



San Jacinto River Authority

ADMINISTRATIVE OFFICE
P.O. Box 329 · Conroe, Texas 77305
(T) 936.588.3111 · (F) 936.588.3043

RFB 19-0052
SJRA Miscellaneous On-Site Services Agreement

AGREEMENT Contract # 19-0052

Project: Lake Conroe Division Operator Residence Demolition
Project Location: 777 Dam Site Road, Conroe, TX 77304

THE PARTIES

The SJRA: The SAN JACINTO RIVER AUTHORITY

- General and Administration Division - PO Box 329, Conroe, TX 77305 936-588-3111
- GRP Division - PO Box 329, Conroe, TX 77305 936-588-1111
- Lake Conroe Division - PO Box 329, Conroe, TX 77305 936-588-1111
- Highlands Division – PO Box 861, Highlands, TX 77562 281-843-3300
- Woodlands Division – PO Box 7537, The Woodlands, TX 77387 281-362-4385

(Contact Person / Phone / e-mail) Sam Arevalo / 936-588-7172 / sarevalo@sjra.net

and

Contractor: _____

(Address for Written Notice) _____

(Contact Person / Phone / email) _____

The SJRA and the Contractor may be referred to herein individually as a “Party” and together as the “Parties”.

FOR THE MUTUAL PROMISES SET OUT HEREIN THE PARTIES AGREE AS FOLLOWS:

ARTICLE 1 WORK OF THE CONTRACT

1.1 Contractor shall perform the Work in accordance with the terms of this Agreement and any and all Attachments attached hereto and the documents enumerated in Article 7.1 below, all of which documents are incorporated herein (collectively the “Contract Documents”). Contractor shall provide all labor, materials, equipment, services, supervision, tools, facilities, utilities, and other items necessary for the proper and timely performance and completion of the following generally described work, in strict accordance with the terms of the Contract Documents and as reasonably inferable from the Contract Documents as necessary for such work to be complete and serviceable (herein the “Work”):

SJRA has identified a need to perform a demolition of the Lake Conroe Division Operator Residence located at the Lake Conroe Dam in Conroe, Texas. The Work includes the demolition of the approximately 1800 square foot operator residence and foundation along with the removal of all resulting construction waste from the site. For additional requirements associated with the Work, refer to the Drawings and Technical Specifications attached to this Contract.



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1.2 Changes in the Work may be accomplished after execution of this Agreement, and without invalidating this Agreement, by Change Order. A Change Order is a written instrument prepared by SJRA and signed by SJRA and Contractor, stating their agreement upon all of the following: (1) the change in the Work; (2) the amount of the adjustment, if any, in the Contract Price; and (3) the extent of the adjustment, if any, in the Contract Time. All changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order. A field directive or field order, or any other order, direction, instruction, clarification, information or request by SJRA or any of its consultants, or any other representative of SJRA, shall not be recognized as having any effect upon the Contract Price or the Contract Time, unless documented as a Change Order, and Contractor shall not have any claim for adjustment of the Contract Price or the Contract Time as a result thereof, unless Contractor shall, prior to complying therewith and in no event later than five (5) days from the date such directive, order, etc. was given, submit a written claim therefor.

1.3 Contractor shall obtain and pay for all construction permits, licenses and fees required for prosecution of the Work except as otherwise provided in the Contract Documents.

ARTICLE 2 CONTRACT TIME

2.1 Contractor shall complete the Work within 30 days after SJRA's issuance of a notice to proceed to Contractor (the "Contract Time"), subject to adjustments of this Contract Time executed in writing and agreed to by the Parties by Change Order. All references to a "day" or "days" in the Contract Documents shall mean a calendar day or calendar days unless otherwise expressly provided.

2.2 The Parties recognize that TIME IS OF THE ESSENCE OF THIS AGREEMENT and that the SJRA will suffer financial loss if the Work is not completed within the Contract Time. The Parties also recognize the delays, expenses, and difficulties involved in proving in a litigation or arbitration proceeding actual loss suffered by the SJRA if the Work is not completed on time. Accordingly, instead of requiring any such proof, the Parties agree that as liquidated damages for delay (but not as a penalty), Contractor (or its surety) shall pay the SJRA \$100.00 for each day beyond the Contract Time that the Work is not complete. The number of days comprising the period of time over which the liquidated damages accrue shall not be reduced for any reason, including without limitation, (i) any period of time that Work is not performed by reason of a termination for cause, or (ii) in a case where the Contractor's surety elects to complete the Work, by the period of time it takes such surety to complete the Work. The Contractor (and its surety) specially binds and obligates itself to pay such liquidated damages to SJRA on demand or, at its option, SJRA may withhold from the Contractor or its surety or offset such liquidated damages against any amounts due the Contractor or its surety under this Agreement or otherwise under applicable law.

2.3 Notwithstanding the terms and provisions of paragraph 2.2 above, the Parties agree and acknowledge that in the event no sum is inserted in the blank in paragraph 2.2 or the sum of zero (0) dollars is inserted in the blank in paragraph 2.2, SJRA shall be entitled to recover any and all actual damages incurred if the Contractor fails to complete the Work within the Contract Time.

2.4 If the Contractor is delayed at any time in progress of the Work by changes ordered in the Work, or by acts of God, fire, industry-wide material, equipment or labor shortages, or other causes beyond the Contractor's control, the Contract Time shall be subject to equitable adjustment, provided that Contractor can establish that such delay was not reasonably avoidable and impacted the Project's critical path, and Contractor delivered written notice of such delay to SJRA within one (1) working day of the date Contractor knew or should have known of the delay. Contractor shall not be entitled to any damages for delay, hindrances or interferences to the Work except to the extent: 1) such delay, hindrance or interference is caused by SJRA or a party for whom it is responsible; and 2) such delay, hindrance or interference continues for more than three (3) working days after Contractor has provided SJRA with written notice of the delay, hindrance or interference, the cause of the delay, hindrance or interference, and the action that must be taken to cure the delay, hindrance or interference. Any damages recoverable by Contractor from SJRA for any delay, hindrance or interference to the Work are limited to Contractor's extended field general conditions overhead, and adjustment of the Contract Time and such damages shall be Contractor's sole and exclusive remedy for any such delay, hindrance or interference to the Work.

ARTICLE 3 CONTRACT PRICE

3.1 The SJRA will pay Contractor in current funds for Contractor's completion of the Work in accordance with the Contract Documents, the Contract Price as follows:

[Check the applicable box]

Lump sum price of \$ _____

The lump sum Contract Price includes the following Allowance items:

<u>Description</u>	<u>Allowance Amount</u>
	\$ _____

Whenever costs are more than or less than Allowances, the Contract Price shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect the difference between actual costs and the Allowance Amount. Contractor may not exceed any Allowance Amount without SJRA's prior approval by execution of a Change Order.

Contractor's Schedule of Values for the Work, allocating the Contract Price among the various portions of the Work and to be used in calculating progress payments for the Work, is attached hereto as **Attachment B**.



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- Unit prices for actual quantities of Work performed, based upon the Unit Price Schedule attached hereto as **Attachment B**, and delivery tickets, field measurements, or other documentation acceptable to SJRA as satisfactory evidence of actual quantities of Work Performed. Unit prices include all Contractor costs, overhead and profit for the Work.

The unit prices are based upon the estimated quantities stated in the Unit Price Schedule. If quantities of Work actually performed are less or more than the quantities stated in the Unit Price Schedule by twenty percent (20%) or more, whether as a result of inaccurate estimated quantities or changes in the Work requested by SJRA, and if as a result of any such reduction in quantity Contractor demonstrates to SJRA's satisfaction that Contractor is unable to recover its fixed costs of the Work, or if as a result of any such increase in quantity Contractor's costs of the Work are reduced by subcontractor or supplier rate or price reductions or discounts, economies of scale, or otherwise, the applicable unit prices shall be equitably adjusted by Change Order.

