

CITY COMPLEX ROOF RE-COATING AGREEMENT BETWEEN CITY OF APACHE JUNCTION AND CENTIMARK CORPORATION

THIS AGREEMENT is made and entered into by and between the CITY OF APACHE JUNCTION ("City"), an Arizona municipal corporation, and CENTIMARK CORPORATION, a Pennsylvania 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 roof re-coating services (the "Work") for the City Hall, Human Resources and Municipal Court buildings, located at 300 E. Superstition Blvd, Apache Junction, AZ 85119, Public Works Building Maintenance Project # 21-14 (the "Contract Documents") (See Exhibit A).
- 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, detailed in Exhibit A.
- 2. **PAYMENTS & COMPLETION:** The total amount payable by the City to the Contractor is an amount not to exceed seventy eight thousand dollars (\$78,000) (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 begins April 21, 2021 with a completion date of 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 ten (10) years on the manufacturer warranty for restoration services 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. **SAFETY:** Contractor and/or its subcontractors shall be solely responsible for job safety at all times.

21. **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.

22. **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.

23. TERMINATION:

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.

24. 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.

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **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.

31. 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:

**CENTIMARK CORPORATION, a
Pennsylvania corporation**


By: Sheri L. Olenak

Its: Assistant Secretary

CITY:

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

By: Walter "Chip" Wilson

Its: Mayor

ATTEST:

Jennifer Pena
City Clerk

APPROVED AS TO FORM:

Richard J. Stern
City Attorney

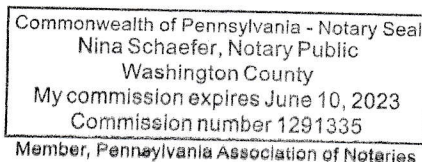
STATE OF Pennsylvania
) ss.
County of Washington

The foregoing was subscribed and sworn to before me this 5th day of April, 2021, by Sheri Olenak as Assistant Secretary of Centimark Corporation, a Pennsylvania corporation.

Nina Schaefer
Notary Public

My Commission Expires:

June 10th 2023



STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing was subscribed and sworn to before me this ____ day of _____, 2021, by Walter "Chip" Wilson, as Mayor of the City of Apache Junction, Arizona, an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT A



District: City of Apache Junction
300 E Superstition Boulevard
Apache Junction, AZ 85119

DATE: 3/26/2021

Attn: Larry Dewitt
480-797-3437

Project: Apache Junction Human Resources

Scope of Work

- Clean roof in preparation for re-coat.
- Perform any necessary repairs prior to application of new coating system.
- Furnish and apply primer and 2.5 gallons per 100 square feet of acrylic coating (white) over inside of parapet walls.
- Furnish and install surface primer to roof surface.
- Broadcast #6 roof granules into the primer coat.
- Furnish and install Omni Guard cementitious coating over the prepared roof surface.
- Provide CentiMark 10 year labor and materials warranty.

<u>App #</u>	<u>Work Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Mohave Price</u>	<u>Extended Price</u>
1.2a	Water Resistant Roofing – Pressure cleaning (walls and roof surface)	3,110.00	SF	\$0.30	\$933.00
1.34e	Prime substrate	3,110.00	SF	\$0.25	\$777.50
1.88c	Acrylic/elastomeric, UL listed, Class A, 40 DFT (walls)	700.00	SF	\$2.00	\$1,400.00
1.88f	Add cementitious rock coating (roof surface)	3,110.00	SF	\$1.25	\$3,887.50
1.121ss	Equipment Rental - Fork truck	1.00	DAY	\$650.00	\$650.00
1.121f	Prime contractor ten-year manufacturer warranty on restoration services	3,110.00	SF	\$0.07	\$217.70
Sub Total:					\$7,865.70
Bond:				N/A	\$0.00
Total:					\$7,865.70

Pricing above is good through April of 2021, subject to line item increases thereafter.

