

**MASTER JOB ORDER CONTRACTING – GENERAL BUILDING CONSTRUCTION  
SERVICES AGREEMENT  
BETWEEN CITY OF APACHE JUNCTION  
AND  
CALIENTE CONSTRUCTION INC.**

This MASTER SERVICES AGREEMENT (“Agreement” or “MSA”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between CITY OF APACHE JUNCTION hereinafter designated as “City of Apache Junction”, “Owner” or “City”, an Arizona municipal corporation and CALIENTE CONSTRUCTION INC. an Arizona Corporation, hereinafter “Contractor”, both of which may be identified as the “Parties” collectively or as a “Party” individually.

**RECITALS**

A. The City is in need of certain General Building Construction, repair/maintenance and/or related services from time to time, and Contractor desires to perform such work for City from time to time, as set forth on a “Work Order”, the form of which is set forth on EXHIBIT A hereto (the work described in any such Work Order, shall be noted as the “Work”).

B. Each Work Order shall incorporate the terms and conditions of this Agreement for components of the Work.

**AGREEMENT**

NOW, THEREFORE, the City retains Contractor to perform the Work, and Contractor agrees to render the Work in accordance with the terms and conditions set forth as follows:

1. **PROJECT DESCRIPTION:** Contractor shall do and perform or cause to be done and performed in a good workmanlike manner, the Work as described on any Work Order (each, a “Project”) and in accordance with specifications set forth in such Work Order.

2. **PAYMENTS & COMPLETION:** The total amount payable by City to Contractor shall be set forth on the Work Order (the “Contract Sum”) for the performance of the Work. Upon notice that the Work is ready for final inspection or acceptance, City representative shall promptly cause to be made an inspection. When City finds the Work acceptable, City shall promptly submit for processing a certificate for payment stating that to the best of their knowledge, information and belief and on the basis of its observation and inspection, the Work has been completed in accordance with the terms and conditions of the Work Order and that partial payment of the entire balance due Contractor is payable. Such payment to Contractor shall be made no later than thirty (30) calendar days from City’s receipt

of Contractor's invoice for the Work performed. Provided City is in compliance with its payment obligations to Contractor in accordance with this agreement and there are no amounts in dispute under this agreement, no final payment shall become due until Contractor submits to all required lien waivers, releases and any other data establishing payment or satisfaction of all Contractor's obligations which shall be conditioned upon Contractor's receipt of payment. Provided City is in compliance with its payment obligations to Contractor in accordance with this agreement and there are no amounts in dispute under this agreement, if any subcontractor refuses to furnish a release or waiver required by City, Contractor shall furnish a bond or letter of credit to indemnify City against any such lien.

3. CONTRACT TIME: The term of this agreement is 7.21., 2025 to 7.21., 2026 ("Term") and shall continue on a year-to year basis unless terminated by a Party upon sixty (60) calendar days written notice to the other Party prior to the end of the then-effective term. If liquidated damages are called for in a Work Order, upon failure to complete the Work within the time specified, Contractor shall pay as liquidated damages for the loss of use of the benefit of the Project the sum as provided in Table 108 of the Maricopa Association of Governments ("MAG") Specifications per day for each day the Work remains unfinished.

4. INDEPENDENT CONTRACTOR: Contractor shall at all times during Contractor's performance of the services retain Contractor's status as an independent contractor. Contractor's employees shall under no circumstances be considered or held to be employees or agents of City, and City shall have no obligation to pay or withhold state or federal taxes or provide worker's compensation or unemployment insurance for or on behalf of them or Contractor. Contractor shall supervise and direct the Work to be done using sound industry practices, methods, and in accordance with all applicable laws. Except as provided in this agreement, Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work required hereunder.

5. LABOR AND MATERIALS: Unless otherwise provided in a Work Order, Contractor shall provide, pay and insure under the requisite laws and regulations for all labor, materials, equipment, tools and machinery, water heat, utilities, transportation, other facilities and services necessary for the proper execution and completion of the Work whether temporary or permanent, and whether or not incorporated or to be incorporated in the Work.