- Time & Material Rates for actual quantities of Work Performed based upon the Time & Material Rate Schedule attached hereto as **Attachment B**, and time sheets, payroll records, delivery tickets, or other documentation acceptable to SJRA of actual quantities of Work Performed. Time & Material Rates include all Contractor costs, overhead and profit for the Work.

- Time & Material Rates for actual quantities of Work Performed based upon the Time & Material Rate Schedule attached hereto as **Attachment B**, and time sheets, payroll records, delivery tickets, or other documentation acceptable to SJRA of actual quantities of Work Performed, up to a Not To Exceed Price of \$_____. Time & Material Rates and the Not To Exceed Price include all Contractor costs, overhead and profit for the Work. Any and all costs of the Work in excess of the Not To Exceed Price shall be borne by Contractor.

- 3.2 Contractor shall pay only, and Contractor warrants and represents that the Contract Price includes only, those sales, consumer, use and other similar taxes required to be paid by Contractor in accordance with the laws and regulations of the State of Texas in the performance of this public works contract. SJRA is a political subdivision of the State of Texas and exempt from the payment of state and local sales, use and excise taxes.

ARTICLE 4 PAYMENT PROCEDURES

4.1 Contractor shall submit no more than one (1) invoice per month, in a form acceptable to SJRA and including supporting documentation requested by SJRA, requesting payment for Work performed in accordance with the requirements of the Contract Documents during the prior month. The SJRA will make payments in compliance with the Texas "prompt payment law" which provides that payments owed by SJRA for goods and services are due no later than 45 days after the goods are received by SJRA, the services are completed, or an invoice for the goods or services is received, whichever is later, unless there is a bona fide dispute between SJRA and Contractor about the goods delivered or the services performed that causes the payment to be late, or the terms of a federal contract, grant, regulation, or statute prevent SJRA from making a timely payment with federal funds, or the invoice is not mailed to the person to whom it is addressed in strict accordance with any instruction on the purchase order relating to the payment. (Ref Chapter 2251 of Texas Gov. Code).

4.2 Ten percent (10%) of the approved amount of each progress payment shall be withheld as retainage until the conditions of final payment of paragraph 4.3 below have been satisfied. The ten percent retainage withheld shall be deposited in an interest bearing account, and the interest earned on such retainage shall be paid to Contractor upon satisfaction of the conditions of final payment of paragraph 4.3 below. The interest rate to be paid on such retainage shall be the rate of interest paid by the Owner's depository bank on interest bearing accounts of similar amounts during the period of time interest accrues as provided herein.

4.3 Final payment, constituting the entire unpaid balance of the Contract Price, will be made by the SJRA to Contractor after final completion and acceptance of the Work by the SJRA, and Contractor's execution and delivery to SJRA of the Affidavit of Bills Paid attached hereto as **Attachment A** and incorporated herein.

ARTICLE 5 CONTRACTOR OBLIGATIONS AND REPRESENTATIONS

5.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in SJRA's request for bids, proposals or quotes for the Work.

5.2 Contractor has visited the site of the Work and become familiar with and is satisfied as to general, local, and site conditions that may affect cost, progress, and performance of the Work. Contractor has attended any mandatory pre-submittal conference or site visit required by SJRA, and had the opportunity to ask any questions of SJRA relevant to Contractor's performance and completion of the Work.

5.3 Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.

5.4 Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the site of the Work and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site



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which have been identified in Contract Documents or made available to Contractor by SJRA, and (2) reports and drawings of hazardous environmental conditions, if any, at the site of the Work which have been identified in the Contract Documents.

5.5 Contractor has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface and subsurface) at or contiguous to the site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including applying specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by Contractor, and safety precautions and programs incident thereto.