Above pricing INCLUDES applicable taxes and Mohave's administrative fees

Mohave Contract Number: 18R-CTMK-0418

Arizona License Numbers: ROC172001, ROC139890

Chad Anderson
Service Sales Representative
chad.anderson@centimark.com
Office: 602-333-6645/ Mobile: 602-332-0089





District: City of Apache Junction
300 E Superstition Boulevard
Apache Junction, AZ 85119

DATE: 3/26/2021

Attn: Larry Dewitt
480-797-3437

Project: Apache Junction City Hall Sections 2-4

Scope of Work

- Clean roof in preparation for re-coat.
- Perform any necessary repairs prior to application of new coating system.
- Furnish and apply primer and 2.5 gallons per 100 square feet of acrylic coating (white) over inside of parapet walls.
- Furnish and install surface primer to roof surface.
- Broadcast #6 roof granules into the primer coat.
- Furnish and install Omni Guard cementitious coating over the prepared roof surface.
- Provide CentiMark 10 year labor and materials warranty.

<u>App #</u>	<u>Work Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Mohave Price</u>	<u>Extended Price</u>
1.2a	Water Resistant Roofing – Pressure cleaning (walls and roof surface)	20222	SF	\$0.30	\$6,066.60
1.34e	Prime substrate (walls and roof surface)	20222	SF	\$0.25	\$5,055.50
1.88c	Acrylic/elastomeric, UL listed, Class A, 40 DFT (walls)	3599	SF	\$2.00	\$7,198.00
1.88f	Add cementitious rock coating (roof surface)	20222	SF	\$1.25	\$25,277.50
1.121ss	Equipment Rental - Fork truck	3	DAY	\$650.00	\$1,950.00
1.121f	Prime contractor ten-year manufacturer warranty on restoration services	11672	SF	\$0.07	\$817.04
Sub Total:					\$46,364.64
Bond:				N/A	\$0.00
Total:					\$46,364.64

Pricing above is good through April of 2021, subject to line item increases thereafter.

Above pricing INCLUDES applicable taxes and Mohave's administrative fees

Mohave Contract Number: 18R-CTMK-0418

Arizona License Numbers: ROC172001, ROC139890

Chad Anderson
Service Sales Representative
chad.anderson@centimark.com
Office: 602-333-6645/ Mobile: 602-332-0089





District: City of Apache Junction
300 E Superstition Boulevard
Apache Junction, AZ 85119

DATE: 3/26/2021

Attn: Larry Dewitt
480-797-3437

Project: Apache Junction Municipal Court

Scope of Work

- Clean roof in preparation for re-coat.
- Perform any necessary repairs prior to application of new coating system.
- Furnish and apply primer and 2.5 gallons per 100 square feet of acrylic coating (white) over inside of parapet walls.
- Furnish and install surface primer to roof surface.
- Broadcast #6 roof granules into the primer coat.
- Furnish and install Omni Guard cementitious coating over the prepared roof surface.
- Provide CentiMark 10 year labor and materials warranty.

<u>App #</u>	<u>Work Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Mohave Price</u>	<u>Extended Price</u>
1.2a	Water Resistant Roofing – Pressure cleaning (walls and roof surface)	10,033.00	SF	\$0.30	\$3,009.90
1.34e	Prime substrate	10,033.00	SF	\$0.25	\$2,508.25
1.88c	Acrylic/elastomeric, UL listed, Class A, 40 DFT (walls)	1,800.00	SF	\$2.00	\$3,600.00
1.88f	Add cementitious rock coating (roof surface)	10,033.00	SF	\$1.25	\$12,541.25
1.121ss	Equipment Rental - Fork truck	1.00	DAY	\$650.00	\$650.00
1.121f	Prime contractor ten-year manufacturer warranty on restoration services	10,033.00	SF	\$0.07	\$702.31
Sub Total:					\$23,011.71
Bond:				N/A	\$0.00
Total:					\$23,011.71

Pricing above is good through April of 2021, subject to line item increases thereafter.

