor shall not be entitled to any additional costs for the period of such concurrency.

3.22 Liquidated Damages. Contractor further agrees to pay as liquidated damages the sum of five hundred dollars (\$500.00) for each consecutive calendar day thereafter, for either Substantial Completion or Final Completion, plus any additional costs incurred by the Owner due to the delay. The Contractor agrees that actual damages would be difficult or impossible to calculate and the above liquidated damage amount is entirely reasonable under the circumstances.

A. Prior to Termination. If the Contract is not terminated, the Contractor shall continue performance and be liable to the City for the liquidated damages until the Work is complete.

B. After Termination. In the event the City exercises its right of termination, the Contractor shall be liable to the City for any excess costs and, in addition, for liquidated damages until such time as the City may reasonably obtain delivery or performance of similar Services.

3.23 Suspension by the City for Convenience.

A. City Determination. The City may order the Contractor in writing to suspend, delay or interrupt all or any part of the Work without cause for such period of time as the City may determine to be appropriate for its convenience.

B. Contract Adjustments. Adjustments caused by suspension, delay or interruption shall be made for increases in the applicable contract sum and/or the date(s) of Substantial Completion. No adjustment shall be made if the Contractor is or otherwise would have been responsible for the suspension, delay or interruption of the Work, or if another provision of this Contract is applied to render an equitable adjustment.

3.24 Termination by the City for Convenience. The City may, upon 30 days' written notice to the Contractor, terminate this Contract, in whole or in part, for the convenience of the City without prejudice to any right or remedy otherwise available to the City. Upon receipt of such notice, the Contractor shall immediately discontinue all Services affected unless such notice directs otherwise. In the event of a termination for convenience of the City, the Contractor's sole and exclusive right and remedy shall be payment for all Work performed through the date of termination. The Contractor shall not be entitled to be paid any amount as profit for unperformed Services or consideration for the City's termination by convenience.

3.25 Termination by the City for Cause.

A. Default; Cure. If the Contractor refuses or fails to supply sufficient properly skilled staff or proper Materials, or disregards laws, ordinances, rules, regulations, or orders of any public authority jurisdiction, or otherwise substantially violates or materially breaches any term or provision of this Contract, and such nonperformance or violation continues without cure for 15 days after the Contractor receives written notice of such nonperformance or violation from the City, then the City may, without prejudice to any right or remedy otherwise available to the City, terminate this Contract.

B. Substitute Performance. Upon termination of this Contract by the City, the City shall be entitled to furnish or have furnished the Services to be performed hereunder by the Contractor by whatever method the City may deem expedient. Also, in such case, the Contractor shall not be entitled to receive any further payment until completion of the Work, and the total compensation to the Contractor under this Contract shall be the amount that is equitable under the circumstances. If the City and the Contractor are unable to agree on the amount to be paid under the foregoing sentence, the City shall fix an amount, if any, that it deems appropriate in consideration of all of the circumstances surrounding such termination, and shall make payment accordingly. The Contractor may dispute the City's assessment of the termination amount pursuant to the dispute resolution process set forth in in Part D of this Contract.

C. Contractor Insolvency. Upon the appointment of a receiver for the Contractor, or if the Contractor makes a general assignment for the benefit of creditors, the City may terminate this Contract, without prejudice to any right or remedy otherwise available to the City, upon giving three business days' written notice to the Contractor. If an order for relief is entered under the bankruptcy code with respect to the Contractor, the City may terminate this Contract by giving three business days' written notice to the Contractor unless the Contractor or the trustee completes all of the following:

1. Promptly cures all breaches within such three-day period.
2. Provides adequate assurances of future performance.
3. Compensates the City for actual pecuniary loss resulting from such breaches.
4. Assumes the obligations of the Contractor within the established time limits.

3.26 Contract Subject to Appropriation. The City is obligated only to pay its obligations set forth in the Agreement as may lawfully be made from funds appropriated and budgeted for that purpose during the City's then current fiscal year. The City's obligations under this Agreement are current expenses subject to the "budget law" and the unfettered legislative discretion of the City concerning budgeted purposes and appropriation of funds. Should the City elect not to appropriate and budget funds to pay its Agreement obligations, this Agreement shall be deemed terminated at the end of the then-current fiscal year term for which such funds were appropriated and budgeted for such purpose and the City shall be relieved of any subsequent obligation under this Agreement. The parties agree that the City has no obligation or duty of good faith to budget or appropriate the payment of the City's obligations set forth in this Agreement in any budget in any fiscal year other than the fiscal year in which the Agreement is executed and delivered. The City shall be the sole judge and authority in determining the availability of funds for its obligations under this Agreement. The

City shall keep Contractor informed as to the availability of funds for this Agreement. The obligation of the City to make any payment pursuant to this Agreement is not a general obligation or indebtedness of the City. Contractor hereby waives any and all rights to bring any claim against the City from or relating in any way to the City's termination of this Agreement pursuant to this section.

3.27 Additional Work, Materials and/or Overtime. Contractor expressly agrees that if overtime or additional workers or materials are necessary to meet the Schedule, that such overtime will be performed or additional workers or materials will be procured by the Contractor, and the additional expense thereof shall be borne by Contractor unless the delay requiring overtime was directly caused by the City, in which event Contractor shall be entitled to compensation for such overtime Work. If the City requests Contractor to perform additional Work in connection with the Project ("Additional Work"), Contractor shall charge the City a negotiated fixed amount for the Additional Work. In the event a fixed amount cannot be negotiated, Contractor shall invoice the City on a time and materials basis for the Additional Work at the unit prices set forth in the price sheet.

3.28 No Damage for Delay or Additional Work by the City. Contractor shall adjust its operations to conform to any progress schedule changes and hereby waives and releases the City from any liability for damages or expenses that may be caused to or sustained by Contractor by reason of such changes or by reason of delays in the Work, whether caused in whole or in part by conduct on the part of the City, including without limitation, any breach of this Contract or delays by other contractors or Subcontractors. Contractor's exclusive remedy in the event of delay or Additional Work by the City shall be an extension of time hereunder to complete the Work.

3.29 Risk of Loss. Contractor shall assume the risk of loss occasioned by fire, theft or other damage to Materials, machinery, apparatus, tools and equipment relating to the Work prior to actual installation in final place on the Project and acceptance by the City. Contractor shall be responsible for damage to the Materials, machinery, apparatus, tools, equipment and property of the City and other contractors resulting from the acts or omissions of its Subcontractors, employees, agents, representatives Subcontractors, and for payment of the full costs of repair or replacement of any said damage.

3.30 Protection of Finished or Partially Finished Work. The Contractor shall properly guard and protect all finished or partially finished Work and shall be responsible for the same until the entire Contract is completed and accepted by the Contract Administrator. The Contractor shall turn over the entire Work in full accordance with this Contract before final settlement shall be made.

3.31 Character and Status of Workers. Only skilled foremen and workers shall be employed on portions of the Work requiring special qualifications. When required by the Contract Administrator, the Contractor shall discharge any person who is, in the opinion of the Contract Administrator, disorderly, dangerous, insubordinate, incompetent or otherwise objectionable. The Contractor shall indemnify and hold harmless the City from and against damages or claims for compensation that may occur in the enforcement of this Section. The Contractor shall be responsible for ensuring the legal working status of its employees and its Subcontractor's employees. The Contractor agrees that once assigned to Work under this Contract, key personnel shall not be removed or replaced without written notice to the City. If key personnel are not available for Work under this Contract for a continuous period exceeding 30 Days, or are expected to devote substantially less effort to the Work than initially anticipated, the Contractor shall immediately notify the City and shall, subject to the concurrence of the City, replace such personnel with personnel of substantially equal ability and qualifications.

3.32 Work Methods. The methods, equipment and appliances used on the Work shall be such as will produce a satisfactory quality of Work, and shall be adequate to complete the Contract within the Contract Time. Except as is otherwise specified in this Contract, the Contractor's procedure and methods of construction may, in general, be of its own choosing, provided such methods (A) follow best general practice and (B) are calculated to secure results which will satisfy the requirements of this Contract. The Work covered by this Contract shall be carefully laid out in advance and performed in a manner to minimize interference with normal operation and utilization of the City's right-of-way. The Contractor shall exercise caution during the course of this Work to

avoid damage to all known existing or possible unknown existing underground utilities. It shall conduct its operations in such a manner as to avoid injury to its personnel and to avoid damage to all utilities. Any damage done will be repaired without delay and at the expense of the Contractor.

3.33 Safety Fencing Requirement for Trenches and Excavations. The Contractor shall provide safety construction fencing around all open trenches and excavations during all non-working hours. In addition, the Contractor shall provide safety fencing around the Project site during working hours in order to ensure public safety. The Contractor shall provide for the safety and welfare of the general public by adequately fencing all excavations and trenches that are permitted by the Contract Administrator to remain open when construction is not in progress. Fencing shall be securely anchored to approved steel posts located not less than six feet on center, having a minimum height of six feet, and shall consist of wire mesh fabric of sufficient weight and rigidity to adequately span a maximum supporting post separation of six feet. The fencing, when installed about the periphery of excavations and trenches, shall form an effective barrier against intrusion by the general public into areas of construction. The Contractor, at all times when construction is not in progress, shall be responsible for maintaining the fencing in good repair, and upon notification by the Contract Administrator, shall take immediate action to rectify any deficiency. Prior to the start of any excavation or trenching required for the execution of the proposed Work, the Contractor shall submit to the Contract Administrator for approval, detailed plans showing types of materials and methods of fabrication for the protective fencing. There will be no separate measurement or payment for furnishing, installing, or maintaining protective fencing. The cost shall be considered incidental to the cost of the pipe, bridge, and any other structures for which trenching is necessary.