5.6 Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for performance of the Work at Contract Price, within Contract Time, and in accordance with the Contract Documents.

5.7 Contractor is aware of the general nature of any on-going operations and/or work to be performed by the SJRA and others at the site of the Work, and Contractor shall perform the Work in such manner as to minimize any impact on any on-going operations and/or work to be performed by the SJRA and others at the site of the Work, and Contractor shall cooperate with SJRA and others to coordinate the Work with any on-going operations and/or work to be performed by the SJRA and others at the site of the Work.

5.8 Contractor has correlated information known to Contractor, information and observations obtained from visits to the site of the Work, reports and drawings identified in the Contract Documents or made available to Contractor by SJRA, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

5.9 Contractor has given SJRA written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by SJRA is acceptable to Contractor.

5.10 The Contract Documents are generally sufficient to indicate and convey understanding of all requirements for performance and furnishing of the Work.

5.11 Contractor does not have any contracts with and does not provide supplies or services to any organization designated as a foreign terrorist organization by the United States secretary of state as authorized by 8 U.S.C. Section 1189 (a "Foreign Terrorist Organization"); or the United States government has affirmatively declared Contractor to be excluded from its federal sanctions regime relating to Sudan, its federal sanctions regime relating to Iran, or any federal sanctions regime relating to a Foreign Terrorist Organization.

5.12 Pursuant to Section 2270.002 of the Texas Government Code, contemporaneous with Contractor's execution of this Agreement, Contractor shall execute the Verification Company Does Not Boycott Israel.

5.13 Contractor warrants that (1) all materials and equipment furnished under this Agreement will be new and of good quality unless otherwise expressly provided herein; (2) all Work will be performed in a good and workmanlike manner, and free from defects in material and workmanship; and (3) all Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including any substitutions not properly approved and authorized in writing by SJRA, may be considered defective. The Contractor shall promptly correct all Work rejected by SJRA as failing to conform to the requirements of the Contract Documents. The Contractor shall bear all costs of correcting such rejected Work, including but not limited to the costs of uncovering the Work, and costs of repairing or replacing other work, property or improvements of SJRA damaged as a result of Contractor's defective Work or Contractor's correction of its defective Work, and any additional inspections or testing required. In addition to the Contractor's other obligations including but not limited to any other implied or express warranties under the Contract Documents, the Contractor shall, for a period of one year after completion of the Work, correct all Work not conforming to the requirements of the Contract Documents, at Contractor's sole cost and expense. If the Contractor fails to correct non-conforming Work within a reasonable time, SJRA may correct it and Contractor shall promptly pay SJRA all costs of correction. Nothing contained in this paragraph 5.13 shall be construed to establish a period of limitation with respect to other obligations which the Contractor might have under the Contract Documents or at law or in equity. Establishment of the one-year period for correction of Work as described in this paragraph 5.13 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents and any implied warranties may be sought to be enforced, nor to the time within which legal proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

5.14 Contractor shall not subcontract the performance of the entire Work or the supervision and direction of the Work without SJRA's prior written consent. Contractor shall not employ any subcontractor, whether initially or as a substitute, against whom SJRA may have reasonable objection. Contractor shall enter into written agreements with all subcontractors which specifically bind the subcontractors to the applicable terms and conditions of the Contract Documents for the benefit of SJRA. Contractor shall be fully responsible to SJRA for all acts and omissions of its subcontractors and other persons and organizations performing or furnishing any of the Work under a direct or indirect contract with Contractor just as Contractor is responsible for Contractor's own acts and omissions. Nothing in the Contract Documents shall create for the benefit of any such subcontractor or other person or organization any contractual relationship between SJRA and any such subcontractor or other person or organization, nor shall it create any obligation on the part of SJRA to pay or to see to the payment of any moneys due any such subcontractor or other person or organization except as may otherwise be required by applicable law. Contractor shall pay each subcontractor and other persons and organizations performing or furnishing any of the Work their appropriate share of payments made to Contractor not later than ten (10) days after Contractor's receipt of payment from SJRA. To the extent allowed by Texas law, SJRA shall be deemed to be a third party beneficiary to each subcontract and may, if SJRA elects, following a termination of the Contractor, require that the subcontractor(s) perform all or a portion of unperformed duties and obligations under its subcontract(s) for the benefit of SJRA, rather than the Contractor. In the event that SJRA elects to invoke its right under this section, SJRA will provide written notice of such election to the terminated Contractor and the affected subcontractor(s).