6. INSPECTIONS AND QUALITY OF WORK: Contractor understands and specifically agrees that all Work is to be performed pursuant to the current MAG standards and details with Apache Junction additions. Contractor agrees that it will conduct at least one pre-construction meeting before any Work commences. While performing the services, Contractor shall exercise the reasonable

professional care and skill customarily exercised by members of Contractor's profession practicing in the Phoenix metropolitan area and shall use reasonable diligence and sound judgment while performing its Work hereunder. Contractor understands and agrees that inspection of the Work performed hereunder will occur by City. Contractor agrees that City will have the exclusive right to determine, in its sole and reasonable discretion, whether the Work has been performed in accordance with the applicable Work Order, and the MAG specifications and details. Contractor further agrees to make such corrections to the Work as may be directed by City prior to final acceptance of the Work to conform to said Work Order and the MAG specifications and details, without requirement of change order or any additional charge or cost to City whatsoever. Contractor further agrees to make such corrections to the Work within the time allowed for completion as long as it does not affect the overall deadline of completion set forth in Section 3.

7. **WARRANTY:** Contractor shall guarantee the Work against defective workmanship or materials for a period of one year from the date of its final acceptance under this Agreement and the Work Order, ordinary wear and tear, alterations or repairs carried out by persons not authorized by Contractor and unusual abuse or neglect excepted. Where the Work includes the provision of materials, all materials shall, at the time of their incorporation into the Work, be new and in accordance with the contract documents and industry standards; and where the Work includes construction services, the Work shall be performed in accordance with the contract documents, industry standards and all applicable laws. Any omission on the part of City to identify defective Work or materials at the time of construction shall not be deemed an acceptance and Contractor will be required to correct defective Work or materials at any time before final acceptance; and within one year from the date of final acceptance due to faults in workmanship or materials. Contractor shall begin making any necessary repairs to the reasonable satisfaction of City within fourteen calendar days of receipt of written notice from City. The warranties and guarantees provided in this subsection shall survive the expiration of this Agreement for the time period mentioned above.

8. **TAXES:** Contractor shall pay all license, sales, consumer, use and other similar taxes for the Work or portions thereof provided by Contractor which are legally enacted at the time cost is negotiated whether or not yet effective or subsequently applicable due to acts of jurisdictions or bodies other than City.

9. **PERMITS & FEES:** Unless otherwise provided in a Work Order, Contractor shall secure and pay for all applicable permits, governmental fees, licenses and inspections necessary for the proper execution and completion of Work. Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the Work. City permits for this Work will be provided to Contractor at no cost. Contractor represents and warrants that any license

necessary to perform the Work under this Agreement is current and valid. Contractor understands that the activity described herein constitutes "doing business in the City of Apache Junction" and Contractor agrees to obtain a business license pursuant to Chapter 8 of the Apache Junction City Code, Vol. I, and keep such license current during the term of this Agreement and after termination of this Agreement any time Work is performed pursuant to the warranty provisions set forth in Section 7. Contractor also acknowledges that the tax provision of the Apache Junction Tax Code, Chapter 8A, may also apply and if so, shall obtain a transaction privilege license and/or other licenses as may be required by the city code. Any activity by subcontractors within the corporate city limits will invoke the same business license regulations on any subcontractors, and Contractor ensures its subcontractors will obtain any required licenses. Further, Contractor agrees to pay all applicable privilege and use taxes that are applicable to the activities, products and services provided under this agreement.

10. **SUPERINTENDENT:** Contractor shall employ a competent project superintendent who shall be in attendance at the project site during the progress of the Work. Superintendent shall represent and be the community agent of Contractor and communications given to the superintendent shall be as binding as if given to Contractor. Important communications shall be confirmed in writing. The designated superintendent shall be set forth in the applicable Work Order.

11. **INDEMNIFICATION:** Contractor shall defend, indemnify and hold harmless City, its elected and appointed officers, officials, agents, and employees from and against any and all liability including but not limited to demands, claims, actions, fees, costs and expenses, including reasonable attorney and expert witness fees, arising from, or alleged to have arisen from, relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, Work or services of Contractor, its agents, employees, or any tier of Contractor's subcontractors in the performance of this Agreement, but only to the extent caused by the negligence, recklessness or intentional wrongful conduct of Contractor or its subcontractors in the performance of the Work under this Agreement. Contractor's duty to defend, hold harmless and indemnify City, its special districts, elected and appointed officers, officials, agents and employees shall arise in connection with any claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by a Contractor's acts, errors, mistakes, omissions, work or services in the performance of this Agreement including any employee of Contractor, any tier of Contractor's subcontractor or any other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable, but only to the extent caused by the negligence, reckless ness or intentional wrongful conduct of Contractor or any tier of Contractor's subcontractors or other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable in the performance of the Work under this Agreement. The amount and type

of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph. The rights and obligations under this Section shall survive termination of this Agreement.