3.34 Plans and Shop Drawings, Samples and Substitution of Materials. Contractor shall furnish, within three business days following request therefore by the City, detailed drawings of the Work, samples of Materials and other submittals required for the performance or coordination of the Work. Substitutions shall be equal or superior to Materials specified in the Contract Documents, shall be clearly identified on submittals as "proposed substitutions" and shall be approved by the City in accordance with Section 2.4 above. Contractor shall be fully responsible for the adequacy, completeness and promptness of all such submittals. Materials shall not be furnished to the jobsite unless same is in strict compliance with the Specifications or otherwise approved in writing by the City. Approval by the City shall not relieve Contractor of full responsibility for compliance with scope, intent and performance in accordance with this Contract.

3.35 Outdoor Construction Time Restrictions. Unless otherwise permitted by the Contract Administrator, construction will be restricted as listed in the following table:

May 1 – October 31	November 1 – April 30
5:00 a.m. to 7:00 p.m.	6:00 a.m. to 7:00 p.m.

Construction Work shall not begin Work prior to 7:00 a.m. and shall stop by 5:00 p.m. on Saturdays, Sundays and all City, State and Federal holidays.

3.36 Stockpile of Materials.

A. Contract Administrator Approval. The Contractor may, if approved by the Contract Administrator, place or stockpile Materials in the public right-of-way provided such Materials do not prevent access to adjacent properties or prevent compliance with traffic regulations.

B. No Traffic Interference. Traffic shall not be required to travel over stockpiled Materials and proper dust control shall be maintained.

3.37 Excess Materials. When excavations are made, resultant loose earth shall be (A) utilized for filling by compacting in place or (B) disposed of off-site. Excess or unsuitable material, broken asphaltic concrete and broken portland cement concrete excavated from the right-of-way shall be removed from the Project Site and

disposed of by the Contractor. Disposal of material within the Cottonwood City Limits or Planning Area must be approved by the Contract Administrator. Waste material shall not be placed on private property without express permission of the property owner. The Contractor shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of the Work, Contractor shall remove all equipment, tools and surplus materials, and shall completely clean the premises, removing and disposing of all debris and rubbish and cleaning all stains, spots, marks, dirt, smears or other blemishes. When the Work premises are turned over to the City, they shall be thoroughly clean and ready for immediate use. Clean-up shall include removal of all excess pointing mortar materials within pipes and removal of oversized rocks and boulders left after finish grading. The Contractor shall provide for the legal disposal of all waste products and debris and shall make necessary arrangements for such disposal.

3.38 Temporary Sanitary Facilities. The Contractor shall provide ample toilet facilities with proper enclosures for the use of workers employed on the Work site. Toilet facilities shall be installed and maintained in conformity with all applicable State and local laws, codes, regulations and ordinances and shall be properly lit and ventilated, and kept clean at all times. Adequate and satisfactory drinking water shall be provided at all times and under no circumstances and under no conditions will the use of common cups be permitted. The Contractor must supply sanitary drinking cups for the benefit of all employees.

3.39 Electric Power, Water and Telephone. Unless otherwise specified, the Contractor shall make its own arrangements for electric power, water and telephone. Subject to the convenience of the utility, it may be permitted to connect to existing facilities where available, but Contractor shall meter and bear the cost of such power or water, and installation and disconnect of such power, water and telephone services.

3.40 Energized Aerial Electrical Power Lines. Utility companies may maintain energized aerial electrical power lines in the immediate vicinity of this Project. Contractor shall not presume any such lines to be insulated. Construction personnel working in proximity to these lines may be exposed to an extreme hazard from electrical shock. Contractor shall ensure that its employees and all other construction personnel working on this Project are warned of the danger and instructed to take adequate protective measures, including maintaining a minimum ten feet of clearance between the lines and all construction equipment and personnel. (see: OSHA Std. 1926.550 (a) 15, as amended). As an additional safety precaution, Contractor shall call the affected utility companies to arrange, if possible, to have these lines de-energized or relocated when the Work reaches their immediate vicinity. The cost of such temporary arrangements shall be borne by the Contractor. Contractor shall account for the time necessary to cause such utility disconnection in the preparation of its Bid. Electrical utility companies may maintain energized underground electrical power lines in the immediate vicinity of this Project. These power lines represent an extreme hazard of electrical shock to any construction personnel or equipment coming in contact with them. Arizona law requires all parties planning excavations in public rights-of-way to contact all utility firms for locations of their underground facilities. Contractor shall ensure that its employees and all other personnel working near any underground power lines must be warned to take adequate protective measure. (see: OSHA Std. 1926-651 (A), as amended).

3.41 Site Clean Up. Contractor shall at all times, but not less than daily unless otherwise agreed by City Representative, keep the premises on which the Work is being performed clean and free from accumulation of any waste materials, trash, debris and excess dirt, and at all times shall remove Contractor's implements, machinery, tools, apparatus and equipment from the jobsite when not needed on the jobsite. Should the City Representative find it necessary in his/her opinion to employ help to clean up, remove or store any of the foregoing due to failure of Contractor to do so, the expense thereof shall be charged to Contractor. Verbal notice from the City Representative on clean-up or removal is considered adequate notice hereunder, and failure to conform with his/her request within 24 hours thereof will be construed as a breach of this Contract by the Contractor and such charges will be made against Contractor's account as are necessary to accomplish the clean-up or removal. The cost of cleanup, removal or storage by the City, if not deducted by the City from monies due Contractor, shall be paid by Contractor within five business days of written demand by the City.

3.42 Use of the Site. Contractor shall at all times comply fully with all laws, orders, citations, rules, regulations, standards and statutes with respect to occupational health and safety, the handling and storage of hazardous materials, accident prevention and safety equipment and practices, including any accident prevention and safety program of the City; provided, however, that the City shall not be required to impose any safety requirements or administer any such programs and the review or requirement of any safety plan by the City shall not be deemed to release Contractor or in any way diminish its liability, by way of indemnity or otherwise, as assumed by it under this Contract. Contractor shall conduct inspections regularly to determine that safe working conditions and equipment exist and accepts sole responsibility for providing a safe place to Work for its employees and employees of its Subcontractors, laborers, suppliers of material and equipment and any other person visiting the Site, for adequacy of and required use of all safety equipment and for compliance herewith. When so ordered, Contractor shall stop any part of the Work that the City deems unsafe until corrective measures satisfactory to the City have been taken. Should Contractor neglect to adopt such corrective measures, the City may do so and deduct the cost from payments due Contractor. Contractor shall timely submit copies of all accident or injury reports to the City.

3.43 Public Information and Notification. The Contractor shall submit a public information and notification plan for this Project (the "Notification Plan") to the City Representative at the first pre-construction meeting held prior to start of construction. The Notification Plan shall include, at a minimum, the items set forth in this Section; provided, however, that the Contract Administrator may waive any portion of the requirements of this Section upon a written determination that the Project scope does not warrant such notification. Contractor shall provide Project information to affected residents and homeowners' associations prior to and throughout the Project's duration. The Contractor shall use the Notification Plan to inform the local citizens, businesses and City officials, not less than five business days in advance, of (A) necessary operations that create high noise levels, (B) street closures, (C) detour locations, (D) haul routes and material delivery routes and (E) disruption of bus routes, mail routes and other delivery/pick-up routes.

A. Neighborhood Notification. Prior to the start of any Work on the Project, the Contractor shall distribute a preliminary "Dear Neighbor" letter (8-1/2"x11"), as submitted to and subject to the approval of the Contract Administrator, to all businesses, property owners and residents within 600 feet of any portion of this Project. This "Dear Neighbor" letter shall include, at a minimum, the following information:

1. Contractor's name, business telephone number and the 24-hour "Hot Line" telephone number for this Project.
2. Name of Contractor's Project Manager.
3. Name of Contractor's Project Superintendent.
4. Brief description of the Project.
5. Construction schedule, including anticipated Work hours.
6. Anticipated lane restrictions, including the expected duration thereof.
7. Name of City's Project Manager.
8. Name of the Contract Administrator.

The Contract Administrator shall provide the Contractor with a distribution list for this "Dear Neighbor" letter. Contractor shall (1) ensure that the letter is distributed to all persons and businesses indicated on the list provided by the Contract Administrator and (2) provide the Contract Administrator with a copy of the letter sent and sufficient proof of mailing. Subsequent to delivery of the "Dear Neighbor" letter, the Contractor shall distribute bi-monthly construction progress updates, including construction schedule and any additional information the Contract Administrator deems important as a result of construction activities, to all persons and businesses included on the aforementioned distribution list. At the request of the Contract Administrator, Contractor may be

required to distribute additional public notifications. At the end of construction a final "Dear Neighbor" letter shall be distributed to the persons and businesses on the aforementioned distribution list highlighting the Contractor's and the City's appreciation for their patience during construction of the Project.