5.15 In accordance with Chapter 2258 of the Texas Government Code, Contractor shall pay and shall require that each of its subcontractors pay not less than the general prevailing rate of per diem wages in the locality in which the Work is to be performed for Contract # 19-0052

SJRA On-Site MSA (Rev. 1/25/2018)



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each craft or type of worker needed to execute the Work, and the prevailing rate for legal holiday and overtime work, as determined by SJRA. Such prevailing rates are those determined by the United States Department of Labor, and are available at <http://www.dol.gov/whd/contracts/dbra.htm> and at the Wage Determination website at www.wdol.gov.

ARTICLE 6 INDEMNIFICATION; MISCELLANEOUS PROVISIONS

6.1 Indemnification.

6.1.1 To the fullest extent permitted by laws and regulations, Contractor shall defend, indemnify and hold harmless the SJRA and its officers, directors, employees, agents, consultants, and other contractors from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by Contractor, any subcontractor, or any supplier to perform any of the Work, or anyone for whose acts Contractor, any subcontractor, or any supplier may be liable, AND EVEN IF ANY SUCH CLAIM, COST, LOSS OR DAMAGE IS CAUSED IN PART BY THE NEGLIGENT ACT OR OMISSION OF SJRA.

6.1.2 In any and all claims against the SJRA or any of its officers, directors, employees, agents, consultants, or other contractors by any employee (or the survivor or personal representative of such employee) of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by Contractor, any subcontractor, or any supplier to perform any of the Work, or anyone for whose acts Contractor, any subcontractor, or any supplier may be liable, the indemnification obligation under this article shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

6.1.3 Contractor's obligations under this Agreement to defend, indemnify and hold harmless SJRA shall not be limited in any way by any insurance required of Contractor by this Agreement or otherwise provided or maintained by Contractor. Any insurance obligations of Contractor under this Agreement are independent from Contractor's obligations under this Agreement to defend, indemnify and hold harmless SJRA.

6.2 **Assignment of Contract.** No assignment of any rights under or interests in this Agreement will be binding on another Party hereto without the written consent of the Party sought to be bound, and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

6.3 **Successors and Assigns.** The SJRA and Contractor each binds itself, its partners, successors, permitted assigns, and its legal representatives to the other Party hereto, its partners, successors, permitted assigns, and its legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

6.4 **Termination of Contract.** SJRA may terminate this Agreement without cause and for its convenience at any time upon **thirty (30)** days' written notice. Upon the Contractor's receipt of such notice, the Contractor shall cease work immediately. The Contractor shall be compensated for the services satisfactorily performed prior to the termination date.

6.5 **Dispute Resolution.** This Agreement and any disputes related to it shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict or choice of law principles. Contractor agrees and acknowledges that Contractor's obligations under this Agreement must be performed in whole or in part in Montgomery County, Texas, and venue of any and all legal proceedings between SJRA and the Contractor shall lie in Montgomery County, Texas. If Contractor brings any claim against SJRA and Contractor does not prevail with respect to such claim, Contractor shall be liable for all attorneys' fees and costs incurred by SJRA as a result of such claim.

