

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

Prepared by

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And

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

THIS AGREEMENT is by and between _____ City of Lee’s Summit, Missouri _____ (“Owner”) and
_____ B. Dean Construction, LLC _____ (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

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

Package 1: Construct Fire Station No. 3, consisting of four double deep drive-through apparatus bays with living quarters for 12 personnel and all associate support space. The total approximate area is 16,000 square feet. The project also includes site improvements such as paved parking, landscaping, stormwater systems, water supply and sanitary sewer. Alternate 1 is substituting solid surface wall panels for thin tile. Alternate 2 is deletion of 1 of 4 apparatus bays and reduction of apron and drive.

Package 2: Construct approximately 550 feet of NW Shamrock Avenue to the west of Pryor Road along with constructing a left turn lane on northbound Pryor Road. The project includes earthwork, subgrade improvement, concrete pavement, curb and gutter, concrete sidewalks, stamped concrete median, enclosed storm drainage system, water main relocation and extension, pavement marking, signage, traffic control, restoration, and all labor, materials, equipment, tools, and other services necessary to perform the work.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

Package 1: Construct Fire Station No. 3, and Alternates.

Package 2: Construct NW Shamrock Avenue extension

ARTICLE 3 – ENGINEER

3.01 The Project has been designed as follows: Package 1 by Williams Spurgeon Kuhl & Freshnock Architects, Inc. (Architect), and Package 2 by the City of Lee’s Summit Public Works Department (Engineer). Each design professional is to act as Owner’s representative for their respective Package, assume all duties and responsibilities, and have the rights and authority assigned to

Engineer in the Contract Documents in connection with the completion of the Work for their respective Package in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

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

4.02 *Days to Achieve Substantial Completion and Final Payment*

- A. Package 1: Construction Fire Station No. 3: The Work for Package 1 will be substantially completed within 455 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 500 days after the date when the Contract Times commence to run.
- B. Package 2: Construction NW Shamrock Avenue: The Work for Package 2 will be substantially completed within 90 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 120 days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time.
- B. Package 1, Construct Fire Station No. 3: Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$500.00 for each day that expires after the time specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$500.00 for each day that expires after the time specified in Paragraph 4.02.A above for completion and readiness for final payment until the Work is completed and ready for final payment. In addition, Contractor shall be liable to Owner for all other damages, including, but not limited to attorney's fees and expenses, additional engineering fees and expenses, and time, costs, and/or expense of Owner's personnel.
- C. Package 2, Construct NW Shamrock Avenue: Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$950.00 for each day that expires after the time specified in

Paragraph 4.02.B above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$475.00 for each day that expires after the time specified in Paragraph 4.02.A above for completion and readiness for final payment until the Work is completed and ready for final payment. In addition, Contractor shall be liable to Owner for all other damages, including, but not limited to attorney's fees and expenses, additional engineering fees and expenses, and time, costs, and/or expense of Owner's personnel.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A, and 5.01.B below:

A. For all Package 1, Construct Fire Station No. 3, Work other than Unit Price Work, a lump sum of: \$ 4,983,694.00.

All specific cash allowances are included in the above price in accordance with Paragraph 11.02 of the General Conditions.

B. For all Package 2, Construct NW Shamrock Avenue Extension, for all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item:

ITEM No.	DESCRIPTION	UNIT	QUANTITY	Unit Price	Total Price
1	MOBILIZATION	LS	1	\$25,000.00	\$17,828.69
2	CLEARING AND GRUBBING	LS	1	\$2,000.00	\$6,685.76
3	DEMOLITION AND REMOVAL	LS	1	\$3,262.00	\$4,457.18
4	UNCLASSIFIED EXCAVATION	CY	947	\$9,470.00	\$8.24
5	EMBANKMENT	CY	1191	\$5,955.00	\$8.24
6	BORROW (CONTRACTOR FURNISHED)	CY	244	\$3,660.00	\$33.57
7	PAVEMENT, 8" KCMMB 4K CONCRETE	SY	2495	\$124,750.00	\$63.04
8	PAVEMENT, 9" KCMMB 4K CONCRETE	SY	333	\$16,650.00	\$64.41
9	SIDEWALK, 4" KCMMD 4K CONCRETE	SY	545	\$22,890.00	\$58.28
10	SIDEWALK, 6" KCMMD 4K CONCRETE - (REPAIR)	SY	11	\$462.00	\$60.48
11	MEDIAN, 4" KCMMB 4K CONCRETE (RED BRICK-STAMPED)	SY	104	\$6,240.00	\$95.28
12	MEDIAN, 3" - 5 3/4" KCMMD 4K CONCRETE	EA	1	\$450.00	\$668.58
13	AGGREGATE, 6" BASE MODOT TYPE 5 (PAVEMENT & NOSE)	SY	3273	\$26,184.00	\$6.24
14	AGGREGATE, 4" BASE MODOT TYPE 5 (SIDEWALK & MEDIAN)	SY	649	\$3,894.00	\$7.09
15	GEOGRID	SY	3273	\$16,365.00	\$8.92
16	CURB AND GUTTER, TYPE CG-1	LF	1288	\$23,184.00	\$23.96
17	ADA RAMPS	EA	2	\$3,500.00	\$668.58
18	PAVEMENT REPAIR, 9" KCMMB 4K CONCRETE WITH CURB MONOLITHIC	SY	14	\$700.00	\$95.44
19	STORM SEWER PIPE (15" POLYPROPYLENE)	LF	101	\$6,565.00	\$105.89
20	STORM SEWER STRUCTURES, CURB INLET (4' X 3')	EA	2	\$4,800.00	\$3,621.27
21	STORM SEWER JCT. BOX, 4' DIAMETER MANHOLE	EA	1	\$3,000.00	\$4,317.88
22	RIP RAP (6", 1' THICK)	SY	44.4	\$2,220.00	\$94.74
23	SANITARY SEWER LATERAL (4" PVC, SDR 26) W/(1) WYE	EA	1	\$24,300.00	\$36,509.09
24	WATER MAIN PIPE (8" PVC, C900)	LF	535	\$48,150.00	\$67.99
25	8" GATE VALVE	EA	3	\$4,500.00	\$1,088.95
26	5 1/4" FIRE HYDRANT ASSEMBLY	EA	2	\$8,000.00	\$4,078.24
27	WATER MAIN RELOCATION (8" PVC, C900) W/(4) 45 DEG. BENDS	LF	36	\$5,850.00	\$244.10
28	EROSION CONTROL, SED. FENCE, INLET PROTECTION & CONST. ENTRANCE	LS	1	\$5,000.00	\$3,657.11
29	SEED MIX #1 PERMANENT	ACRE	0.5	\$1,250.00	\$4,457.18
30	SOD	SY	421	\$2,526.00	\$8.92
31	SIGN POST	EA	5	\$925.00	\$195.01
32	SIGNS	SF	19.8	\$495.00	\$31.24
33	PAVEMENT MARKINGS, (4" WHITE)	LF	275	\$178.75	\$0.45
34	PAVEMENT MARKINGS, (4" YELLOW)	LF	1228	\$798.20	\$0.45
35	PAVEMENT MARKINGS, (12" YELLOW)	LF	21	\$94.50	\$17.83
36	PAVEMENT MARKINGS, (24" WHITE)	LF	24	\$216.00	\$28.98
37	PAVEMENT MARKINGS, SYMBOL (LEFT ARROW - WHITE)	EA	5	\$975.00	\$239.58
38	TEMPORARY TRAFFIC CONTROL	LS	1	\$2,400.00	\$4,902.89
39	RELOCATE (3) LIGHT POLES & BASES	LS	1	\$5,000.00	\$12,465.60
40	PULL BOX 12" x 18" (STRONGWELL/QUAZITE OR EQUAL)	EA	4	\$3,000.00	\$741.29
41	2" SCHEDULE 40 HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT (GRAY)	LF	665	\$13,965.00	\$17.35
42	3-1c NO. 4 LIGHTING DISTRIBUTION CABLE	LF	540	\$4,320.00	\$7.48
Total of NW Shamrock Ave Street Extension Bid Prices					\$533,918.49

The Bid prices for Unit Price Work set forth as of the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 9.07 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ~~Engineer~~ Owner as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment ~~monthly on or about the 1st day of each month~~ during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.
 - a. 95 percent of Work completed (with the balance being retainage); ~~and. If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and~~
 - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 150 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate as specified by Missouri State Statute, RSMo 34-057 of percent per annum.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (~~except Underground Facilities~~), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."
 - E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor’s safety precautions and programs.
 - F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 10, inclusive).
 - 2. Performance bond (pages 1 to 3 inclusive).
 - 3. Payment bond (pages 1 to 3 inclusive).
 - 4. General Conditions (pages 1 to 66 inclusive).
 - 5. Supplementary Conditions (pages 1 to 5 inclusive).
 - 6. Specifications as listed in the table of contents of the Project Manual.
 - 7. Drawings consisting of 70 sheets with each sheet bearing the following general title: Lee’s Summit Fire Station #3.
 - 8. Drawings consisting of 31 sheets with each sheet bearing the following general title: NW Shamrock Avenue Extension.
 - 9. Addenda (numbers 1 to 5, inclusive).
 - ~~10. Exhibits to this Agreement (enumerated as follows):
 - a. ~~Documentation submitted by Contractor prior to Notice of Award (pages _____ to _____, inclusive).~~~~
 - 11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed (pages 1 to 2 inclusive).
 - b. Work Change Directives.
 - c. Change Orders.

- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

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

10.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Other Provisions*

- A. This Agreement and all work related to this Project shall be governed by the laws of the State of Missouri and shall be litigated and/or mediated in Jackson County, Missouri.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

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

OWNER:

CONTRACTOR

City of Lee's Summit, Missouri _____

By: _____

By: _____

Title: City Manager _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Approved as to Form: _____

Attest: _____

Title: Chief Counsel of Infrastructure and Planning _____

Title: _____

Address for giving notices:
220 SE Green Street
Lee's Summit, MO 64063

Address for giving notices:

License No.: _____

(Where applicable)

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

Agent for service of process:
