

**CONSTRUCTION AGREEMENT BETWEEN CITY OF APACHE
JUNCTION AND CORE CONSTRUCTION, INC.
FOR PROJECT PW# 20-26 PD DISPATCH REMODEL**

THIS AGREEMENT made and entered into by and between the CITY OF APACHE JUNCTION ("City"), an Arizona municipal corporation, and CORE CONSTRUCTION, INC., an Arizona corporation, ("Contractor"), sometimes collectively referred to as the "Parties" or individually as the "Party".

RECITALS

- A. Contractor asserts its willingness, ability and qualifications to provide the services and infrastructure (the "Work") called for in the cooperative City of Peoria JOC Contract # P19-0034A CORE Construction, Inc., Exhibit A estimate dated October 15, 2020 (the "Contract Documents").
- B. City and Contractor desire to set forth herein their respective responsibilities and the manner and terms upon which Contractor shall render such Work.
- C. City has complied with the public bidding requirements under Arizona Revised Statutes ("A.R.S.") Title 34, and Apache Junction City Code Vol. I, Chapter 3, Administration, Article 3-7, Procurement Procedures, or such work is categorically exempt from such process.

AGREEMENT

NOW, THEREFORE, City retains Contractor to perform, 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, in accordance and as more fully described in Exhibit A.

2. **PAYMENTS & COMPLETION:** The total amount payable by the City to the Contractor is an amount not to exceed four hundred twenty eight thousand seven hundred ninety four dollars (\$428,794) (the "Contract Sum") for the performance of the Work under the Contract Documents except for changes authorized by properly executed change orders. All contracts will be operable for their full term at the rates quoted in the initial bid proposal, unless otherwise extended in writing by the City. Upon notice that the Work is ready for final inspection or acceptance, a City representative shall promptly cause an inspection to be made. Once City finds the Work acceptable under the Contract

Documents, City shall promptly submit for processing a certificate for payment stating that, to the best of its knowledge, information and belief on the basis of its observation and inspection, the Work has been completed in accordance with the terms and conditions of the Contract Documents and that partial payment or the entire balance due the Contractor is payable. Final payment shall not become due until the Contractor submits to the City all required lien waivers, releases and any other data establishing payment or satisfaction of all Contractor's obligations. If any subcontractor refuses to furnish a release or waiver required by City, Contractor may furnish a bond to indemnify City against any such lien. If any such lien remains unsatisfied after all payments are made, Contractor shall refund to City all monies that the latter may be compelled to pay in discharging such liens, including all costs and reasonable attorney fees.

3. **CONTRACT TERM:** The Term of this Agreement is November 4, 2020, to June 30, 2021. This provision does not limit the liability of Contractor for actual damages sustained by City as a result of any breach of contract or warranty by Contractor. Extensions may be approved at times as the Parties mutually deem fit.

4. **LABOR AND MATERIALS:** Unless otherwise provided in the Contract Documents, Contractor shall provide, pay for and insure under the requisite laws and regulations 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.

5. **INSPECTIONS AND QUALITY OF WORK:** 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 discretion, whether the Work has been performed in accordance with the Contract Documents. Contractor further agrees to make such corrections to the Work as may be directed by City to conform to said Contract Documents without requirement of a change order or any additional charge or cost to City whatsoever.

6. **WARRANTY:** Contractor shall guarantee the Work against defective workmanship or materials for a period of one (1) year from the date of its final acceptance under the contract, ordinary wear and tear and unusual abuse or neglect excepted. Any omission on the part of City to condemn 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. Within one (1) year from the date of final acceptance due to faults in workmanship or materials, Contractor shall begin making the necessary repairs to the satisfaction of City within fourteen (14) calendar days of receipt of written notice from City. Such work shall include the repair or

replacement of other work or materials damaged or affected by making the above repairs or corrective work all at no additional cost to City. In the case of Work materials or equipment for which warranties are required by the special provisions of the Contract Documents, Contractor shall provide or secure from the appropriate subcontractor or supplier such warranties addressed to and in favor of City and deliver same to City prior to final acceptance of the Work. Delivery of such warranties shall not relieve Contractor from any obligation assumed under any other provision of the contract. The warranties and guarantees provided in this subsection shall be in addition to and not in limitation of any other warranties, guarantees or remedies required by law, and shall survive the expiration of this Agreement for the time period mentioned above.