12. **SUB-CONTRACTORS:** All subcontractors chosen by Contractor will be subject to City's approval. All subcontractors shall be identified by Contractor prior to award of contract. Contractor shall make no substitutions for any subcontractor, person or entity previously selected without the approval of the City.

13. **GOVERNING LAW AND VENUE:** The terms and conditions of this Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona. Any action at law or in equity brought by either Party for the purpose of enforcing a right or rights provided for in this Agreement, shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The Parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either Party shall bring suit to enforce any terms of this Agreement or to recover any damages for and on account of the breach of any term or condition in this Agreement, it is mutually agreed that the prevailing Party in such action shall recover all reasonable attorney fees to be determined by the court in such action.

14. **INSURANCE:** Contractor, at its own expense, shall purchase and maintain during the performance of any Work hereunder the herein stipulated insurance with companies duly licensed in the State of Arizona, possessing a current A.M. Best, Inc. Rating of B++6, or approved unlicensed in the State of Arizona with coverages and forms as set forth below.

All insurance required herein shall be maintained in full force and effect during the performance of any Work hereunder; failure to do so may, at the sole discretion of City constitute a material breach of this Agreement.

Contractor's insurance shall be primary insurance as respect to City, and any insurance or self-insurance maintained by City shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect City.

The insurance policies, except Workers' Compensation, shall contain waiver of transfer rights of recovery (subrogation) against City, its mayor and council, agents, officers, appointees, officials and employees where and to the extent permitted by law, except to the extent any loss, claim, damage, etc. is caused by

the negligence, recklessness or willful misconduct of any party indemnified hereunder by Contractor for Contractor's expressly assumed indemnity obligations under this Agreement.

The insurance policies may provide coverage which contains deductibles or self-insured retentions. Contractor shall be solely responsible for the deductible and/or self-insured retention and, in the event City has a good faith reason to believe Contractor is unable to satisfy such deductible or self-insurance, City, in its reasonable determination, may require Contractor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

City reserves the right to request and to receive within ten (10) working days copies of any or all of the herein required insurance endorsements. City shall not be obligated, however, to review same or to advise Contractor of any deficiencies in such policies and endorsements, and such receipt shall not relieve Contractor from, or be deemed a waiver of City's right to insist on strict fulfillment of Contractor's obligations under this Agreement.

The insurance policies, except Workers' Compensation and Professional Liability, required by this Agreement, shall name City, its mayor and council, agents, officers, appointees, officials and employees as additional insured parties pursuant and subject to applicable ISO Endorsement Forms for Commercial General Liability, and standard forms for policies other than Commercial General Liability, but only to the extent of, and to no greater extent than is necessary to provide insurance coverage to the additional insureds for, Contractor's expressly assumed indemnification obligations under this Agreement.

## **REQUIRED COVERAGE**

### **Commercial General Liability**

Contractor shall maintain Commercial General Liability insurance with a limit of \$1,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including the liability assumed under the indemnification provisions of this Agreement.

Such policy shall contain a severability of interest provision and shall not contain a sunset provision or commutation clause, nor any non-standard provision which would serve to limit third party action over claims.

The Commercial General Liability additional insured endorsement shall include coverage for Contractor's operations and products and completed operations.

If required by this Agreement, if Contractor sublets any part of the Work, services' or operations, Contractor shall purchase and maintain, at all times during prosecution of the Work, services or operations under this Agreement, an Owner end Contractor's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of Contractor's Work, service or operations under this Contract. Coverage shall be on an occurrence basis with a limit of \$1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues Contractor's General Liability insurance.

#### **Workers' Compensation**

Contractor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the Work or services; and Employer's Liability insurance of \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

In case any Work is subcontracted, Contractor will require subcontractors to provide Workers' Compensation and Employer's Liability to the same extent as required of the Contractor.

#### **Professional Liability**

Contractor will maintain Professional Liability insurance covering Contractor's expressly assumed indemnity obligations under this Agreement during the performance of the Work or services performed by Contractor, or any person employed by Contractor, with a limit of \$1,000,000 each claim.