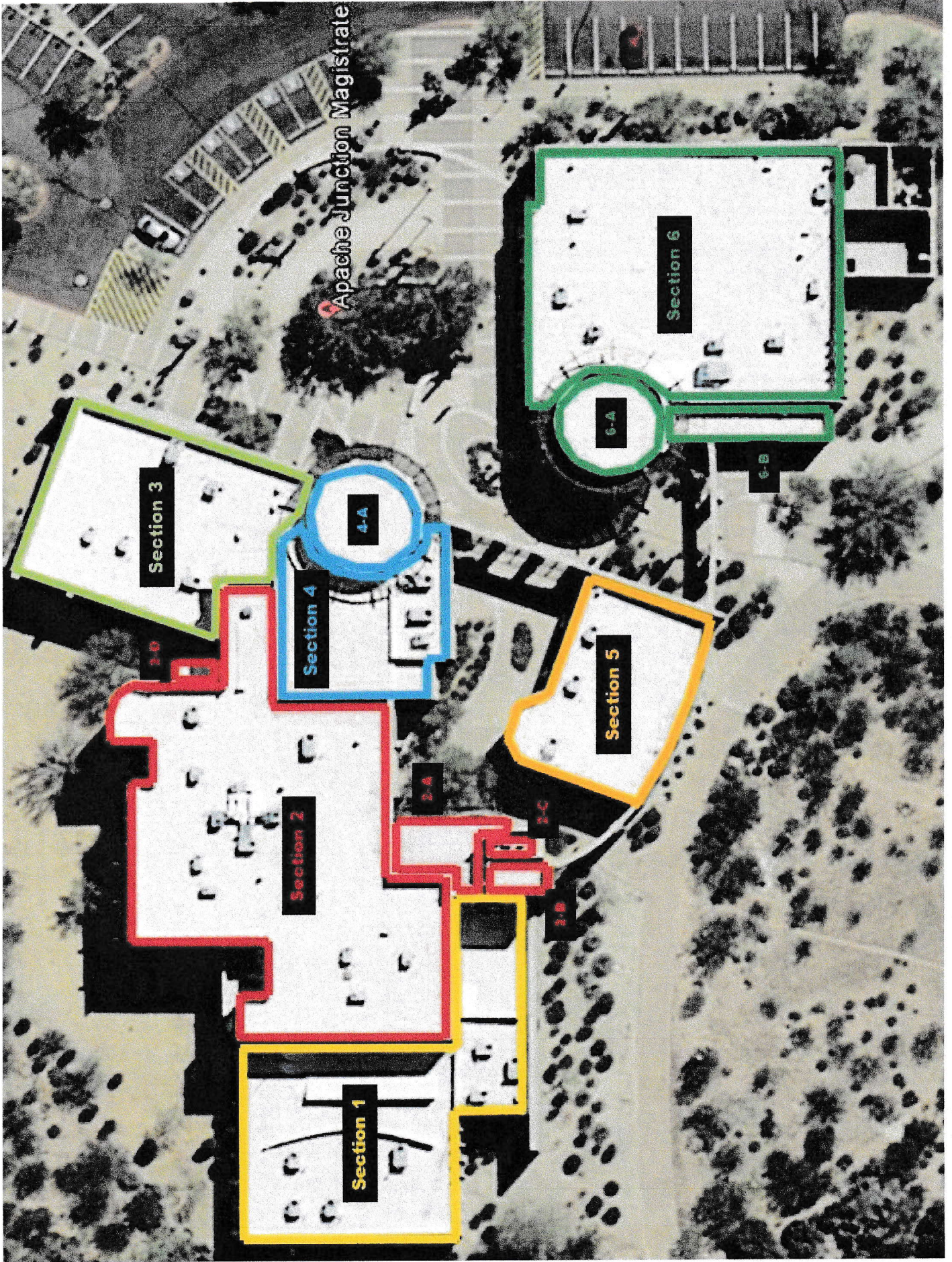
Above pricing INCLUDES applicable taxes and Mohave's administrative fees