PART C - MISCELLANEOUS

3.44 **Applicable Law; Venue.** This Contract shall be governed by the laws of the State of Arizona and suit pertaining to this Contract may be brought only in courts in Yavapai County, Arizona.

3.45 **Conflict of Interest.** This Contract is subject to the provisions of ARIZ. REV. STAT. § 38-511. The City may cancel this Contract without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating this Contract on behalf of the City or any of its departments or agencies is, at any time while the Contract or any extension of the Contract is in effect, an employee of any other party to the Contract in any capacity or a consultant to any other party of the Contract with respect to the subject matter of the Contract.

3.46 **Contract Amendments.** This Contract may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the City and the Contractor; provided, however, that Change Orders may be issued and approved administratively by the City when such changes do not alter the Contract Price.

3.47 **Provisions Required by Law.** Each and every provision of law and any clause required by law to be in the Contract will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract will promptly be physically amended to make such insertion or correction.

3.48 **Severability.** The provisions of this Contract are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Contract which may remain in effect without the invalid provision or application.

3.49 **Independent Contractor.** It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Contractor acknowledges and agrees that the Services provided under this Agreement are being provided as an independent contractor, not as an employee or agent of the City. Contractor, its employees and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of Contractor, its employees or subcontractors. The Contractor, and not the City, shall determine the time of its performance of the services provided under this Agreement so long as Contractor meets the requirements of its agreed scope of work and the specifications, plans/construction drawings as set forth in Exhibit A. Contractor is neither prohibited from entering into other contracts nor prohibited from practicing its profession elsewhere. City and Contractor do not intend to nor will they combine business operations under this Agreement.

3.50 **Entire Agreement; Interpretation-Parol Evidence.** This Contract represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Contract are hereby revoked and superseded by this Contract. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Contract. This Contract shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Contract. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Contract.

3.51 Assignment; Delegation. No right or interest in this Contract shall be assigned or delegated by Contractor without prior, written permission of the City, signed by the City Manager. Any attempted assignment or delegation by Contractor in violation of this provision shall be a breach of this Contract by Contractor.

3.52 Subcontracts. No subcontract shall be entered into by the Contractor with any other party to furnish any of the Materials, Services or construction specified herein without the prior, written approval of the City. The Contractor is responsible for performance under this Contract whether or not Subcontractors are used.

3.53 Rights and Remedies. No provision in this Contract shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Contract. The failure of the City to insist upon the strict performance of any term or condition of this Contract or to exercise or delay the exercise of any right or remedy provided in this Contract, or by law, or the City's acceptance of and payment for Materials or Services, shall not release the Contractor from any responsibilities or obligations imposed by this Contract or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of this Contract.

3.54 Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.

3.55 Notices and Requests. Any notice or other communication required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if (A) delivered to the party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City: City of Cottonwood
 816 N. Main Street
 Cottonwood, Arizona 86326
 Attn: Purchasing Agent

With copy to: City of Cottonwood
 824 N. Main Street
 Cottonwood, Arizona 86326
 Attn: City Clerk

If to Contractor: Pima Paving Inc
 5180-B N. La Cholla Blvd
 Tucson Az 85705
 Attn: Howard Stough

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

3.56 Overcharges by Antitrust Violations. The City maintains that, in practice, overcharges resulting from antitrust violations are borne by the purchaser. Therefore, to the extent permitted by law, the Contractor hereby assigns to the City any and all claims for such overcharges as to the goods and services used to fulfill the Contract.

3.57 Force Majeure. Except for payment for sums due, neither party shall be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of force majeure. The term "*force majeure*" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God; acts of the public enemy; war; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-intervention-acts, or failures or refusals to act by government authority; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The force majeure shall be deemed to commence when the party declaring force majeure notifies the other party, in accordance with Section 3.65, of the existence of the force majeure and shall be deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with this Contract. Force majeure shall not include the following occurrences:

A. Late Delivery. Late delivery of equipment or materials caused by congestion at a manufacturer's plant or elsewhere, an oversold condition of the market, inefficiencies or similar occurrences.

B. Late Performance. Late performance by a Subcontractor unless the delay arises out of a force majeure occurrence in accordance with this Section 3.62.

Any delay or failure in performance by either party hereto shall not constitute default hereunder or give rise to any claim for damages or loss of anticipated profits if, and to the extent that such delay or failure is caused by force majeure. If either party is delayed at any time in the progress of the Work by force majeure, then the delayed party shall notify the other party in accordance with Section 3.65 and shall make a specific reference to this Section, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing. The time of Substantial Completion or Final Completion shall be extended by written Contract amendment for a period of time equal to the time that the results or effects of such delay prevent the delayed party from performing in accordance with this Contract.

3.58 Confidentiality of Records. The Contractor shall establish and maintain procedures and controls that are acceptable to the City for the purpose of ensuring that information contained in its records or obtained from the City or from others in carrying out its obligations under this Contract shall not be used or disclosed by it, its agents, officers, or employees, except as required to perform Contractor's duties under this Contract. Persons requesting such information should be referred to the City. Contractor also agrees that any information pertaining to individual persons shall not be divulged other than to employees or officers of Contractor as needed for the performance of duties under this Contract.

3.59 Records and Audit Rights. To ensure that the Contractor and its Subcontractors are complying with the warranty under Section 3.62 below, Contractor's and its Subcontractors' books, records, correspondence, accounting procedures and practices, and any other supporting evidence relating to this Contract, including the papers of any Contractor and its Subcontractors' employees who perform any Work or Services pursuant to this Contract (all of the foregoing hereinafter referred to as "Records"), shall be open to inspection and subject to audit and/or reproduction during normal working hours by the City, to the extent necessary to adequately permit (1) evaluation and verification of any invoices, payments or claims based on Contractor's and its Subcontractors' actual costs (including direct and indirect costs and overhead allocations) incurred, or units expended directly in the performance of Work under this Contract and (2) evaluation of the Contractor's and its Subcontractors' compliance with the Arizona employer sanctions laws referenced in Section 3.70 below. To the extent necessary for the City to audit Records as set forth in this Section, Contractor and its Subcontractors hereby waive any rights to keep such Records confidential. For the purpose of evaluating or

verifying such actual or claimed costs or units expended, the City shall have access to said Records, even if located at its Subcontractors' facilities, from the effective date of this Contract for the duration of the Work and until three years after the date of final payment by the City to Contractor pursuant to this Contract. Contractor and its Subcontractors shall provide the City with adequate and appropriate workspace so that the City can conduct audits in compliance with the provisions of this Section. The City shall give Contractor or its Subcontractors reasonable advance notice of intended audits. Contractor shall require its Subcontractors to comply with the provisions of this Section by insertion of the requirements hereof in any subcontract pursuant to this Contract.

3.60 E-verify Requirements. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the Contractor and its Subcontractors warrant compliance with all Federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). Contractor's or its Subcontractors' failure to comply with such warranty shall be deemed a material breach of this Contract and may result in the termination of this Contract by the City.

3.61 Right to Inspect Plant. The City may, at reasonable times, inspect the part of the plant or place of business of the Contractor or Subcontractor that is related to the performance of this Contract.

3.62 Warranties. Contractor warrants to the City that all Materials and equipment furnished shall be new unless otherwise specified and agreed by the City and that all Work shall be of first class quality, free from faults and defects and in conformance with the Contract. If at any time within one year following the date of Final Completion and acceptance of the entire Project (or such longer period as may be provided under warranties for equipment or Materials): (A) any part of the Materials furnished in connection with the Work shall be or become defective due to defects in either labor or Materials, or both, or (B) Contractor's Work or Materials, or both, are or were not in conformance with original or amended Plans and Specifications, or supplementary shop drawings, then the Contractor shall upon written notice from the City immediately replace or repair such defective or non-conforming Material or workmanship at no cost to the City. Contractor further agrees to execute any special guarantees as provided by the Contract or required by law. Contractor shall require similar guarantees from all vendors and from all its Subcontractors. Contractor further agrees, upon written demand of the City and during the course of construction, to immediately re-execute, repair or replace any Work that fails to conform to the requirements of the Contract, whether caused by faulty Materials or workmanship, or both. In the event Contractor shall fail or refuse to make such change upon the City's written demand, the City shall have the right to have such Work re-executed, repaired or replaced, to withhold from or back charge to Contractor all costs incurred thereby.

3.63 Inspection. All Materials and/or Services are subject to final inspection and acceptance by the City. Materials and/or Services failing to conform to the Specifications of this Contract will be held at Contractor's risk and may be returned to the Contractor. If so returned, all costs are the responsibility of the Contractor. Upon discovery of non-conforming Materials or Services, the City may elect to do any or all of the following by written notice to the Contractor: (A) waive the non-conformance; (B) stop the Work immediately; or (C) bring material or service into compliance and withhold the cost of same from any payments due to the Contractor.

3.64 No Replacement of Defective Tender. Every tender of Materials shall fully comply with all provisions of the Contract. If a tender is made which does not fully conform, this shall constitute a breach of the Contract as a whole.

3.65 Shipment Under Reservation Prohibited. Contractor is not authorized to ship Materials under reservation and no tender of a bill of lading will operate as a tender of the Materials.

3.66 Liens. All Materials, Service or construction shall be free of all liens and, if the City requests, a formal release of all liens shall be delivered to the City.