#### **Certificate of Insurance**

Prior to commencing Work or services under this Agreement, Contractor shall furnish City with Certificates of Insurance, or formal endorsements as required by Agreement, issued by the Contractor's insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Agreement are in full force and effect.

In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend for two (2) years past completion and acceptance of Contractor's Work or services and as evidenced by annual Certificates of Insurance, to be filed with the City Clerk of the City of Apache Junction.

If a policy does expire during the life of the Agreement, a renewal certificate must be sent to City thirty (30) calendar days prior to the expiration date. All Certificates of Insurance shall be identified with bid serial number and title.

**Cancellation and Expiration Notice**

Insurance required herein shall not expire, be canceled, or materially changed without thirty (30) calendar days' prior written notice to City.

15. **CHANGE ORDERS:** The Parties acknowledge a change order in the form of EXHIBIT B as attached to this Agreement is a written order executed by both Parties, issued after execution of the Work Order authorizing a change in the Work and/or an adjustment in the contract sum and/or the contract time. A change order shall not be binding unless and until signed by both City and Contractor. All such changes in the Work shall be authorized by change order and shall be performed under the applicable conditions of the Agreement.

16. **SUCCESSORS. ASSIGNMENT & DELEGATION:** City and Contractor each bind themselves, their partners, successors, assigns and legal representatives to the other Party hereto and to the partners, successors, assigns and legal representatives of such other Party in respect to all covenants, agreements and obligations contained in the contract documents. Neither Party to the contract shall assign the contract or sublet it as a whole or delegate the duties hereunder, without the written consent of the other, nor shall Contractor assign any monies due or to become due to it without the previous written consent of City.

17. **WRITTEN NOTICE:** Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity, or to an office of the corporation for whom it was intended or if delivered at or sent registered or certified mail, return receipt requested, and first-class postage prepaid to the respective parties as follows:

**If to Contractor:**

**CALIENTE CONSTRUCTION, INC**  
485 W Vaughn St,  
Tempe, Arizona 852283

**If to City:**

**City of Apache Junction**  
Finance  
300 E. Superstition Blvd.  
Apache Junction, AZ 85119

18. **CLAIMS FOR DAMAGES:** Should either party to the contract suffer injury or damage to personal property because of any act or omission of the other Party or of their employees or agents for whose acts they are legally liable, claims shall be made in writing to such other parties within a reasonable time after the first observance of such injury or damages.

19. **PAYMENT & PERFORMANCE BONDS:** City shall have the right to require Contractor at its cost to furnish bonds covering the faithful performance of the contract and the payment of all obligations arising hereunder.



20. **SAFETY:** Contractor and/or its subcontractors shall be responsible for Contractor's job safety at all times in addition to any obligation City may have for inspection of trench excavation as created under Occupational Safety and Health Administration or other similar laws or regulations.

21. **RIGHTS & REMEDIES:** Unless otherwise specified in this agreement, the duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by City or Contractor shall constitute a waiver of any right or duty afforded any of them under the contract, nor shall any action or failure to act constitute an approval of or an acquiescence to any breaches thereunder except as may be specifically agreed to in writing.

22. **FORCE MAJEURE:** Except for the duty to make payments when due, neither City nor Contractor, as the case may be, shall be considered not to have performed its obligations under this Agreement in the event of enforced delay (an "Enforced Delay") due to causes beyond its control and without its fault or negligence or failure to comply with applicable laws, including, but not restricted to, acts of God, fires, floods, epidemics, pandemics, executive orders, quarantine, restrictions, embargoes, labor disputes, and unusually severe weather or the delays of subcontractors or materialmen due to such causes, acts of a public enemy, war, terrorism or act of terror (including but not limited to bio-terrorism or eco-terrorism), nuclear radiation, blockade, insurrection, riot, labor strike or interruption, extortion, sabotage, or similar occurrence or any exercise of the power of eminent domain of any governmental body on behalf of any public entity, or a declaration of moratorium or similar hiatus (whether permanent or temporary) by any public entity directly affecting the obligations under this Agreement. In no event will Enforced Delay include any delay resulting from unavailability for any reason of labor shortages, or the unavailability for any reason of particular Contractors, subcontractors, vendors or investors desired by Contractor in connection with the obligations under this Agreement. Contractor agrees that Contractor alone will bear all risks of delay which are caused by Contractor. In the event of the occurrence of any such Enforced Delay, the time or times for performance of the obligations of the Party claiming delay shall be extended for a period of the Enforced Delay; provided, however, that the Party seeking the benefit of the provisions of this Section shall, within thirty (30) calendar days after such Party knows or should know of any such Enforced Delay, first notify the other Party of the specific delay in writing and claim the right to an extension for the period of the Enforced Delay; and provided further that either Party may terminate a Work Order in the event that an Enforced Delay exceeds ninety (90) calendar days.

