

# **AGREEMENT BETWEEN OWNER AND CONTRACTOR**

THIS AGREEMENT is by and between CITY OF GRIFFIN ("Owner") and  
P.F. MOON AND COMPANY, INC. ("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:

1. Coordination of work and sequencing of construction with Owner's existing Water Pollution Control Plant (WPCP) operations, Owner and Engineer. The full operation of the existing plant must be maintained during the new construction period until the point that the sewerage flow is transferred to the new plant.
2. The work shall be phased such that the various systems including piping and electrical systems remain functional. This may involve temporary relocation of piping and electrical circuits to achieve this task and close coordination with the Owners representatives will be required.
3. The demolition of existing plant components shall be phased and noted on the phased demolition plans. Demolition of the existing structures to be decommissioned will be priced as an alternate to the project.
4. Construction of new wastewater plant components and modification to existing components to achieve an upgrade from the current permitted flow of 2.0 MGD to 3.0 MGD. The main components include the following:
  - a) Pump upgrades to the existing influent lift station and a replacement of the forcemain to the headworks.
  - b) A new magnetic meter flow measurement unit.
  - c) Construction of a new headworks that will include primary screening followed by a new grit removal system.
  - d) Construction of a new three chamber SBR treatment facility that will also include a twin chamber for digestion a post equalization basin structure.
  - e) Construction of the final process system that will include a cloth filter unit, UV disinfection unit, Parshall flume, and ending with a concrete step aeration structure.
  - f) A new 30" effluent pipe will be constructed to the discharge point at Potato Creek.
  - g) Motorized valves and process components and complete new SCADA controls and interface system.
  - h) Construction to modify a section of the existing polishing ponds to be utilized as lined equalization storage basins. This will also include modification to existing concrete structures and the construction of new pipe/flow regulating structures.

- i) Various upgrades to the site aspects: asphalt drives, fire water service main and backflow prevention.
  - j) New electrical services at the plant and lift station. The electrical upgrades will include backup generators for both service locations and a new electrical control building.
  - k) Construction of a new shop building.
  - l) Conversion of the existing shop building to an equipment storage facility /utility building. Conversion will include interior demolition and painting the exterior.
  - m) Complete interior remodeling of the existing Control/Office building to include an additional restroom, new lab area, offices and related electrical, plumbing and HVAC components.
- 5. Motorized valves including power and SCADA controls and interface.
  - 6. Materials and system testing.
  - 7. Equipment start-up and certification.

## **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:

### **CITY OF GRIFFIN POTATO CREEK WPCP EXPANSION FROM 2.0 TO 3.0 MGD**

- 2.02 The Project has been designed by Paragon Consulting Group, Inc. (Engineer). The Engineer is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned as per Contract Documents in connection with the completion of the Work and explained within the Contract Documents.

## **ARTICLE 3 – CONTRACT TIMES**

- 3.01 *Time is of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, Work Completion and Readiness for final payment are stated in the Contract Documents and are of the ESSENCE of the Contract.

- 4.02 *Days to Achieve Substantial Completion and Final Payment*

- A. The Work will be substantially completed within 630 days after the date when the Contract Times commence to run, as provided in Paragraph 2.03 of the General Conditions. The WORK completed and ready for final payment, as specified in Paragraph 14.07 of the General Conditions, is within 660 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** that delays, expense, and difficulties involved in proving those in a legal or arbitration proceedings, will cause actual financial loss suffered by Owner, if the Work is not completed on time. Accordingly, instead of proceeding with legal or arbitration consequences, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$2,000.00 for each day that expires after the time specified in Paragraph 4.02 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 \$2,000.00 for each day that expires after the time specified in Paragraph 4.02 above and allocated for completion and readiness for final payment, until the Work is completed and ready for final payment.

### 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 below:

- A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

#### *SUM OF ALL UNIT PRICES AS STATED IN CONTRACTOR'S BID:*

Sixteen million ninety-five thousand dollars & 00/100	\$16,095,000.00
(words & figures)	
<i>Alternate No. 1 – Control Building Renovation</i>	
Three hundred sixty-seven thousand dollars & 00/100	\$367,000.00
(words & figures)	
<i>Alternate No 2 – Storage Building Renovation</i>	
Three hundred eighty-seven thousand dollars & 00/100	\$387,000.00
(words & figures)	

As provided in paragraph 11.03 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by Engineer as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03B 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 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 within 30 days (*or otherwise specified*) of an acceptable Application (*see General and Supplemental Conditions related to payment*) 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. Ninety percent (90%) of Work completed (with the balance being retainage). If the Work has been fifty percent (50%) 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. Ninety percent (90%) 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 100 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 200 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 equal to the Current Market Rate for ninety (90) day certificates of deposit at Wells Fargo Bank of Griffin, Georgia as of the effective date of this Agreement.

## **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 AG-1 to AG-8, inclusive).
2. Contractor's Bid (pages BF-1 to BF-7, inclusive).
3. Performance Bond (pages Exhibit C-1 to Exhibit C-3, inclusive).
4. Payment Bond (pages Exhibit B-1 to Exhibit B-3, inclusive).
5. DBE GEFA Supplemental General Conditions (pages DBE-1 to DBE-29).
6. General Conditions (pages 1 to 66, inclusive).
7. Supplementary Conditions (pages 1 to 8, inclusive).
8. Specifications as listed in the table of contents of the Project Manual and Specifications.
9. Drawings consisting of 121 sheets with each sheet bearing the following general title:

**CITY OF GRIFFIN**  
**POTATO CREEK WPCP EXPANSION FROM 2.0 TO 3.0 MGD**
10. *Report of Subsurface Exploration and Geotechnical Engineering Evaluation* by Piedmont Geotechnical Consultants, Inc.
11. *Supplemental Subsurface Exploration and Geotechnical Engineering Evaluation* by Piedmont Geotechnical Consultants, Inc.
12. Addenda (numbers 1 to 10, inclusive).
13. Exhibits to this Agreement (enumerated as follows):
  - a. Other exhibits to this Agreement marked COG Company Registration (1-5), inclusive.

14. 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 1, 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.
- 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.



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 February 23, 2016 (which is the Effective Date of the Agreement).

OWNER:

CITY OF GRIFFIN

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

Address for giving notices:

100 SOUTH HILL STREET

GRIFFIN, GA 30223

\_\_\_\_\_

CONTRACTOR:

P.F. MOON AND COMPANY, INC.

By: Keith J. Steen

Title: KEITH J. STEEN, COO

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

Attest: Lacie F. Knowles

Title: Lacie F. Knowles, Corporate Secretary

Address for giving notices:

2207 GA HWY 103

WEST POINT, GA 31833

\_\_\_\_\_

License No.: UC300054

(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:

KEITH J. STEEN, COO

APPROVED AS TO FORM

THIS 17<sup>th</sup> DAY OF Feb, 2016

BY: Andrew J. Whalen  
CITY ATTORNEY