3.67 Licenses. Contractor shall maintain in current status all Federal, State and Local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this Contract.

3.68 Patents and Copyrights. All Services, information, computer program elements, reports and other deliverables, which may be patented or copyrighted and created under this Contract are the property of the City and shall not be used or released by the Contractor or any other person except with the prior written permission of the City.

3.69 Preparation of Specifications by Persons other than City Personnel. All Specifications shall seek to promote overall economy for the purposes intended and encourage competition and not be unduly restrictive in satisfying the City's needs. No person preparing Specifications shall receive any direct or indirect benefit from the utilization of Specifications, other than fees paid for the preparation of Specifications.

3.70 Advertising. Contractor shall not advertise or publish information concerning this Contract without prior, written consent of the City.

**EXHIBIT A
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Specifications, Plans/Construction Drawings]

See PDF Document of Plans Included in Bid Package

**EXHIBIT B
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Substitution/Equal Request Form]

See following pages.

N/A

SUBSTITUTION/EQUAL REQUEST FORM

Cottonwood Village Drainage Improvement Project
2017-PW-06

Bidder _____ hereby submits for City's consideration the following product, instead of the specified item, for the above Project.

<u>Section</u>	<u>Page</u>	<u>Paragraph/Line</u>	<u>Specified Item</u>
_____	_____	_____	_____

Proposed Substitution: _____

(NOTE: See Article II – Bid Process; Bid Award, Section 2.4(C), Approval of Substitutions, or Section 2.4(D), Use of Equals, as applicable, for additional criteria concerning prior approval for substitutions or use equals of material and equipment.)

Attach complete product description, drawings, photographs, performance and test data, and other information necessary for evaluation, indicating by highlighting all comparable data between specified item and proposed substitution or equal. Identify specific model numbers, finishes, options, etc.

A. Will changes be required to Project design (architecturally, structurally, mechanically or electrically) in order to properly install proposed substitution? Yes ____ No ____ . If Yes, explain:

B. Will the undersigned pay for changes to the Project design, including engineering and drawing costs, caused by requested substitution? Yes ____ No ____

C. List differences between proposed substitution and specified item.

<u>Specified Item</u>	<u>Proposed Substitution</u>
_____	_____
_____	_____

D. Does substitution affect Drawing dimensions? Yes ____ No ____ If Yes, explain:

E. What effect does substitution have on other trades? _____

F. Does manufacturer's warranty of proposed substitution differ from that specified?
Yes ____ No ____ . If Yes, explain: _____

G. Will substitution affect progress schedule? Yes ____ No ____ . If Yes, explain:

H. Will substitution require more license fees or royalties than specified product?
Yes ____ No ____ . If Yes, explain:

I. Will maintenance and service parts be locally available for substitution?
Yes ____ No ____ . If Yes, explain:

J. Will substitution be compatible with all adjacent material and/or applications to or on the proposed substitution? Yes ____ No ____ . If no, explain what material substitutions will be required to make your proposed substitution compatible:

List materials that will be required to provide compatibility:

The undersigned hereby assumes all responsibility for all provisions indicated herein and agrees that, if adequate comparable information is not provided as required by Section 2.4(C), Approval of Substitutions, or Section 2.4(D), Use of Equals, as applicable, and this Form, the proposed substitution or equal shall be subject to rejection.

The undersigned understands and agrees that the substitution requested, including all supporting data, must be submitted to and be in the possession of the City ten (10) full calendar Days prior to the Bid Deadline, to be considered, including all supporting data for the substitution. Telegraphic (facsimile) or electronic (email) copies will not be considered.

Submitted by:

For City's Use Only:

Signature

Accepted: _____

Accepted: _____

Print Name

By: _____ Date: _____

Title

Remarks: _____

Company Name

Address

City, State, Zip Code

Date

Telephone No.

**EXHIBIT C
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Price Sheet]

See following pages.

PRICE SHEET

Cottonwood Village Drainage Improvement Project 2017-PW-06

NOTE: All pricing blanks must be filled in. Empty or unfilled spaces in the Bid Price Sheet shall result in a determination that a Bid is non-responsive.

Item No.	Description of Materials and/or Services	Qty	Unit	Unit Price	Total Price
1	Construct drainage channel per detail sheet C1.04. including drainage channel excavation, riprap D50 = 6"	400	C.Y.	114.06	45,624.00
1	Construct drainage channel per detail sheet C1.04. including drainage channel excavation, riprap D50 = 6"	228	C.Y.	114.30	26,060.40
3	Protect existing inlet in place	2	EA	549.58	1099.16
5	Sawcut and remove existing retaining wall see sheet C1.04 partial wall removal detail	17.7	L.F.	89.78	1589.11
6	Install new concrete curb, per mag std. dtl. 222. Type "B"	380	L.F.	27.15	10,317.00
7	Existing light to remain	3	EA	120.50	361.50
8	Remove existing curb	258	L.F.	5.82	1501.56
9	Existing tree to be removed	4	EA	1379.76	5519.04
10	Protect existing tree in place	3	EA	194.07	582.21
11	Remove existing sign	4	EA	126.27	505.08
12	Remove and replace irrigation valve to new grades	3	EA	1013.34	3040.02
13	Remove and replace irrigation piping to new grades (typ.) within disturbance limits as needed	-	L.S.	5446.70	5446.70
14	Sawcut, remove and replace asphalt per detail sheet C1.04. including aggregate base course	39	C.Y.	104.34	4069.26
14	Asphalt concrete pavement	695	S.Y.	44.89	31,198.55
17	Permanent pavement markings	280	L.F.	5.41	1514.80
TOTAL CONSTRUCTION COST*					138,428.39

*** ALL BIDS ARE PRESUMED TO INCLUDE ALL APPLICABLE TAXES. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK CONTEMPLATED BY THE PLANS FOR THE PROJECT IS BID ON THE PRICE SHEET. THE CITY RESERVES THE RIGHT TO AWARD ANY OR ALL OF THE ITEM NUMBERS LISTED ABOVE AS THE CONTRACT.**

**EXHIBIT D
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Federal Requirements]

Not applicable to this solicitation.

**EXHIBIT E
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Licenses; DBE/WBE Status]

See following page.

LICENSES; DBE/WBE STATUS

**Cottonwood Village Drainage Improvement Project
2017-PW-06**



Attach a copy of your Contractor's License to your bid submittal.



Attach a copy of your Business License to your bid submittal.

*** Business License must be either a City of Cottonwood Privilege Tax Business License or an Arizona Transaction Tax (sales) Privilege Tax License**

Has your firm been certified by any jurisdiction in Arizona as a minority or woman owned business enterprise? Yes _____, No X .

If yes, please provide details and documentation of the certification.

**EXHIBIT F
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[References]

See following pages.

IMPORTANT NOTICE
YOU MUST:

- REPORT DISSOCIATION OF QUALIFYING PARTY IN WRITING WITHIN 15 DAYS. [SEE A.R.S. § 32-1154(A)(18)]
- REPORT A CHANGE OF ADDRESS IN WRITING WITHIN 30 DAYS. [SEE A.R.S. § 32-1122(B)(1)]
- REPORT ANY TRANSFER OF OWNERSHIP OF 50% OR MORE IMMEDIATELY [SEE A.R.S. § 32-1151.01]
- REPORT ANY CHANGE IN LEGAL ENTITY, SUCH AS ANY CHANGE OF THE OWNERSHIP IN A SOLE PROPRIETORSHIP OR CHANGE OF A PARTNER IN A PARTNERSHIP OR THE CREATION OF A NEW CORPORATE ENTITY. [SEE A.R.S. § 32-1124(B)(F) § RULE R-4-9-110]

Pima Paving Inc

5180b N La Cholla Blvd
Tucson, AZ 85705-1257

IMPORTANT NOTICE
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Pima Paving Inc

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Tucson, AZ 85705-1257

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Pima Paving Inc

5180b N La Cholla Blvd
Tucson, AZ 85705-1257

THIS IS YOUR IDENTIFICATION CARD
DO NOT DESTROY



LICENSE EFFECTIVE THROUGH: 08/31/2018
STATE OF ARIZONA
Registrar of Contractors CERTIFIES THAT



Pima Paving Inc

CONTRACTORS LICENSE NO. 84295 CLASS A

General Engineering

THIS CARD MUST BE
PRESENTED UPON DEMAND

JEFF FLEETHAM, DIRECTOR

THIS IS YOUR IDENTIFICATION CARD
DO NOT DESTROY



LICENSE EFFECTIVE THROUGH: 08/31/2018
STATE OF ARIZONA
Registrar of Contractors CERTIFIES THAT



Pima Paving Inc

CONTRACTORS LICENSE NO. 84295 CLASS A

General Engineering

THIS CARD MUST BE
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JEFF FLEETHAM, DIRECTOR

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LICENSE EFFECTIVE THROUGH: 08/31/2018
STATE OF ARIZONA
Registrar of Contractors CERTIFIES THAT



Pima Paving Inc

CONTRACTORS LICENSE NO. 84295 CLASS A

General Engineering

THIS CARD MUST BE
PRESENTED UPON DEMAND

JEFF FLEETHAM, DIRECTOR

ARIZONA DEPARTMENT OF REVENUE
TRANSACTION PRIVILEGE (SALES) & USE TAX DIVISION
CAPITOL BUILDING — WEST WING
PHOENIX, ARIZONA 85007

MUST BE
DISPLAYED IN
CONSPICUOUS

TRANSACTION PRIVILEGE TAX LICENSE

This license shall be effective for a period of five years.