23. **A) TERMINATION BY CITY:** City shall be permitted to terminate a Work Order or this Agreement (which shall terminate any outstanding Work Orders) if in

the discretion of city manager or his or her designee, believes Contractor has failed to meet the terms of this Agreement, or due to an Enforced Delay as set forth above. City shall provide Notice of Termination to Contractor by Certified U.S. Mail ten (10) calendar days before such termination takes effect, and in such case, City shall pay Contractor for the Work satisfactorily performed hereunder through the date of termination, plus any demobilization costs on the part of Contractor.

**B) TERMINATION BY CONTRACTOR:** Contractor may terminate this Agreement if City fails to make payment as agreed upon in this document, or due to an Enforced Delay as set forth above. Any other termination will be deemed a breach of contract by Contractor. Contractor shall provide Notice of Termination to City by Certified U.S. Mail ten (10) calendar days before such termination takes effect, and in such case, City shall pay Contractor for the Work performed hereunder through the date of termination.

**24. HAZARDOUS MATERIAL LIABILITY:** Notwithstanding anything to the contrary in this or any other document, Contractor shall have no liability for any hazardous materials or damage caused therefrom not introduced to the Work location by it or caused by City or a third party's handling of hazardous materials, and Contractor shall at no time be deemed to be the owner or be deemed to have title to such pre-existing hazardous materials.

**25. RECORDS:** Records of Contractor's labor, payroll and other costs pertaining to this Agreement shall be kept on a generally recognized accounting basis and made available to City for inspection on request. Contractor shall maintain records for a period of at least two (2) years after termination of this Agreement and shall make such records available during that retention period for examination or audit by City personnel during regular business hours.

**26. DISPUTE RESOLUTION:**

**A. Performance of Parties to Continue.** Unless otherwise agreed in writing by the Parties, during the period in which any dispute is outstanding each of Contractor and City shall continue to perform its services and carry out its other responsibilities in accordance with this Agreement.

**B. Meet and Confer.** City and Contractor shall endeavor to resolve all disputes between them, prior to commencement of any legal proceedings, by meeting and conferring on the issues in dispute. The first "meet and confer" shall take place no later than five (5) calendar days after written request by one of the Parties identifying with reasonable particularity the matters in dispute. Each meet and confer shall be attended by representatives of each Party who are familiar with the facts of the issues in dispute and with full authority to settle and resolve the dispute.

27. **AMENDMENT:** It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto, and that oral understandings or agreements not incorporated herein shall not be binding on the Parties.

28. **ENTIRE AGREEMENT:** This Agreement and any attachments represent the entire agreement between City and Contractor and supersede all prior negotiations, representations or agreements, either express or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto. Written and signed amendments shall automatically become part of the supporting documents, and shall supersede any inconsistent provision therein; provided, however, that any apparent inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

29. **SEVERABILITY:** City and Contractor each believe that the execution, delivery and performance of this Agreement are in compliance with all applicable laws. However, in the unlikely event that any provision of this Agreement is declared void or unenforceable (or is construed as requiring City to do any act in violation of any applicable laws, including any constitutional provision, law, regulation or city code), such provision shall be deemed severed from this Agreement and this Agreement shall otherwise remain in full force and effect; provided that this Agreement shall retroactively be deemed reformed to the extent reasonably possible in such a manner so that the reformed agreement (and any related agreements effective as of the same date) provide essentially the same rights and benefits (economic and otherwise) to the Parties as if such severance and reformation were not required. Unless prohibited by applicable laws, the Parties further shall perform all acts and execute, acknowledge and/or deliver all amendments, instruments and consents necessary to accomplish and to give effect to the purposes of this Agreement, as reformed.