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

8. **PERMITS & FEES:** Unless otherwise provided in the Contract Documents, Contractor shall secure and pay for all permits, government fees, licenses and inspections necessary for the proper execution and completion of Work which are customarily secured after execution of the contract and which are legally required. Contractor shall give all notices and comply with all 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 6. 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 licensing regulations on any subcontractors, and Contractor ensures its subcontractors will obtain any and all applicable 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.

9. **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 workers' compensation or unemployment insurance for or on behalf of them or Contractor. Contractor shall supervise and direct the delivery of the materials using its best skill and attention. Except as provided in this Agreement, Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work required by the Contract Documents. Contractor shall be responsible to City for the acts and omissions of its employees, subcontractors and their agents and employees and other persons providing any of the materials under any contract document.

10. SUPERINTENDENT: Contractor shall employ a competent project superintendent who shall be in attendance at the project site during the progress of the Work. The 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 designated for each project and communicated to City before work is performed.

11. PROGRESS SCHEDULE: Contractor shall, immediately after entering into this Agreement, generate an estimated progress schedule, which shall be maintained and updated during the project. Work may progress during regular City business hours only if it is determined by City not to disturb normal operations.

12. INDEMNIFICATION: To the fullest extent permitted by law, 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 attorney and expert witness fees, arising from or connected with, or alleged to have arisen from or connected with, 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 this Agreement or any subcontract. 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 tortious 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 an 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. 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.

13. **SUBCONTRACTORS:** 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 City.

14. **APPLICABLE 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 term 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 costs including: all litigation and appeal expenses, collection expenses, reasonable attorney fees, necessary witness fees and court costs to be determined by the court in such action.

15. **INSURANCE:** Contractor, at its own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. Rating of B++6, or approved unlicensed in the State of Arizona with policies and forms satisfactory to City.

All insurance required herein shall be maintained in full force and effect until all Work or service required to be performed under the terms of the Agreement is satisfactorily completed and formally accepted; 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 respects the 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 a waiver of transfer rights of recovery (subrogation) against City, its agents, officers, officials and employees for any claims arising out of Contractor's acts, errors, mistakes, omissions, Work or service.

The insurance policies may provide coverage which contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be

applicable with respect to the coverage provided to City under such policies. Contractor shall be solely responsible for the deductible and/or self retention and City, at its option, 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, certified copies of any or all of the herein required insurance policies and/or 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 agents, officers, officials and employees as Additional Insureds.

REQUIRED COVERAGE

Commercial General Liability

Contractor shall maintain Commercial General Liability insurance with a limit of not less than \$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, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as that on Insurance Service Office, Inc. Policy Form No. CG 00011093, or the equivalent thereof.

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

The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc.'s Additional Insured, Form B, CG 20101185, or the equivalent thereof, and 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 and 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 Agreement. Coverage shall

be on an occurrence basis with a limit not less than \$1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues Contractor's Commercial General Liability insurance.

Automobile Liability

Contractor shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence with respect to Contractor's owned, hired, and non-owned vehicles assigned to or used in performance of Contractor's work. Coverage will be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc. Policy Form CA 00011293, or the equivalent thereof). Such insurance shall include coverage for loading and off loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$5,000,000 per accident limits for bodily injury and property damage shall apply.

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 not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

By execution of this Agreement, Contractor certifies as follows:

"I am aware and understand the provisions of A.R.S. § 23-900 *et seq.* which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of this chapter, and I will comply with such provisions before commencing the performance of the Work of this Agreement."

If Contractor has no employees for whom workers' compensation insurance is required, Contractor shall submit a declaration or affidavit to City so stating and covenanting to obtain such insurance if and when Contractor employs any employees subject to coverage.

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

Certificates 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 the Agreement, issued by 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. The form of the certificates of insurance and endorsements shall be subject to the approval of the Apache Junction City Attorney's Office, shall comply with the terms of this Agreement, and shall be issued and delivered to City Attorney, City of Apache Junction, 300 East Superstition Boulevard, Apache Junction, AZ, 85119.

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.

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. Policies or certificates and completed forms of City's Additional Insured Endorsement (or a substantially equivalent insurance company form acceptable to the City Attorney) evidencing the coverage required by this section shall be filed with the City and shall include the City as an additional insured. The policy or policies shall be in the usual form of a public liability insurance, but shall also include the following provision:

"Solely as respects work done by or on behalf of the named insured for the City of Apache Junction, it is agreed that the City of Apache Junction and its officers and employees are added as additional insureds under this policy."

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

16. CHANGE ORDERS: A change order is a written order to Contractor, approved by a City representative, issued after execution of this construction agreement authorizing a change in the Work or an adjustment in the construction agreement sum or the construction agreement time. A change order signed by Contractor indicates his agreement therewith. City may, without invalidating this construction agreement, order changes in the Work within the general scope of this construction agreement consisting of additions, deletions or other revisions, the construction agreement sum and the construction agreement being adjusted accordingly. All such changes in the Work shall be authorized by Change Order and shall be performed under the applicable conditions of this construction agreement. City representative shall have authority to order minor changes in the Work not involving an adjustment in the construction agreement sum or extension of construction agreement time and not inconsistent with the intent of this construction agreement. All such changes shall be effected by written order and shall be binding upon City and Contractor.

All change order disagreements of the Contractor shall be submitted in writing to the City Manager within five (5) calendar days after the difference of opinion or grievance occurs. Within five (5) calendar days of receiving a written grievance, the City Manager shall respond in writing to the Contractor and city staff representative. The City Manager's decision shall be final and binding.

17. **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.

18. **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 last business address known to them who gives the notice.

19. **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.

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

21. **SAFETY:** Contractor and/or its subcontractors shall be solely responsible for job safety at all times.

22. **RIGHTS & REMEDIES:** The duties and obligations imposed by the Contract Documents and the rights and remedies available hereunder 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 hereunder except as may be specifically agreed to in writing.

23. FORCE MAJEURE: 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, 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 not Enforced Delay. 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 in no event shall a period of Enforced Delay exceed ninety (90) calendar days.

24. TERMINATION BY CITY:

A. TERMINATION BY CITY: City shall be permitted to terminate this Agreement if in the discretion of the city manager or his or her designee, believes Contractor has failed to meet the terms of this Agreement. City shall provide Notice of Termination to Contractor by Certified U.S. Mail ten (10) calendar days before such termination takes effect.

B. TERMINATION BY CONTRACTOR: Contractor may terminate this Agreement if City fails to make payment as agreed upon in this document. 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.

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. 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. The representatives of the Parties (signatory for Contractor noted below or his or her designee, and the City Manager, or his or her designee) shall be authorized to execute future amendments or extensions of this Agreement.

27. 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.

28. 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.

29. 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.

30. 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.

31. PROHIBITION TO CONTRACT WITH CONTRACTORS WHO ENGAGE IN BOYCOTT OF THE STATE OF ISRAEL: 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.

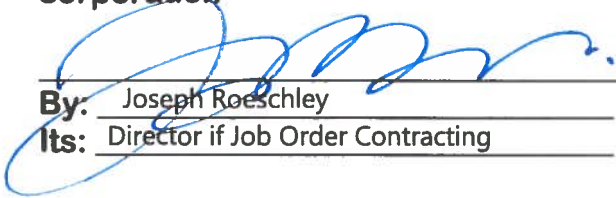
32. COMPLIANCE WITH FEDERAL AND STATE LAWS: Contractor understands and acknowledges the applicability of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to the services performed under this Agreement.

As required by A.R.S. § 41-4401, Contractor hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). Contractor further warrants that after hiring an employee, Contractor will verify the employment eligibility of the employee through the E-Verify program. If Contractor uses any subcontractors in performance of services, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of this Agreement. Contractor is subject to a penalty of \$100 per day for the first violation, \$500 per day for the second violation, and \$1,000 per day for the third violation. City at its option may terminate this Agreement after the third violation. Contractor shall not be deemed in material breach of this Agreement if the Contractor and/or subcontractors establish compliance with the employment verification provisions of Sections 274A and 274B of the federal Immigration and Nationality Act and the E-Verify requirements contained in A.R.S. § 23-214(A). City retains the legal right to inspect the papers of any Contractor or subcontractor employee who works under this Agreement to ensure that the Contractor or subcontractor is complying with the warranty. Any inspection will be conducted after reasonable notice and at reasonable times. If state law is amended, the Parties may modify this paragraph consistent with state law.

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:

CORE CONSTRUCTION, INC., an Arizona corporation


By: Joseph Roeschley

Its: Director of Job Order Contracting

CITY:

**CITY OF APACHE JUNCTION, ARIZONA,
an Arizona municipal corporation**

By: Jeff Serdy

Its: Mayor

ATTEST:

**Jennifer Pena
City Clerk**

APPROVED AS TO FORM:

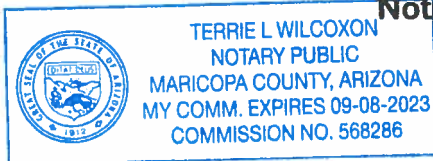
**Richard J. Stern
City Attorney**

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing was subscribed and sworn to before me this 20
day of October, 2020, by Joseph Roeschley as Director Job of
Core Construction, Inc., an Arizona corporation. Order Contracting

My Commission Expires:

9-8-2023



Terrie L Wilcox
Notary Public

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing was subscribed and sworn to before me this ____
day of _____, 20____, by Jeff Serdy, as Mayor of the City of Apache
Junction, Arizona, an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT A

SCOPE OF WORK AND PRICING



3036 East Greenway Rd.
Phoenix, AZ 85032

T 602.494.0800
F 602.992.0648

Proposal

October 15, 2020

VIA ELECTRONIC MAIL

Keith Graves
City of Apache Junction
1001 North Idaho Road
Apache Junction, AZ 85119
Peoria JOC P19-0034
#20-04-150 – CofAJ – Police Building 911 Call Center Remodel

Dear Keith,

On behalf of CORE Construction, I am pleased to submit our proposal. Enclosed you will find the Basis of Estimate Clarifications and Schedule of Values which includes the requested Scope of Work, General Conditions, Sales Tax, Bonds, Insurances, and Fee.

Total Proposal –	\$398,069
Add Alternate #1 (Replace Entire Concrete Deck) –	\$16,913
Add Alternate #2 (Option #4 Restroom Renovation) –	\$13,812

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Leroy L. Trujillo, Jr.", is written over a faint, light blue circular stamp.

Leroy L. Trujillo, Jr.
CORE Construction, Inc.

The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing this proposal. This proposal is based upon the most recent plans and/or specifications issued to CORE, dated September 16, 2020, and the scope clarifications below.

Assumptions, Clarifications, & Exclusions

Schedule

- Anticipated Start: November 10, 2020
- Long Lead Items: Glazing & Storefront, Electrical & UPS, Mechanical Equipment
- Projected Duration: 4 months

Contingency & Allowances

- We have included a 4% Contractor Contingency in this proposal – This is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope established in this proposal and may require further clarification or coordination. These costs may include but are not limited to scope gap, coordination issues between trades, overtime, expediting, missed scope during subcontractor bidding process, etc. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- We have included a 4% Owner Contingency in this proposal – This is intended to be used to cover any added scopes of work which are unknown and therefore not included at time of this proposal to determine a definitive cost for wish list or extra items.
- We have NOT included a Design Contingency in this proposal – This is intended to be used at CORE's discretion to cover costs associated with the completion of the design and/or scopes of work for which enough detail was not available to determine a definitive cost.
- We have NOT included an Escalation Contingency in this proposal – This is intended to be used to cover escalation of materials, equipment and labor if the project scheduled start is known to be 3+ months from date of this proposal.