NOT TRANSFERABLE

This license can not be transferred from one person to another nor can it be transferred from one place to another. Statute requires licensee to notify the Department of Revenue if business is discontinued, change in name of business, change in trade name, change of location, change in mailing address or if there is a change in ownership.

The below named licensee is hereby licensed to conduct business in the name of the licensee herein named and the address shown, upon the condition that he shall pay the tax according to the Arizona Department of Revenue under provision of ARS Title 42, Chapter 6, Article 1.

ISSUED TO

WMA OLVING INC
1808 N. L. CHOLLA
TUCSON, AZ 85704

LOCATION 5143 N. L. CHOLLA
TUCSON, AZ

10-065651

10-10-75 Expiration Date

15 Business Days

DEPT. OF REVENUE

Yule A. Truitt

ALL Communications and
Reports Must Refer to
this License No.

REFERENCES

Cottonwood Village Drainage Improvement Project 2017-PW-06

Provide the following information for three clients for whom Bidder has successfully completed similar projects as set forth in Section 2.15 within the past 60 months. Failure to provide three accurate and suitable references will result in disqualification. Bidder may also attach another sheet with additional references.

1. Company: City of Tucson
 Address: 201 N. Stone, 4th Floor PO Box 27210
 City/State/Zip Code: Tucson, AZ 85726
 Contact: Dan Longanecker
 Telephone Number: (520) 791-4217
 Date of Contract Initiation: Sept 20, 2016 Notice to Proceed
 Date of Contract Expiration: Dec 14, 2016 Substantial Completion - Landscape Maint Cont. 2yrs
 Final Project Cost: \$ 367,113.19
 Project Description: Pima Pedestrian Pathway Columbus to Alvernon

2. Company: Town of Marana
 Address: 11555 W. Civic Center Dr
 City/State/Zip Code: Marana AZ 85653
 Contact: Patrick O'Kane
 Telephone Number: (520) 382-1999
 Date of Contract Initiation: Mar 29, 2016 contract date
 Date of Contract Expiration: Expected Aug 2017
 Final Project Cost: \$452,475.84
 Project Description: Camino Martin / Jeremy Place Reconstruction

3. Company: Town of Marana
 Address: 11555 W. Civic Center Dr
 City/State/Zip Code: Marana AZ 85653
 Contact: Patrick O'Kane
 Telephone Number: (520) 382-1999
 Date of Contract Initiation: Jan 20, 2016 Contract Date
 Date of Contract Expiration: Mar 4, 2016 Completion Date
 Final Project Cost: \$ 166,645.90
 Project Description: Sandario Sidewalk and Path

**EXHIBIT G
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Bid Bond]

See following page.

BID BOND

Cottonwood Village Drainage Improvement Project
2017-PW-06

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Pima Paving, Inc (hereinafter called Principal), as Principal, and Employers Mutual Casualty Company, a corporation organized and existing under the laws of the State of IOWA with its principal office in the City of Des Moines, (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Cottonwood, (hereinafter called the Obligee) in the penal sum of Ten Percent (10%) of Bid Amount, ~~Thirteen Thousand Eight Hundred Forty Two~~ 84/100 (Dollars) (\$ 13,842.84) lawful money of the United States of America, to be paid to the order of the City of Cottonwood, for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents and in conformance with A.R.S. Section 34-201.

WHEREAS, the Principal has submitted a bid/proposal for: \$138,428.39.

NOW, THEREFORE, if the Obligee accepts the proposal of the Principal and the Principal enters into a Contract with the Obligee in accordance with the terms of the proposal and gives the Bonds and Certificates of Insurance as specified in the Standard Specifications with good and sufficient surety for the faithful performance of the Contract and for the prompt payment of labor and materials furnished in the prosecution of the Contract, or in the event of the failure of the Principal to enter into the Contract and give the Bonds and Certificates of Insurance, if the Principal pays to the Obligee the difference not to exceed the penalty of the Bond between the amount specified in the proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by the proposal then this obligation is void. Otherwise it remains in full force and effect provided, however, that this Bond is executed pursuant to the provisions of Section 34-201, Arizona Revised Statutes, and all liabilities on this Bond shall be determined in accordance with the provisions of the section to the extent as if it were copied at length herein.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the Court.

Witness our hands this 19th day of April 20 17


Principal

Seal

By: Reginald West, President


Surety

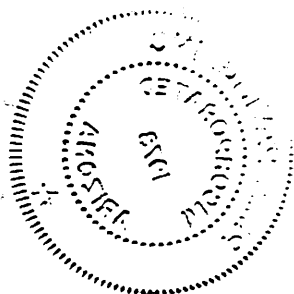
Seal

By: Adam Griggs (Attorney-in-fact)

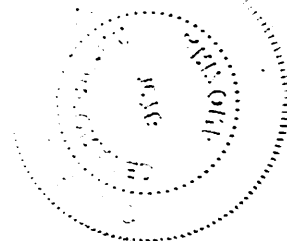
JA KNAPP AGENCY
4525 E Skyline Dr. Ste 115 Tucson, AZ 85718
Agency of Record

[illegible]

9,339,000



1. 1945-1946 1947-1948 1949-1950



**CERTIFICATE OF AUTHORITY INDIVIDUAL ATTORNEY-IN-FACT**

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation
7. Hamilton Mutual Insurance Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:
 ADAM GRIGGS, JOHN KNAPP, ROBIN JOHNSTON, SCOTT ADAMS

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute its lawful bonds, undertakings, and other obligatory instruments of a similar nature as follows:

In an amount not exceeding Five Million Dollars.....\$5,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

The authority hereby granted shall expire APRIL 1, 2019 unless sooner revoked.

AUTHORITY FOR POWER OF ATTORNEY

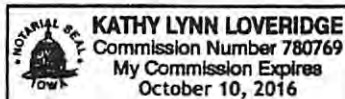
This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at a regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this

7th day of MARCH, 2016.

Seals



Bruce G. Kelley
 Bruce G. Kelley, Chairman
 of Companies 2, 3, 4, 5 & 6; President
 of Company 1; Vice Chairman and
 CEO of Company 7

Michael Freel
 Michael Freel
 Assistant Vice President

On this 7th day of MARCH AD 2016 before me a
 Notary Public in and for the State of Iowa, personally appeared Bruce G. Kelley and Michael Freel,
 who, being by me duly sworn, did say that they are, and are known to me to be the Chairman,
 President, Vice Chairman and CEO, and/or Assistant Vice President/Assistant Secretary,
 respectively, of each of The Companies above; that the seals affixed to this instrument are the
 seals of said corporations; that said instrument was signed and sealed on behalf of each of the
 Companies by authority of their respective Boards of Directors; and that the said Bruce G. Kelley
 and Michael Freel, as such officers, acknowledged the execution of said instrument to be the
 voluntary act and deed of each of the Companies.
 My Commission Expires October 10, 2016.

Kathy Lynn Loveridge
 Notary Public in and for the State of Iowa

CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies,
 and this Power of Attorney issued pursuant thereto on MARCH 7, 2016 on behalf of:
 ADAM GRIGGS, JOHN KNAPP, ROBIN JOHNSTON, SCOTT ADAMS

are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of
 each Company this 19th day of APRIL, 2017.

[Signature] Vice President

BID BOND

Cottonwood Village Drainage Improvement Project
2017-PW-06

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, _____ (hereinafter called Principal), as Principal, and _____, a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Cottonwood, (hereinafter called the Obligee) in the penal sum of Ten Percent (10%) of Bid Amount, _____ (Dollars) (\$ _____) lawful money of the United States of America, to be paid to the order of the City of Cottonwood, for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents and in conformance with A.R.S. Section 34-201.

WHEREAS, the Principal has submitted a bid/proposal for: _____.

NOW, THEREFORE, if the Obligee accepts the proposal of the Principal and the Principal enters into a Contract with the Obligee in accordance with the terms of the proposal and gives the Bonds and Certificates of Insurance as specified in the Standard Specifications with good and sufficient surety for the faithful performance of the Contract and for the prompt payment of labor and materials furnished in the prosecution of the Contract, or in the event of the failure of the Principal to enter into the Contract and give the Bonds and Certificates of Insurance, if the Principal pays to the Obligee the difference not to exceed the penalty of the Bond between the amount specified in the proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by the proposal then this obligation is void. Otherwise it remains in full force and effect provided, however, that this Bond is executed pursuant to the provisions of Section 34-201, Arizona Revised Statutes, and all liabilities on this Bond shall be determined in accordance with the provisions of the section to the extent as if it were copied at length herein.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the Court.

Witness our hands this _____ day of _____ 20____.

Principal Seal

By: _____

Surety Seal

By: _____

Agency of Record

**EXHIBIT H
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Key Personnel/Subcontractor Listing]

KEY PERSONNEL/SUBCONTRACTOR LISTING

Cottonwood Village Drainage Improvement Project
2017-PW-06

Key Personnel and Subcontractors listed herein shall be utilized on this Project.