6.6 **Disclosure of Interested Parties.** Pursuant to Texas Government Code Section 2252.908, Contractor shall submit a disclosure of interested parties (Form 1295) to SJRA at the time Contractor submits this signed Agreement to SJRA. Contractor may use the following link to access filing instructions for the disclosure of interested parties form: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

6.7 **Conflict of Interest.** Contractor shall submit a signed Conflict of Interest Questionnaire, at the time Contractor submits this signed Agreement to SJRA. If Contractor affirms that there are no Conflicts of Interest, Contractor shall indicate so by writing name of Contractor's firm and "No Conflicts" on the Conflict of Interest Questionnaire form and signing the form. Contractor may use the following link to access the Conflict of Interest Questionnaire form: https://www.ethics.state.tx.us/filinginfo/conflict_forms.htm.

6.8 **Independent Contractor.** It is understood and agreed that the relationship of Contractor to SJRA shall be that of an independent contractor. Nothing contained herein or inferable herefrom shall be deemed or construed to (1) make the Contractor the agent, servant, or employee of SJRA, or (2) create any partnership, joint venture, or other association between SJRA and Contractor. Contractor shall be solely responsible for all means, methods, techniques and safety measures utilized in performance of the Work.

6.9 **Safety.** Contractor agrees that it shall be solely responsible for the safety of its employees, and Contractor shall be solely responsible for the establishment and enforcement of all safety precautions, programs and practices in connection with the Work as necessary to protect all persons and property from injury, death, loss or damage arising out of or related to the Work, including but not limited to the erection and maintenance of barricades, installation of warning signage, and institution of other traffic and/or pedestrian control measures, and Contractor shall at all times comply with all health, safety and environmental federal, state and local laws, codes, regulations, ordinances and permits applicable to the Work, including but not limited to the Occupational Safety and Health Act of 1970 as amended and the regulations thereto, and all requirements of the Texas Commission on Environmental Quality.



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6.10 **Use of Premises.** Contractor shall confine construction equipment, the storage of materials and equipment, and the operations of workers to the site of the Work and land and areas identified in and permitted by the Contract Documents, and other land and areas permitted by laws and regulations, rights-of-way, permits and easements, and shall not unreasonably encumber the site of the Work with construction equipment or other materials or equipment. During the progress of the Work and on a daily basis, Contractor shall keep the site of the Work free from any accumulations of waste materials, rubbish and other debris resulting from the Work. Contractor shall provide such personnel, waste containers and/or equipment necessary to maintain an orderly, clean and safe work site. Contractor shall keep all streets, access streets, driveways, and areas of public access, walkways, and other designated areas clean and open at all times. Contractor shall remove all waste materials, rubbish and debris from and about the site of the Work at the end of each work day. At the completion of the Work, Contractor shall also remove all tools, appliances, construction equipment and machinery and surplus materials. Contractor shall leave the site of the Work clean, and restore to original condition all property not designated for alteration by the Contract Documents. If the Contractor fails to clean up at the end of each work day or restore the site of the Work at the completion of the Work, SJRA may do so and the cost thereof will be charged against the Contractor and may be offset against any sum otherwise due Contractor.

6.11 **Legal Compliance.** Contractor shall comply with all federal, state and local laws, codes, regulations, ordinances and permits applicable to performance of the Work, including but not limited to all wage and employment laws, and the Immigration Reform and Control Act of 1986, as amended, and Contractor shall maintain and require that its subcontractors maintain any and all licenses required for performance of the Work.

6.12 **Insurance.** Contractor shall obtain and maintain insurance as provided in **Attachment C** attached hereto and incorporated herein.

6.13 **SJRA's Rights and Remedies.** All rights and remedies of SJRA under the Contract Documents are cumulative and in addition to all other rights and remedies available to SJRA at law or in equity.

ARTICLE 7 ENUMERATION OF CONTRACT DOCUMENTS

7.1 In addition to this Agreement and all Attachments hereto, the following Contract Documents are incorporated into this Agreement:
Document Title

- Performance Bond for the Work in the form of **Attachment D**
- Statutory Payment Bond for the Work in the form of **Attachment E**
- One-Year Maintenance Bond for the Work in the form of **Attachment F**
- Specifications for the Work prepared by [REDACTED], and dated [REDACTED], consisting of 53 pages
- Drawings for the Work prepared by [REDACTED], and dated [REDACTED], consisting of 4 pages

7.2 The Contract Documents may only be amended, modified, or supplemented in writing agreed to and signed by the Parties.