Mohave Contract Number: 18R-CTMK-0418

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NON-PRORATED LIMITED ROOF WARRANTY - ACRYLIC SYSTEMS AND ROOF COATINGS

I. WHAT THIS WARRANTY COVERS:

(a) CentiMark Corporation (CentiMark) warrants to the Purchaser ONLY that CentiMark will repair any leaks resulting from defects in the materials or workmanship in the roof services (Services) performed by CentiMark, to the building noted above, for the period of time noted above, from the Warranty Date. If CentiMark determines that the leaks in the roof are caused by defects in the materials or workmanship supplied by CentiMark, Purchaser's remedies and CentiMark's liability shall be limited to CentiMark's repair of the roof. The value of CentiMark's services performed under this Warranty shall not exceed the original cost of the roofing Services to the Purchaser.

(b) Purchaser shall notify CentiMark of the need for service within twenty-four (24) hours after its discovery and shall confirm this notice in writing within seven (7) calendar days thereafter. In response to this notice, CentiMark will arrange to inspect the roof system and

(c) If the leaks are the responsibility of CentiMark under this Warranty, CentiMark will take prompt, appropriate action to return the roof system to a watertight condition, or

(d) If the leaks are not the responsibility of CentiMark under this Warranty, CentiMark may, at the Purchaser's request, advise the Purchaser within a reasonable time of the minimum repairs that CentiMark believes are required to return the roof system to a watertight condition. If the Purchaser, at its expense, promptly has such repairs made to the roof system by or with the approval of CentiMark, this Warranty will remain in effect for the unexpired portion of its term. Failure to make these repairs in a timely and reasonable fashion will void any further obligation of CentiMark under this Warranty as to the damaged portion of the roofing system.

II. WHAT THIS WARRANTY DOES NOT COVER:

This Warranty is not a maintenance agreement or insurance policy; therefore, routine inspections and maintenance are the Purchaser's responsibility (see reverse side of this document). The Warranty does not obligate CentiMark to repair the roof system, or any part of the roof system, in the event of:

(a) Damage to the roof by any acts of negligence, accidents, misuse or abuse caused by Purchaser or persons other than CentiMark, or beyond CentiMark's control, or outside the reasonable use, treatment or purpose of the roof, or damaging events or conditions, including but not limited to vandalism, malicious mischief, civil disobedience, acts of war, petroleum or other chemical attack, the existence, growth or presence of mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or similar microbial condition, attack by insects, rodents or other vermin, storage of materials of any kind on the roof, solid objects falling on to the roof, or abusive roof traffic, or damage to the roof by fire, casualty, natural phenomenon or act of God, including but not limited to lightning, wind speeds in excess of 55 mph when measured at 33' above grade, hail, hurricanes, tornadoes, earthquakes, sandstorms.

(b) Damage to the roof because of failure of any material used as the base over which the roof is applied (unless provided by CentiMark or damage to the roof because of any material, assemblies or components used in, adjacent to or in contact with the roof system which were not furnished by CentiMark).

(c) Damage to the roof because of settlement, distortion, failure or cracking of the structure to which the roof system is attached (roof deck, walls or foundation of the building), defects or failures of any other part of the building structure, or damage to the roof because of moisture entering the roof system through the walls or any other part of the building structure.

(d) Damage resulting from changes in the building usages with add stresses to the roof system different than those observable at the time this Warranty was originally issued.

(e) Alterations, additions or modifications to the roof by persons other than CentiMark or without the prior written approval of CentiMark.

(f) Damage to the roof because of Purchaser's failure to fulfill Purchaser's obligations under this Warranty.

(g) Damage to the roof resulting from leaks to other roof systems.

(h) Discoloration, changes in the visual appearance or other aesthetics.

(i) Damage resulting from standing water (ponding) or improper drainage of normal rainfall (i.e. drainage which permits all substantial water to drain from the roof within 48 hours).