Category:

Personnel/ Subcontractor Name, Contact Information:

President	Reginald West (520) 370-7295
Vice President	Howard Stough (520) 404-1323
Field Supervisor	Anthony Strom (520) 240-5232
Field Supervisor	Sam Stough (520) 820-3703
Testing	Western Technologies (520) 748-2262
Traffic Control	RoadSafe (520) 293-7777 or (602) 243-1218
Engineering	Jedinak Inc (520) 575-1313

**EXHIBIT I
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Performance Bond]

See following page.

AFTER
AWARD

PERFORMANCE BOND

Cottonwood Village Drainage Improvement Project
2017-PW-06

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, _____ (hereinafter called Principal), as Principal, and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Cottonwood (hereinafter called the Obligee) in the amount of _____ (Dollars) (\$ _____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, 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____, for the material, service or construction described as _____ is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal faithfully performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of the Contract during the original term of the Contract and any extension of the Contract, with or without notice to the Surety, and during the life of any guaranty required under the Contract, and also performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of all duly authorized modifications of the Contract that may hereafter be made, notice of which modifications to the surety being hereby waived, the above obligation is void. Otherwise it remains in full force and effect.

PROVIDED, however, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the extent as if it were copied at length in this agreement.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the Court.

Witness our hands this _____ day of _____ 20____.

Principal _____ Seal _____

By: _____

Surety _____ Seal _____

By: _____

Agency of Record _____

**EXHIBIT J
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Payment Bond]

See following page.

AFTER
AWARD

PAYMENT BOND

Cottonwood Village Drainage Improvement Project
2017-PW-06

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, _____ (hereinafter called Principal), as Principal, and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Cottonwood (hereinafter called the Oblige) in the amount of _____ (Dollars) (\$ _____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Oblige, dated the _____ day of _____ 20____, for the material, service or construction described as _____ which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal promptly pays all monies due to all persons supplying labor or materials to the Principal or the Principal's Subcontractors in the prosecution of the Work provided for in the Contract, this obligation is void. Otherwise it remains in full force and effect.

PROVIDED, however, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if they were copied at length in this agreement.

The prevailing party in a suit on this bond shall recover as a part of the judgment reasonable attorney fees that may be fixed by a judge of the Court.

Witness our hands this _____ day of _____, 20____.

Principal Seal

By: _____

Surety Seal

By: _____

Agency of Record

**EXHIBIT K
TO
INVITATION FOR BIDS NO. 2017-PW-06**

[Acknowledgments of Addenda received]

See following page(s).

Proposer acknowledges receipt of the following Solicitation Addendum(s):

<u>Addendum No.</u>	<u>Date</u>
<u>1</u>	<u>April 26, 2017</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**EXHIBIT L
TO
EASEMENT DOCUMENTS FOR BIDS NO. 2017-PW-06**

[Easement Documents]

See following page(s).

City is finalizing negotiations with the landowner and the contract will not be awarded until the easement is finalized.



City of Cottonwood

Engineering Dept.

Date: April 26, 2017

Response to comments submitted in regards to City of Cottonwood, IFB 2017-PW-06 Cottonwood Village Drainage.

1. Is chip seal required for the restored pavement?

No

2. Are pavement markings thermoplastic or latex paint?

Pavement markings shall be thermoplastic.

3. Is the rip rap placed inside gabion baskets or placed loose?

Rip Rap placed shall be loose.

4. Is there an engineer's estimate?

The Engineer's Estimate is attached.

5. Are there any restrictions/guidelines from the Cottonwood Village living center?

Please see the revised plans attached. A copy of the Easement document is attached hereto in DRAFT format.

6. Can the driveway/access road in front of the living center be closed for the duration of construction?

No, the driveway and access road will need to remain open at all times. The Contractor may coordinate requests with the Cottonwood Village onsite administrator and provide the City written notification of the agreed to arrangements.

7. Has the temporary construction easement agreement been finalized? If not, when is it anticipated? What is the anticipated start date?

We are currently finalizing the easements for this project and anticipate having them finalized by the time of awarding the contract. A copy of the Easement document is attached hereto in DRAFT format. The anticipated start date is ASAP to meet project deadline dictated by outside Grant Funding source.

8. What is the number of calendar days specified for the project duration?

The project shall be substantially complete by June 30, 2017.

9. Diagram 1 – Parking Lot

Please see the revised plans attached.

10. Diagram 2 – Conflicting construction note call outs to existing onsite underground piping to grated inlet to be abandoned.

Please see the revised plans attached.

11. Diagram 3 – Sections A & B: Is Rip Rap to be placed below the proposed channel bottom?

Yes, per the Drainage Channel detail on Sheet C1.04.

12. There is a tree between the 2 retaining walls that is partially on the south side of the slope. It is not shown on the plans, is it to be removed?

The Contractor shall protect the existing tree in-place.

13. There are existing turf roto sprinkler heads on the west side of the project, we are unsure what they water as there is not turf in the area. Are they to be reinstalled after construction?

See the note on Plan Sheet C2.01 beneath the Plan View.

14. On the east side where the new channel connects to the existing channel, there is an exposed electrical conduit with wires hanging out. Are we to keep this, connect it to something or remove as the channel will cut through it?

Contractor shall remove the feature that is in conflict with the proposed work and cap the existing conduit prior to the new drainage channel.

Bid Schedule
Cottonwood Village Drainage Improvement Project
100% Submittal, April 2017

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
104.1.2	Traffic Control	L SUM	1	\$ 3,000.00	\$ 3,000.00
104.3	Mobilization	L SUM	1	\$ 8,000.00	\$ 8,000.00
105.6	Utility location and coordination	L SUM	1	\$ 5,000.00	\$ 5,000.00
105.8	Construction Staking	L SUM	1	\$ 4,000.00	\$ 4,000.00
107.11	SWPPP	L SUM	1	\$ 2,000.00	\$ 2,000.00
109.11	Force Account	L SUM	1	\$ 15,000.00	\$ 15,000.00
215.1	Drainage Channel Excavation	Cu Yd	400	\$ 25.00	\$ 10,000.00
220.1	Riprap, D50=6"	Cu Yd	228	\$ 130.00	\$ 29,640.00
220.2	Landscape rock (1" screened, 2" thick)	L SUM	1	\$ 5,000.00	\$ 5,000.00
310.2	Aggregate Base Course	Cu Yd	62	\$ 90.00	\$ 5,561.67
321.1	Asphalt concrete pavement	SY	371	\$ 50.00	\$ 18,538.89
340.1	Concrete curb, MAG 222, Type "B"	LF	378	\$ 35.00	\$ 13,244.00
350.1	Removal of existing improvements	L SUM	1	\$ 33,500.00	\$ 33,500.00
440.1	Landscape Irrigation System removal and restoration	L SUM	1	\$ 11,000.00	\$ 11,000.00
				Total	\$ 163,484.56

Quantities appearing in the Bid Documents are approximate only and are not to be used for the comparison of bids. Payment to Contractor shall be made only for the actual quantities of work performed and accepted and/or for materials furnished in accordance with the contract at the unit price(s) in the bid. Contractor shall verify actual quantities prior to construction and notify the Engineer of any deviation, either exceeding or under the Bid Price/Contract Price. No additional payment shall be paid to Contractor for additional quantities without a prior written change order approved by Pinal. Any additional payment paid to Contractor for additional quantities shall be based on the applicable unit price in the Bid. No payment shall be made for unused materials.

Return to Folder
For City of Cottonwood

EASEMENT AGREEMENT

For consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CSL COTTONWOOD, LLC**, a Delaware limited liability company ("Grantor"), as owner of that certain real property located in Yavapai County, Arizona, designated as **APN 406-42-175B, C and E** ("Grantor's Property"), as same is more particularly described on Exhibit A attached hereto and incorporated herein by this reference, does hereby grant and convey to **THE CITY OF COTTONWOOD**, an Arizona municipal corporation, its successors and assigns (collectively, "Grantee"), the following easements:

(A) a perpetual, non-exclusive drainage easement (the "Drainage Easement") upon that portion of Grantor's Property more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Drainage Easement Area") as same is depicted as "**Drainage Easement Area**" on the plat attached hereto as Exhibit C (the "Easement Plat") which is incorporated herein and made a part hereof by this reference, for the sole purpose of constructing a new parallel ditch to convey stormwater runoff over the drainage easement area located adjacent to the South line of E. Mingus Avenue (the "Flood Channel") and draining stormwater across the Drainage Easement Area through the Flood Channel which includes the right to construct and maintain such drainage structures within the Drainage Easement Area as Grantee determines are reasonably necessary to accomplish the draining of stormwater across the Drainage Easement Area through the Flood Channel and in accordance with the Construction Plans dated December, 2016, prepared by Atkins North America, Inc., for the City of Cottonwood, Arizona Cottonwood Village, Railroad Wash, Willard Street and Mingus Avenue, Cottonwood, Arizona Drainage Improvement Project on file with the City of Cottonwood Public Works Department (the "Plans"); and

(B) A non-exclusive temporary construction easement (the "Temporary Construction Easement" and, collectively with the Drainage Easement, the "Easements") covering approximately 20,614 square feet of Grantor's Property and lying immediately adjacent to the South line of the Drainage Easement Area and depicted as "**Temporary Construction Easement**" on the Easement Plat (the "Temporary Easement Area" and, collectively with the Drainage Easement Area, the "Easement Areas"). Grantor grants the Temporary Construction Easement solely for the purpose of providing access to and from the Drainage Easement Area by construction traffic and equipment and for the operation of such equipment within the Easement Areas in connection with the construction and installation of the Flood Channel in accordance with the Plans and the performance of Grantee's Work (defined below). The term of the Temporary

Construction Easement (the "Temporary Construction Easement Term") shall commence on the date of execution of this Easement Agreement ("Agreement") and be deemed abandoned at the completion of construction of the proposed improvements or on December 31, 2017, whichever occurs first. The Temporary Construction Easement and the rights granted herein to Grantee with respect thereto will automatically cease, terminate and revert back to Grantor without the necessity of executing or recording any additional document or documents upon the expiration of the Temporary Construction Easement Term.

Grantor hereby reserves to itself, its successors in title or interest to all or any portion of the Grantor's Property, and Grantor's, or Grantor's successor's, permittees, the non-exclusive right to use the Easement Areas for any purpose not incompatible with Grantee's use thereof, however, that Grantor may not unreasonably interfere with Grantee's use of the Easement Areas for the purposes set forth herein.

Grantee hereby agrees to the following construction obligations ("Grantee's Work"), which shall be completed at Grantee's sole cost and expense in accordance with the Plans:

1. The side slopes of the Flood Channel, as expanded, shall be a maximum of 1:2 pitch and the bottom of the Flood Channel shall be lined in accordance with the Plans.
2. The southern boundary of the Flood Channel, which is directly adjacent to a driveway on Grantor's Property, shall have an six inch (6") high curb (the "Curb") for the purpose of preventing automobiles from entering the Flood Channel from Grantor's Property.
3. The fourteen (14) parking spaces within the existing surface parking area located on Grantor's Property which extend into the Drainage Easement Area will be relocated elsewhere on Grantor's Property as shown on the Plans and subject to the reasonable approval of Grantor. Grantee agrees to complete construction and relocation of the new parking spaces prior to removing the existing parking spaces locating within the Drainage Easement Area.
4. All landscaping and trees on Grantor's Property removed by Grantee during construction and expansion of the Flood Channel in accordance with the Plans must be replaced and returned back to its original condition immediately upon completion of construction and any maintenance or repair work of the Flood Channel. Trees removed during the course of construction shall be replaced with a maximum size of a 24-inch box.
5. All existing improvements on Grantor's Property that are damaged during the construction, maintenance or repair of the Flood Channel must be repaired and replaced back to its original condition with new materials and a similar identity as existed prior to such damage, and Grantee must receive prior written approval from Grantor for any such repair or replacement.

6. Grantee shall be responsible for performing all maintenance obligations of the Drainage Easement Area, including, but not limited to, construction, maintenance, and repair of the Flood Channel and of the drainage facilities located in the Easement Area.

In addition to the terms and conditions set forth above, the obligation of Grantor to grant the Easements to Grantee and the right of Grantee to utilize the Easement Areas for the purposes herein stated shall be subject to the additional terms, conditions, agreements and covenants contained in that certain Rider to Easement Agreement attached hereto as Exhibit D and incorporated herein by reference as if stated in full herein. Grantee further covenants and agrees that (i) the Easements granted herein shall be subject to the rights of Grantor, Grantor's tenant(s) and their respective permittees, (ii) all costs and expenses incidental to the use of the Easements and maintenance of the Easement Areas shall be the sole responsibility of Grantee, (iii) the Easements are and shall remain subject to any and all easements, restrictions, stipulations and other matters affecting Grantor's Property and is further subject to all existing liens and encumbrances, if any, on Grantor's Property. Grantee acknowledges and agrees that no equipment, machinery or tools used in connection with the construction, expansion, installation or maintenance of the Flood Channel shall be parked, stored, retained or located on any part of Grantor's Property absent the prior written approval of Grantor, which may be granted, conditioned or withheld in Grantor's sole and exclusive discretion.

This Agreement shall not create an association, partnership, joint venture or a principal and agency relationship between the Grantor, on the one hand, and the Grantee, on the other hand. No waiver of any term or provision set forth in this Agreement shall be deemed to imply or constitute a further waiver thereof or any other term or provision set forth in this Agreement. If any term or provision set forth in this Agreement is declared invalid by a legislative, administrative or judicial body of competent jurisdiction, the other terms and provisions set forth in this Agreement shall remain in full force and effect to the fullest extent permitted by applicable law. This Agreement shall be construed in accordance with the laws of the State of Arizona. All notices and approvals required or permitted under this Agreement shall be served by certified mail, return receipt requested, to either party to this Agreement at the address set forth above or to such other address as from time to time designated in writing by either party. This Agreement may not be amended, whether in whole or in part, unless such amendment is in writing and signed by each of the parties hereto or their respective successors and/or assigns. This instrument may be executed in counterparts, each of which shall be an original and all of which counterparts when taken together shall constitute one and the same agreement binding upon the parties hereto, their successors and assigns.

[End of Text; Signature Page Follows]

Exhibit A

[Legal Description of Grantor's Property]

As described in 2017-0006475 Quit Claim Deed Pages 1-5 of Yavapai County Records.

DRAFT: UNOFFICIAL COPY

Exhibit B

[Legal Description of Drainage Easement Area]

TO BE ATTACHED.

DRAFT: UNOFFICIAL COPY

Exhibit C

[Easement Plat]

TO BE ATTACHED.

DRAFT: UNOFFICIAL COPY

Exhibit D

[Rider to Easement Agreement]

This Rider to Easement Agreement (this "Rider") is dated as of _____, 2017, and is made part of and incorporated into that certain Easement Agreement (the "Easement Agreement" and, as amended hereby, the "Agreement"), dated as of _____, 2017, by and between **CSL COTTONWOOD, LLC**, a Delaware limited liability company, as Grantor, and **THE CITY OF COTTONWOOD**, an Arizona municipal corporation, its successors and assigns, as Grantee.

R1. This Rider, to the extent inconsistent with the Easement Agreement, shall be controlling in all respects. Capitalized terms not defined herein shall have the meanings given to them in the Easement Agreement. The Easement Areas and the Released Easement Area (Temporary Construction Easement) defined in the Agreement are hereinafter collectively referred to in this Rider as the "Easement Areas."

R2. Grantee shall maintain in full force and effect and Grantee shall cause its' Contractors and Contractor's subcontractors to maintain in full force and effect (i) commercial general liability insurance written on an occurrence policy form, including without limitation contractual liability coverage, bodily injury, including death, personal and advertising injury liability, independent contractors liability, products and completed operations liability, broad form property damage liability (including coverage for explosion, collapse and underground damage), insuring against all liability for loss or damage to person or property arising out of the access, use, construction, maintenance, repair of the Easement Areas with limits not less than \$1,000,000 each occurrence and \$2,000,000 annual aggregate; (ii) motor vehicle liability insurance covering all vehicles for bodily injury and property damage with limits not less than \$1,000,000 combined single limit each accident; (iii) workers' compensation insurance to meet statutory and legal requirements and employer's liability insurance with limits not less than \$1,000,000 each accident, \$1,000,000 bodily injury by disease each employee and \$1,000,000 bodily injury by disease policy limit; and (iv) excess/umbrella liability insurance written on an occurrence policy form in excess of the primary commercial general liability, motor vehicle liability and employer's liability insurance with limits not less than \$15,000,000 each occurrence and \$15,000,000 annual aggregate. Such insurance policy or policies shall (a) name Grantor, Grantor's tenant(s) and their respective mortgagees, subsidiaries, affiliates, directors, officers, shareholders, employees, representatives, successors and assigns (collectively, the "Grantor Parties"), as additional insureds (except on the workers' compensation and employer's liability policy) and (b) provide waivers of subrogation and waiver of all rights of recovery against and in favor of the Grantor Parties. Such insurance shall be primary and non-contributory to any insurance maintained by the Grantor Parties and shall be maintained in full force and effect, without lapse in coverage, and Grantee agrees to furnish to Grantor, in writing, certificates of insurance, including renewal certificates of insurance, evidencing the above requirements and that the other requirements of this Section R2 have been satisfied.