General Assumptions

- This cost proposal is considered a Lump Sum, not line item Estimate.
- Unless otherwise included in scope below, CORE has not included any costs for permits, including but not limited to: building permit, systems permit, or dust control.
- All approved value engineering savings will be added to the Contractor's Contingency.
- All un-used Contingency or Allowance will be credited back to Owner.
- We assume normal working hours.
- General Conditions and/or General Requirements are considered cost of the work.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs
- Proposal valid for 30 days, unless otherwise directed by CORE Construction.
- We are not responsible for any re-cabling or re-routing of existing overhead structured cabling or related low voltage wiring where ceilings are being removed and replaced.



- The Date of Commencement of the Work shall mean the date of commencement of the Construction Phase. The Construction Phase shall be approximately five (5) days from Construction Manager's receipt of the latter of the following:
 - Fully executed Job Order.
 - Issuance of Site Permit, Building Permit, and any other permits required to commence the Work.
 - Owner's Notice to Proceed with Construction.

Specific Assumptions

DEMOLITION –

- Demolition – Includes the demolition of interior drywall ceiling & walls, hollow metal door frames, solid wood doors, acoustical ceiling grid & tile, carpet, resilient wall base, exterior epoxy coating on concrete deck and a select portion of existing concrete to steel deck where the new Dispatch 201 exterior wall will be located. Also included are exterior metal soffits, Toilet 202 floor and wall tile, and toilet accessories. Per Owner direction on 10/12/20, Toilet 202 will be modified to comply with Option #4. This will include removal of additional partition walls to create the larger room layout complying with ADA requirements. This does not include any removal of ACM or structural demolition.

SITE WORK (ROUGH) – N/A

SITE WORK (FINISH) – N/A

STRUCTURE –

- Materials Testing - Concrete – Includes materials testing for new concrete at the exterior patio.
- Concrete – Includes new concrete curb at Dispatch 201 room extension per Detail 11/A700, Ardex K-15 interior lightweight topping, and Ardex K-301 exterior lightweight topping sloped to the existing deck drain.

ENCLOSURE –

- Insulation – Includes R11 batt insulation at Wall Type 2 and R19 batt insulation at Wall Type 1.
- Aluminum, Glass & Glazing – Includes 2"x4 ½" thermally broken dark bronze aluminum storefront framing with center set glazing, 1" clear Solarban 70XL glazing, exterior storefront, non-thermally broken entry door with 10" wide stile and hardware package per Specifications. The door will be prepped for security hardware which will be installed, wired, and tested by the Owner's Security vendor.
- Exterior Insulation & Finish System (EIFS) – Includes 2" EPS foam, ¾"x3/4" V-grooved router joints, standard mesh, skim coat, EIFS drainage board in lieu of weep screed, integral colored 100% acrylic medium sand finish, and sealants as required for weathertight system.

INTERIOR FINISHES –

- Millwork – Includes new solid surface countertop for the new porcelain drop-in style lavatory. Per Owner direction on 10/12/20, Toilet 202 will be modified to comply with Option #4. This will include moving the new countertop to the right side of the room to create the larger room layout complying with ADA requirements.
- Doors, Frames, & Hardware – Per Owner direction on 10/12/20, Toilet 202 will be modified to comply with Option #4. This will include reinstallation of the existing hollow metal door frame, solid core wood door, and hardware set in new framed walls to create the larger room layout complying with ADA requirements. Pricing for this work is included in Add Alternate #2.
- Metal Studs, Drywall & Paint – Includes new interior partition walls with 5/8" Type X drywall, ceiling at Toilet 202, exterior framed wall with 5/8" Type X interior drywall and 5/8"



Densglass exterior sheathing, infill framing at removed door from Breakroom 205, minor patching of the interior walls due to demolition as noted on drawings and relocated plumbing fixtures at Toilet 202, in-wall blocking and support for plumbing and toilet accessories. Per Owner direction on 10/08/20, all interior ceilings will be removed and replaced to accommodate replacement of all fire sprinkler piping and heads. Painting includes interior partition walls, ceilings and door and frames as required. needed. Framing and drywall painting of AV room. Per Owner direction on 10/12/20, Toilet 202 will be modified to comply with Option #4. This will include new partition walls and increased drywall ceiling to create the larger room layout complying with ADA requirements.