30. **TIME IS OF THE ESSENCE:** Time is of the essence with respect to all provisions in this Agreement. Any delay in performance by either Party shall constitute a material breach of this Agreement.

31. **PROHIBITION TO CONTRACT WITH CONTRACTORS WHO ENGAGE IN BOYCOTT OF THE STATE OF ISREAL:** The Parties acknowledge A.R.S § 35-393 through 35-393.03, as amended, which forbids public entities from contracting with Contractors who engage in boycotts of the State of Israel. Should Contractor under this Agreement engage in any such boycott against the State of Israel, this Agreement shall be deemed automatically terminated by operation of law. Any such boycott is a material breach of contract.

32. **CONFLICT OF INTEREST:** The provisions of A.R.S. § 38-511 relating to

cancellation of contracts due to conflicts of interest shall apply to this contract.

33. **CERTIFICATION PURSUANT TO A.R.S § 35-394:** In accordance with Arizona Revised Statutes § 35-394, Contractor hereby certifies and agrees that Contractor does not currently and shall not for the duration of this Agreement use: 1) the forced labor of ethnic Uyghurs in the People's Republic of China, 2) any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China, and/or 3) any suppliers, contractors or subcontractors that use the forced labor or any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If Contractor becomes aware during the term of this Agreement that Contractor is not in compliance with this Section, then Contractor shall notify the City within five (5) business days after becoming aware of such noncompliance. If Contractor does not provide the City with written certification that Contractor has remedied such noncompliance within one hundred eighty (180) calendar days after notifying the City of such noncompliance, this Agreement shall terminate, except that if the Agreement termination date occurs before the end of such one hundred eighty (180) calendar day remedy period, this Agreement shall terminate on such contract termination date.

34. **E-VERIFY REQUIREMENTS:** To the extent applicable under A.R.S. § 41-4401, the Contractor and their subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-Verify requirements under A.R.S. § 23-214(A). The Contractor or its subcontractor's failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the City.

The Contractor and its subcontractors warrant to keep the papers and records open for random inspection during normal business hours by the City. The Contractor and its subcontractors shall cooperate with the City's inspections.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed by their duly authorized representative as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CONTRACTOR:**

Caliente Construction Inc.

  
By: Lorraine Bergman  
Its: President/CEO

**CITY:**

CITY OF APACHE JUNCTION, an  
Arizona municipal corporation

\_\_\_\_\_  
By: Walter "Chip" Wilson  
Its: Mayor

**ATTEST:**

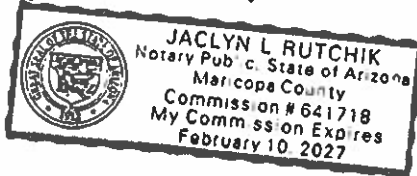
\_\_\_\_\_  
Yvette McKinney, City Clerk

**APPROVED AS TO FORM:**

 6-29-25  
\_\_\_\_\_  
R. Joel Stern  
City Attorney

STATE OF Arizona }  
COUNTY OF Maricopa } ss.

The foregoing was subscribed and sworn to before me this 20 day of June, 2025 by Lorraine Beggs President CEO of Caliente Construction Inc, an Arizona corporation



Jaclyn L. Rutchik  
Notary Public

My Commission Expires:

02/10/2027

STATE OF ARIZONA }  
COUNTY OF PINAL } ss.

The foregoing was subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by Walter "Chip" Wilson, as Mayor of the City of Apache Junction, Arizona, an Arizona municipal corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

## EXHIBIT A

### Form of Work Order

Work Order No. [#]  
Project: [NAME OF PROJECT]

This Work Order is entered into and governed by the MASTER JOB ORDER CONTRACTING – GENERAL BUILDING CONSTRUCTION SERVICES AGREEMENT dated [MONTH][DAY], 20[YEAR] (“Agreement”) by and between [INSERT NAME OF CONTRACTOR] and the City of Apache Junction (“Owner”) and is effective as of the Work Order Effective Date defined below.