R3. Notwithstanding anything to the contrary contained in the Agreement, Grantee acknowledges and agrees that: (a) nothing contained in the Agreement shall authorize or permit Grantee or any of its permittees to make use of, or to construct or install, any roads, driveways, curbing or other improvements (collectively, "Improvements") on or under any portion of Grantor's Property or within the Easement Areas, (b) in connection with the performance of Grantee's Work, Grantee shall at all times cause such work to be performed and prosecuted (i) in a good, workmanlike and lien-free manner, (ii) in compliance with all applicable laws, codes and ordinances and with good engineering and construction practices, (iii) in a manner that does not interfere with operations by Grantor and its tenant(s) and other

permittees on Grantor's Property, (iv) in a manner that assures uninterrupted access over and through each of the driveways and curbcuts presently serving, and uninterrupted services to, Grantor's Property, except that, if some interruptions are unavoidable due to the performance of Grantee's Work, Grantee shall (x) provide not less than two business days' advance written notice to Grantor and Grantor's tenant(s) of any such interruptions, (y) use its best efforts to minimize the number of such interruptions, the duration thereof and the impact of the same upon the operations at or on Grantor's Property, and to coordinate the timing thereof with Grantor and Grantor's tenant(s), and (z) reimburse Grantor and Grantor's tenant(s) for any out-of-pocket costs incurred by them as a result of any such interruptions, and (v) in a manner that, once commenced, is prosecuted continuously and diligently to completion, (c) Grantee shall at all times conduct operations on and with respect to the Easement Areas in such a manner as not to create a nuisance or cause detrimental effects to the Easement Areas or Grantor's Property including, without limitation, the storage of, or transportation through, or introduction, spillage or leakage of, any Hazardous Substances on or about Grantor's Property. For purposes herein, the term "Hazardous Substances" shall have the meaning ascribed in and shall include those substances listed under any Federal or State environmental laws including without limitation the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601, *et seq.*), the Clean Air Act (42 U.S.C. 7401, *et seq.*), the Clean Water Act (33 U.S.C. 1251, *et seq.*) and the Resource, Conservation and Recovery Act (42 U.S.C. 6901, *et seq.*) and any regulations promulgated under any of the aforementioned. Grantee shall defend, indemnify and hold harmless the Grantor Parties from and against any loss, damage, cost or expense (including, without limitation, reasonable attorneys' fees) suffered or incurred by any of such indemnitees on account of (i) any mechanic's or materialman's lien claim against Grantor's Property on account of any work performed by Grantee or any of its permittees in accordance with the Agreement, (ii) any breach of this Section R3 by Grantee, or (iii) any loss of life, personal injury and/or damage to property arising from or out of Grantee's presence on Grantor's Property in completion of Grantee's Work and/or the operation or use of the Easement Areas by Grantee or its contractors, subcontractors, agents, representatives and invitees (collectively, the "Grantee Parties"), except to the extent directly caused by the gross negligence or willful misconduct of Grantor.

R4. (a) In the event that either party hereto shall be in breach or default of any of their respective obligations under the Agreement, and if any such breach or default remains uncured following the expiration of 30 days after notice (or such shorter period as may be required if the safety of permittees or the operations of Grantor and/or its tenants are materially affected), then the other party may pursue any rights or remedies provided hereunder or otherwise available at law or in equity. Without limitation of any other remedies, either party hereto may enforce the obligations of the other under this Agreement by suit or judicial proceeding for specific performance or damages. The exercise by any party hereto of any remedy available hereunder, or at law or in equity, shall not constitute an election of remedies, and shall not prejudice the right of any such party to pursue any other remedy. If any of the parties hereto fails to cure any nonperformance in the applicable time specified in this Section R4(a), then the other party may, without any obligation to do so, (i) pay any unpaid sum; (ii) perform such work as may be necessary to cure the nonperformance or restore the applicable property or improvements to the required condition; or (iii) provide other substitute performance of any obligations of the non-performing party.

(b) The non-performing party shall reimburse the other party for all reasonable costs and expenses incurred in connection with any payment, performance of work or substitute performance made under Section R4(a) above, in each case within 15 days after such other party provides an itemized statement of such costs and expenses that were incurred, together with receipts or other reasonable evidence of expenditures. In the event of any action brought to enforce any obligation under this

Agreement, the prevailing party shall, in addition to such other relief as the court may grant, be entitled to reimbursement of its reasonable attorneys' fees and costs and expenses of litigation, including, without limitation, all of the same incurred in appellate proceedings. If the non-performing or non-prevailing party should fail to so reimburse the performing or prevailing party, then, until such full reimbursement occurs, the performing or prevailing party shall be entitled to collect interest at the rate per annum equal to the sum of (i) the "prime rate" as published by *The Wall Street Journal* from time to time, *plus* (ii) four percent, for all such sums paid and expended in accordance with the terms of this Agreement.

R5. As a material inducement to Grantor to enter into this Agreement, Grantee hereby releases and forever discharges the Grantor Parties of and from any and all known or reasonably discoverable claims, demands, obligations, actions, causes of action, damages, costs, losses of services, expenses and compensation of any nature whatsoever which the Grantee Parties or any of them have or may have against the Grantor Parties arising in connection with the Grantee Parties' presence on, and conduct of Grantee's Work on or about, Grantor's Property including the Easement Areas. Grantee specifically agrees and acknowledges for itself and the other Grantee Parties that the release of the Grantor Parties herein is complete, final, unqualified, and not subject to any condition precedent or condition subsequent, it being the express intention that this shall constitute an unconditional general release for the benefit of the Grantor Parties and have immediate effect and shall not be subject to any contingency or condition.

DRAFT: UNOFFICIAL COPY

CITY OF COTTONWOOD, ARIZONA
COTTONWOOD VILLAGE
RAILROAD WASH, WILLARD STREET AND MINGUS AVENUE
COTTONWOOD, ARIZONA
DRAINAGE IMPROVEMENT PROJECT



ENGINEERING DEPARTMENT
1490 WEST MINGUS AVENUE
COTTONWOOD, ARIZONA
(928) 634-8033

INDEX TO SHEETS

DESCRIPTION	SHEET NO.
COVER SHEET	1
GENERAL NOTES	2
LEGEND, ABBREVIATIONS AND DETAILS	3
TYPICAL CAGON DETAILS	4
CHANNEL IMPROVEMENTS PLAN & PROFILE	5



KEY MAP
NO SCALE



VICINITY MAP
NO SCALE

PROJECT
LOCATION

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR DATE

REGISTRATION NUMBER

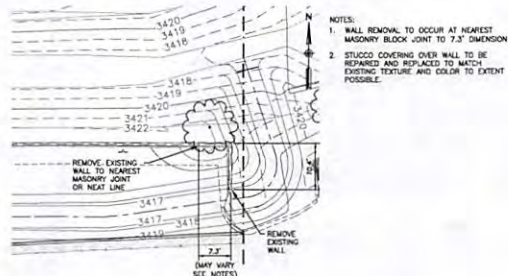
DECEMBER, 2016

PROJECT ENGINEER

LINDA A. POTTER, P.E., CFM
ATKINS North America, Inc.
20860 N. Tatum Blvd. Suite 260
Phoenix, Arizona 85050
Phone: 480.419.7275
Fax: 480.419.7202



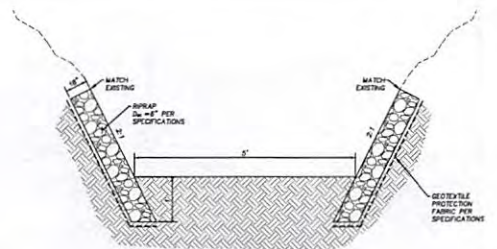
ATKINS
20860 North Tatum Boulevard Suite 260
Phoenix, Arizona 85050
Telephone: 480.419.7275 Fax: 480.419.7202



PARTIAL WALL REMOVAL

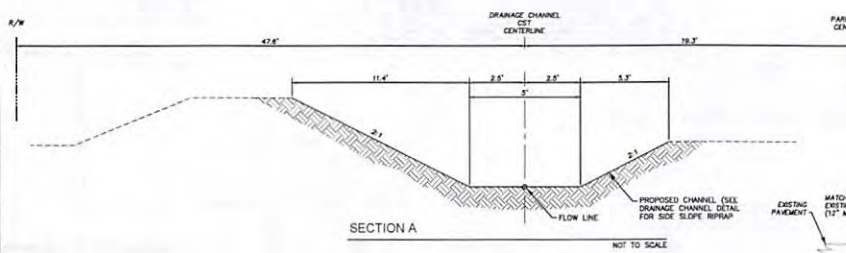
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- NOTES:
1. WALL REMOVAL TO OCCUR AT NEAREST MASONRY BLOCK JOINT TO 7.3' DIMENSION
 2. STUCCO COVERING OVER WALL TO BE REPAIRED AND REPLACED TO MATCH EXISTING TEXTURE AND COLOR TO EXTENT POSSIBLE.



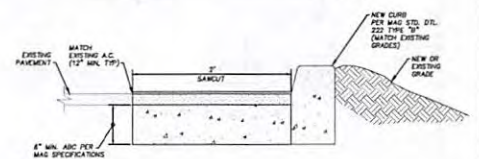
DRAINAGE CHANNEL

NOT TO SCALE



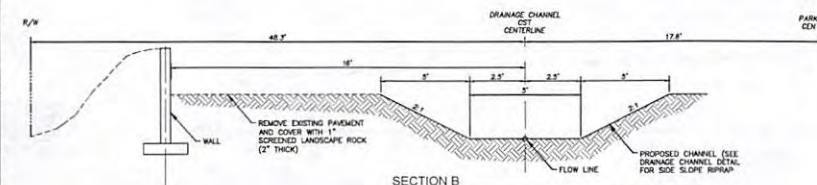
SECTION A

NOT TO SCALE



DETAIL 1 - CURB AND GUTTER
TYPICAL SECTION

NOT TO SCALE



SECTION B

NOT TO SCALE



DETAIL 2 - NEW PAVED PARKING TYPICAL SECTION



NOTE:
ALL EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE	1/1/09	CITY OF COTTONWOOD, ARIZONA	SHEET NO.
DESIGN	1/1/09	COTTONWOOD VILLAGE	C1.04
DRAWN	1/1/09	DETAILS	
CHECKED	1/1/09		
DATE	1/1/09		
LOCATION	RAILROAD WASH, WILLARD ST AND MINGUS AVE, COTTONWOOD, ARIZONA		
			TOTAL SHEETS 4 OF 5