7.3 The Contract Documents represent the entire and integrated agreement between SJRA and the Contractor and supersede all prior and contemporaneous negotiations, representations, or agreements, either written or oral.

7.4 To the extent there are any conflicts between the terms and provisions of this Agreement and the other Contract Documents, this Agreement shall control.

ARTICLE 8 SIGNATURES

8.1 This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. Duplicate copies of duly executed and delivered counterparts of this Agreement shall be deemed to have the same full force and effect as originals and may be relied upon as such. Notwithstanding the foregoing, SJRA and Contractor agree that this Agreement may be executed using electronic signatures only at the option and in the sole discretion of SJRA, and, in such event, the provisions of the Uniform Electronic Transaction Act, Chapter 332, Texas Business and Commerce Code, as amended, and any applicable policies and procedures of SJRA regarding electronic signatures shall apply. SJRA reserves the right to require an original, hard copy executed Agreement. This Agreement is effective as of the date of signature by the SJRA General Manager or his designee.



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CONTRACTOR:

(If Joint Venture)

By: _____
Name: _____
Title: _____
Date: _____
Tax Identification Number: _____

By: _____
Name: _____
Title: _____
Date: _____
Tax Identification Number: _____

SAN JACINTO RIVER AUTHORITY

APPROVED:

By: _____
SJRA Authorized Signature
Title: _____
Date: _____
(Effective Date of Contract)



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Attachment A

AFFIDAVIT OF BILLS PAID

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ party to that certain Contract entered into on the _____ day of _____, 2010, between **San Jacinto River Authority (Owner)** and _____ (**Contractor**) for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

Said party being by me duly sworn states upon oath that the said improvements have been erected and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefore.

Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

This affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained therein that final and full settlement of the balance due on said Contract is being made, and in consideration of the disbursement of funds San Jacinto River Authority, deponent expressly waives and releases all liens, claims and rights to assert a lien on said premises and agrees to indemnify and hold San Jacinto River Authority safe and harmless from and against all losses, damages, costs and expenses of any character whatsoever specifically including court costs, bonding fees and attorney fees, arising out of or in any way relating to claims for unpaid labor or material used or associated with construction of improvements on the above-described premises.

By: _____

Subscribed and sworn to before me, the undersigned authority, on this the _____ day of _____, 2010.

Notary public in and for _____ County



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(T) 936.588.3111 · (F) 936.588.3043

RFB 19-0052
SJRA Miscellaneous On-Site Services Agreement

ATTACHMENT B

[Attach Contractor's Schedule of Values for the Work OR Unit Price Schedule OR Time and Material Rate Schedule]



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ATTACHMENT C SJRA'S INSURANCE REQUIREMENTS OF CONTRACTOR

For purposes of this Attachment C, "ISO" means Insurance Services Office.

1.0 Contractor Insurance Representations to SJRA.

1.1 It is expressly understood and agreed that the insurance coverages required herein:

1.1.1 Represent SJRA's minimum requirements and are not to be construed to void or limit Contractor's indemnity obligations as contained in the Contract, nor represent in any manner a determination of the insurance coverages Contractor should or should not maintain for its own protection; and

1.1.2 Are being, or have been, obtained by Contractor in support of Contractor's liability and indemnity obligations under the Contract. Irrespective of the requirements as to insurance to be carried as provided for herein, the insolvency, bankruptcy or failure of any insurance company carrying insurance of Contractor, or the failure of any insurance company to pay claims accruing, shall not be held to affect, negate or waive any of the provisions of the Contract.