(j) Damage to the roof resulting from Photovoltaic system installation including, but not limited to, leaks resulting from penetrations for rack systems or resulting from the performance of the PV system.

(k) Accelerated weathering due to PV installation and any other effect to the roofing system as a result of the PV install.

III. OBLIGATIONS OF THE PURCHASER UNDER THIS WARRANTY:

It is the obligation of the Purchaser to fulfill its duties and attend to its responsibilities both as stated elsewhere in this Warranty and as follows. The failure of Purchaser to perform any of its obligations under this Warranty shall terminate any liability of CentiMark for any warranty obligations of any nature whatsoever.

(a) Purchaser shall pay all invoices issued by CentiMark for installation, materials, and services, in full and when due, and shall not offset any claims that the Purchaser may allege against CentiMark against any amounts due to CentiMark's invoices. If Purchaser fails to pay all outstanding invoices in full and when due, and/or claims any offset against any invoices, then Purchaser shall not be entitled to any warranty protection or services.

(b) Purchaser shall follow the maintenance program set forth on the reverse side of this Warranty.

(c) Purchaser shall provide CentiMark access to the building during business hours to make inspections.

(d) Purchaser shall obtain prior written authorization from CentiMark to make alterations or repairs to or through the roof installed by CentiMark, or to place upon, or attach to the roof, objects such as, but not limited to, structures, fixtures, relocation of roof mounted louvers, HVAC units, curb box, pipe penetrations, ventilators, or utilities.

(e) Purchaser shall not change the use of the building and/or the facilities contained within the building in such a manner which would be detrimental to and/or cause a deterioration of the roof system.

IV. EXCLUSIVITY OF WARRANTY AND LIMITATION OF REMEDIES:

(a) CENTIMARK EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER IMPLIED WARRANTY. THIS EXPRESS LIMITED WARRANTY CONTAINS THE SOLE AND EXCLUSIVE WARRANTY AND REMEDY OF PURCHASER AGAINST CENTIMARK. THERE IS NO EXPRESS WARRANTY OTHER THAN THAT STATED IN THIS WARRANTY.

(b) This Warranty does not cover, and in no case shall CentiMark be liable for, any special, incidental or consequential damages based on breach of warranty, breach of contract, negligence, strict liability, tort or other legal theory. Such excluded damages include, but are not limited to, loss of profits, savings or revenue, cost of substitute equipment, facilities or services, business interruption, the claims of third parties including customers, the cost of repairing and/or replacing other property when the roof Services do not perform as warranted, damage to the PV system, and any and all other incidental or consequential damages. Incidental and consequential damages shall not be recoverable even if the remedies or actions provided herein are determined to have failed of their essential purposes.

(c) Purchaser assumes all risk in connection with the existence, growth or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or other similar microbial condition in, through or around the roof, roofing system, or building at any time. This Warranty does not apply to, and in no event shall CentiMark be liable for, any claim, bodily injury, loss, cost, expense or damage arising out of or relating to, in whole or in part, the existence, growth or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or similar microbial condition in, through or around the roof, roofing system or building at any time.

(d) This Warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for re-issuance of the Warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a CentiMark representative and fees will apply to any re-issuance. CentiMark reserves the right, at its sole discretion, to refuse to reissue this Warranty.

V. TIME LIMIT FOR BRINGING SUIT:

ANY ACTION BY PURCHASER TO ENFORCE ANY CLAIMS AGAINST CENTIMARK MUST BE COMMENCED WITHIN ONE (1) YEAR FROM THE DATE THAT A DEFECT IN MATERIALS OR WORKMANSHIP OR OTHER BREACH OR ANY OTHER CLAIMS DISCOVERED OR REASONABLY SHOULD HAVE BEEN DISCOVERED.