- Acoustical Ceiling – Per Owner direction on 10/08/20, all acoustical grid and tile in Dispatch 201, Supervisor 203, Breakroom 205, Telephone Equipment 206, and Electrical 207 will be removed and replaced to accommodate replacement of all fire sprinkler piping and heads.
- Tile – Includes new floor tile, wall tile, and Schluter wall base at Toilet 202. Per Owner direction on 10/12/20, Toilet 202 will be modified to comply with Option #4. This will include additional floor and wall tile to create the larger room layout complying with ADA requirements.
- Flooring – Includes epoxy leveling compound as follows: Ardex K-15 at interior infill from the existing exterior storefront to the new concrete curb, Ardex K-301 at exterior infill from the new concrete curb tapered to the existing floor drain, static dissipative rubber flooring, resilient wall base, and exterior epoxy coating at the revised Patio area. Also, includes minor floor prep as required under new resilient flooring.

SPECIALTIES –

- Window Coverings & Shades – All window coverings and/or shades will be provided by the Owner.
- Signage – All building signage will be provided by the Owner.
- Toilet Accessories – Includes Contractor Furnished, Contractor Installed (CFCI) combination paper towel dispenser/waste receptacle, combination toilet seat cover dispenser/waste disposal/toilet tissue dispenser, stainless steel grab bars (18", 36", & 42"), and channel frame mirror. Also included is an Owner Furnished, Contractor Installed (OFCI) surface mounted soap dispenser.
- Wall Protection & Corner Guards – Includes 2"x2"x72" stainless steel corner guards at exposed drywall corners in Dispatch 201.

EQUIPMENT –

- Control Stations – All work associated with removal of existing, temporary work station, and reinstallation of permanent Control Stations will be provided by the Owner.

MEP SYSTEMS –

- Fire Sprinkler Systems – Per Owner direction on 10/08/20, all sprinkler piping and heads will be replaced in Dispatch 201, Toilet 202, Supervisor 203, Breakroom 205, Telephone Equipment 206, and Electrical 207. Modifications to the existing system assume there is adequate line pressure from the existing system to accommodate expansion as indicated.
- Plumbing Systems – Includes removal of existing lavatory, toilet, and in-wall carriers, relocation of in-wall carrier at the lavatory, new lavatory, and toilet. Modification of existing D/W/V piping and water supply as required.
- Mechanical Systems – Includes removal of existing grilles/registers/diffusers, flex and galvanized ductwork as indicated, cap existing outside air ductwork, relocate existing thermostats as indicated. New scope includes wall hung ductless mini split system with integral condensate pump with refrigerant piping extended to the roof for the condensing unit, condensate line from the new pump extended to the existing overhead main



drain line, new grilles/registers/diffusers, ductwork with 2" wrap on concealed supply and return lines, flex ductwork as required, and certified air balance as required.

- Mechanical Controls – Controls are not applicable to this project. Mechanical units are controlled by thermostats.
- Electrical System – Includes demolition of existing circuiting, UPS including panelboard, enclosed circuit breaker, and feeders connected to the UPS, and existing 45 kVA transformer connected to the UPS. Provide new single gang mud rings for Owner provided data devices, new 208V 3-phase UPS system with enclosed circuit breaker, and new Panel CP1, power for new rooftop mini-split condenser, wiring extension for new indoor unit, refurbished 45 kVA transformer, and temporary power support for the UPS switchover with back-feed power support to Panel CP1 and CP2, and new light fixtures as indicated. Excludes modifications to lighting controls, low voltage, A/V wiring or bringing existing work into code compliance.
- Fire Alarm – Per Owner direction on 10/08/20, all fire alarm wiring, relocation and new devices will be performed by the Owner's vendor, Western Fire.

SPECIAL SYSTEMS –

- Structured Cabling – All work associated with low voltage and structured cabling will be provided by the Owner.
- Security/Access Control – All work associated security and access control, including providing hardware and integration at new Door N209A will be provided by the Owner.