Work Order Effective Date:	[MONTH] [DAY], 20[YEAR] (or, if not indicated, the last date of the signature below)
Contractor’s Project Mgr.	
Phone:	
Email:	
Contractor License Number(s):	
Owner’s Project Manager:	
Phone:	
Email:	

- 1) **Work:** [CONTRACTOR NAME] hereby agrees to perform the Work for Owner, as described below.
  - a) **Description of Work, Deliverables and Contractor Provided Materials:** The Work, Deliverables and any Contractor Provided Materials are described in the Scope of Work attached as Attachment 1.
  - b) **Schedule:** The Schedule is set out in Attachment 2.
  - c) **Geographic Location:** [Contractor] shall provide the Work in [LIST SPECIFIC ADDRESS or CITY BUILDING / DEPARTMENT NAME]
- 2) **Contract Sum: Payment; Pricing.**
  - a) **Contract Sum:** The Contract Sum is:  
  
\$\_\_\_\_\_ Please indicate \_\_\_\_ Actual or \_\_\_\_ Estimated
  - b) **Payment and Pricing:** Owner shall pay [Contractor] as stated in Section 5 of the Agreement and according to the pricing detailed in Attachment 3.

3) **Owner Standards.**

Applicable Owner Standards, if any, are attached hereto as Attachment 4.

4) **Special Provisions**

Applicable Special Provisions, if any:

The parties respective duly authorized representatives have executed this Work Order as of the Work Order Effective Date.

**CITY OF APACHE JUNCTION (Owner)**

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

**Name:** \_\_\_\_\_

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

**Date:** \_\_\_\_\_

**CALIENTE CONSTRUCTION, INC**

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

**Name:** \_\_\_\_\_

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

**Date:** \_\_\_\_\_



**Work Order Attachment 1:  
Scope of Work; Deliverables; Contractor Provided Materials**

**Scope of Work:**

**[As appropriate, note exclusions and divide Work by Segments.]**

**Deliverables:**

**[As appropriate, note exclusions and divide Deliverables by Segments]**

**Contractor Provided Materials (if any):**

**[As appropriate, note exclusions and divide Contractor Provided Materials by Segments.]**

**Work Order Attachment 2:  
Schedule**

**[List as appropriate milestone dates, including but not limited to Substantial  
Completion Date and Final Completion Date)**

**Work Order Attachment 3:  
Pricing and Payment**

**[As appropriate, provide Schedule of Values, hourly rates, etc.]**  
**[Indicate frequency of invoicing]**

**Work Order Attachment 4:  
Owner Standards**

**Owner Standards are as follows:**

**[OPTIONAL: Work Order Attachment 5:  
Division of Responsibility]**

**Owner Responsibilities**

Owner-Acquired Permits, if any, are as follows:

[TBD]

[Other Owner duties]

**Contractor Responsibilities**

Contractor Acquired Permits, if any, are as follows:

**EXHIBIT B**  
**Form of Change Order**

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**Change Order []**

This Change Order ("Change Order") is entered into and governed by the MASTER JOB ORDER CONTRACTING – GENERAL BUILDING CONSTRUCTION SERVICES AGREEMENT dated [MONTH][DAY], 20[YEAR] ("Agreement") by and between City of Apache Junction ("Owner") and [INSERT NAME OF CONTRACTOR] and modifies and amends the provisions of Work Order No [#] dated [MONTH] [DAY], 20[YEAR] ("Work Order") and is effective as of the date of the last party's signature below ("Change Order Effective Date").

The parties mutually agree to make the following changes to the Work Order:

1. Date of Request:
2. Original Contract Sum: \$
3. Total previously Approved Change Order(s) Amount(s): \$
4. Current Contract Sum (original + previously approved): \$
5. Value of this Change Order:
6. Contract Sum as revised by this Change Order:

\$\_\_\_\_\_ (☐ Actual or ☐ Estimated)  
Or \_\_\_\_\_ ☐ Not Revised

7. Description of Modification to the Work:
8. Revised Schedule:

Except as expressly set out herein, all terms and provisions of the Work Order, any prior Change Orders, and this Agreement remains unmodified and in full force and effect. Capitalized terms used but not defined herein shall have the respective meanings ascribed to them in this Agreement.

Execution of this Change Order by both parties constitutes a binding agreement with respect to the subject matter hereof. Owner may require consent of CONTRACTOR'S surety, if any, in the terms of this Change Order.

The Parties execute this Change Order by persons duly authorized as of the Change Order Effective Date set out above.

CITY OF APACHE JUNCTION (Owner)      [CONTRACTOR NAME]

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

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

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_