VI. MISCELLANEOUS:

(a) If at any time CentiMark does not enforce any of the terms, conditions or limitations stated in this Warranty, CentiMark shall not have waived the benefit of said term, condition or limitation and can enforce it at any time. This Warranty is extended only to the original Purchaser identified herein and is not transferable. It is not intended nor shall be construed to create rights in any third party.

(b) This Warranty is issued at the Corporate offices of CentiMark Corporation in Canonsburg, Pennsylvania, and accordingly is governed by Pennsylvania law. Jurisdiction and venue of any dispute arising under or pursuant to the terms of this Warranty shall be vested in courts sitting in Washington County, Pennsylvania.

(c) This Warranty Agreement is understood to be the complete and exclusive warranty agreement between the Purchaser and CentiMark, superseding all prior agreements, whether oral or written, and all other communications between the parties relating to the subject matter of this Warranty.

Any additional or contradictory warranty terms or conditions stated in Purchaser's purchase order acceptance documentation or other written communication shall not be valid or binding upon CentiMark under any circumstances, unless specifically adopted and approved by written response from CentiMark. The failure of CentiMark to respond shall be deemed a denial of any such additional terms or conditions. No representative of CentiMark has the authority to make any representations or promises about the Warranty or the performance of our services that differ from this written Warranty. Changes to this Warranty may only be made by a CentiMark Corporate Officer.

CentiMark
Innovative Roofing and Flooring Solutions

12 Grandview Circle, Canonsburg, Pennsylvania 15317 / Toll-Free & 24/7 Emergency: 1-800-558-4100 www.CentiMark.com
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NON-PRORATED LIMITED ROOF WARRANTY - MAINTENANCE PROGRAM

In order to continue the coverage of this Warranty, the following Maintenance Program must be implemented by the Purchaser.

There are a number of items not covered by this Warranty that are the responsibility of the Purchaser. In order to ensure that your CentilMark roof system will continue to perform, you must examine and maintain these items on a regular basis:

1. Maintain a file for your records on this roof. Include this Warranty, invoices, and subsequent logs of all inspections performed and repairs made to the roof.
2. Inspect your roof at least semiannually. This is best done in the spring and in the fall. It is also a good idea to examine the roof for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.

When checking the roof:

1. Remove any debris, such as leaves, small branches, dirt, rocks, etc. that have accumulated.
2. Clean gutters, downspouts, drains and the surrounding areas to avoid clogging. Make certain they allow water to flow off the roof.
3. Examine the areas that abut the roof such as masonry, counterflashing, caulking, mortar joints and any loose stone or coping.
4. All metal curbs and pipes, counterflashing and other similar maintenance items must be kept watertight at all times. Examine all metal flashings and valleys for rust and damage.
5. Examine the edges of the roof and all rooftop equipment such as air conditioners, evaporative coolers, antennas, etc.
6. Check the building exterior for settlement or movement.
7. Examine protective coatings for cracked, flaked or blistered areas.

Protecting your investment:

1. If ponding occurs, either implement a system or supplement your existing system with drains or other drainage mechanisms.
2. Do not permit petroleum products, such as oil, gasoline or solvents, or kitchen, manufacturing and other industrial wastes and grease, or any other liquids containing petroleum products or derivatives, on the roof system. These products could adversely affect the roof system.
3. Avoid unnecessary rooftop traffic. Approved walk pads should be installed in areas that require regular foot traffic for maintenance.
4. Before installing rooftop devices in or through the roof, such as air conditioning units, vents, etc., or before erecting an addition to your building, contact your CentilMark representative for coordination of the installation with the CentilMark roof system.
5. Do not use any unapproved materials to repair damage to the roof system. Such products may adversely affect the system. If temporary emergency repairs are necessary immediately, approved materials are EPDM butyl flashing tapes applied with EPDM Primer or urethane-based caulking. CentilMark must be immediately notified if such action is taken.
6. Remember that CentilMark must perform all repairs to the CentilMark roof system or approve in advance any repairs made by another contractor to the CentilMark roof system.
7. If you experience a roof leak, call your CentilMark representative.

05/2020