Specific Exclusions

- Hazardous Material Abatement
- Costs associated with General Building Inspections
- FF & E – Furniture, Fixtures, and Equipment (by Owner)
- Temporary and permanent control stations
- Temporary and permanent low voltage and security wiring for control stations
- Temporary control station mechanical and lighting setup in Conference Room
- Visual Display Boards
- Fire Extinguisher's, AED's & Cabinets
- Access Doors & Frames
- Security Systems (i.e. - Camera's, Access Control, etc.)
- Structured Cabling (i.e. - Voice & Data, Cable, etc.)
- Audio/Visual Systems (i.e. - Displays, Speakers, Projectors, Screens, etc.)





City of Apache Junction Police Building Remodel

Estimate #1 FINAL - 10.15.2020

CORE PROJECT #: 20-04-150

LOCATION: 1001 North Idaho Road, Apache Junction, AZ 85119

ARCHITECT: DFDG

PROCUREMENT: City of Peoria #P19-0034A (use City of Peoria JOC Backsheet)

BID TYPE: OPEN BOOK

DURATION(months): 2.50

WARRANTY(yrs): 1

TAX METHOD: MRRA

#	Description		Base Price	ALTERNATES	
				Alt #1 - Replace Existing Concrete Patio & Replace w/New Sloped Concrete To Drain	Alt #2 - Provide Option #4 Restroom Renovation per 10/12/20 Meeting
	DEMOLITION		\$24,526		
1	Demolition		\$24,526	\$7,456	\$1,926
2	Environmental Testing & Abatement	(BY OWNER)	\$0	\$7,456	\$1,926
	SITE WORK (ROUGH)		\$0	\$0	\$0
	SITE WORK (FINISH)		\$0	\$0	\$0
	STRUCTURE		\$21,630	\$5,000	\$0
20	Materials Testing - Masonry Grout & Concrete		\$1,000		
21	Building Concrete		\$20,630	\$5,000	
	ENCLOSURE		\$15,234	\$0	\$0
31	Insulation		\$450		
32	Aluminum, Glass & Glazing		\$9,764		
35	Exterior Wall Systems (Stucco / EIFS)		\$5,020		
	INTERIOR FINISHES		\$73,066	\$0	\$5,500
46	Millwork		\$2,554		
47	Doors, Frames, & Hardware	(ALTERNATE #2)	\$0		\$1,500
51	Metal Studs, Drywall & Painting		\$26,920		\$2,650
52	Acoustical Ceilings		\$6,519		
54	Tile Package		\$4,410		\$1,350
55	Flooring Package		\$32,663		
	SPECIALTIES		\$1,533	\$0	\$0
63	Window Shades & Curtains	(BY OWNER)	\$0		
64	Signage Package	(BY OWNER)	\$0		
66	Toilet Partitions & Accessories		\$1,158		
67	Wall Protection & Corner Guards		\$375		
	EQUIPMENT		\$0	\$0	\$0
81	Control Stations	(BY OWNER)	\$0		
	MEP SYSTEMS		\$76,295	\$0	\$2,700
83	Fire Sprinkler Systems		\$11,200		
84	Plumbing Systems		\$2,900		\$2,700
85	HVAC Systems		\$24,150		
86	HVAC Controls	(NOT APPLICABLE)	\$0		
88	Electrical Systems		\$38,045		
89	Fire Alarm Systems	(BY OWNER)	\$0		
	SPECIAL SYSTEMS		\$0	\$0	\$0
92	Structured Cabling Systems	(BY OWNER)	\$0		
93	Security/Access Control Systems	(BY OWNER)	\$0		
	CONTINGENCY		\$31,846	\$1,353	\$1,105
4.0%	Construction Contingency		\$15,923	\$677	\$552
4.0%	Owner Contingency		\$15,923	\$677	\$552
	GENERAL CONDITIONS		\$87,477	\$0	\$0
Subtotal			\$331,606	\$13,809	\$11,231
Subtotal (with Insurance, & Tax)			\$378,166	\$16,067	\$13,121
Subtotal (with Insurance, Tax, & Fee)			\$398,069	\$16,913	\$13,812
Total			\$398,069	\$16,913	\$13,812