1.2 Failure to obtain and maintain the required insurance shall constitute a material breach of, and default under, this Contract. If Contractor shall fail to remedy such breach, Contractor will be liable for any and all costs, liabilities, damages and penalties resulting to SJRA from such breach, unless a written waiver of the specific insurance requirement(s) is provided to Contractor by SJRA. In the event of any failure by Contractor to comply with the insurance requirements of the Contract, SJRA may, without in any way compromising or waiving any right or remedy at law or in equity, on notice to Contractor, purchase such insurance, at Contractor's expense, provided that SJRA shall have no obligation to do so and if SJRA shall do so, Contractor shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverages.

2.0 Conditions Affecting All Insurance Required Herein.

2.1 Cost of Insurance. All insurance coverage shall be provided at Contractor's sole expense.

2.2 Maintenance of Insurance. All insurance coverage shall be maintained in effect with limits not less than those set forth below at all times during the performance of the Work and through the correction period of paragraph 5.13 of the Agreement, and for such longer periods of time as may be set forth herein.

2.3 Status and Rating of Insurance Company. All insurance coverage shall be written through insurance companies authorized to do business in the State of Texas and rated no less than A-: VII in the most current edition of A. M. Best's Key Rating Guide.

2.4 Restrictive, Limiting, or Exclusionary Endorsements. All insurance coverage shall be provided to SJRA in compliance with the requirements herein.

2.5 Limits of Liability. The limits of liability may be provided by a single policy of insurance or by a combination of primary and umbrella policies, but in no event shall the total limits of liability available for any one occurrence or accident be less than the amount required herein.

2.6 Notice of Cancellation or Material Change in Coverage. Contractor and the insurer shall provide SJRA with thirty days prior written notice of cancellation or material change in coverage.

2.7 Waiver of Rights of Recovery and Subrogation. The Contractor hereby waives its rights of recovery from the SJRA with regard to all causes of property and/or liability loss and shall cause a waiver of subrogation endorsement to be provided in favor of SJRA on all insurance coverage carried by the Contractor, whether required herein or not.

2.8 Deductible/Retention. Except as otherwise specified herein, no insurance required herein shall contain a deductible or self-insured retention in excess of \$10,000 without prior written approval of SJRA. All deductibles and/or retentions shall be paid by, assumed by, for the account of, and at Contractor's sole risk. Contractor shall not be reimbursed for same. If the insurance contains a self-insured retention, the policy shall allow the self-insured retention to be paid or satisfied by a party other than the named insured.

2.9 Minimum Limits. The inclusion of required minimum insurance limits in the Contract Documents shall not be construed as limiting the SJRA's or other additional insured's rights under any policy with higher limits. The minimum insurance limits set forth in this Attachment C shall be deemed to be amended to any higher limits actually contained in Contractor's insurance policies.



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3.0 Intentionally Omitted.

4.0 Insurance Required.

4.1 The following insurance shall be maintained in effect with limits not less than those set forth below at all times during the term of the Agreement and thereafter as required.

4.2 Commercial General Liability Insurance

4.2.1 Coverage. Such insurance shall cover liability arising out of all locations and operations of Contractor, including but not limited to liability assumed under the Contract Documents (including the tort liability of another assumed in a business contract). Defense shall be provided as an additional benefit and not included within the limit of liability.

4.2.2 Form. Commercial General Liability Occurrence form (at least as broad as an unmodified current ISO edition of CG 00 01) to include, but not be limited to, coverage for the Contractor's premises, operations (including completed operations), products, and contractual assumption of tort liability.

4.2.3 Amount of Insurance. Coverage shall be provided with limits of not less than:

Each Occurrence Limit	\$1,000,000
General Aggregate Limit	\$2,000,000
Product-Completed Operations Aggregate Limit	\$2,000,000
Personal and Advertising Injury Limit	\$1,000,000

4.2.4 Required Endorsements.

- a. Additional Insured. Additional insured status shall be provided in favor of the SJRA on a combination of ISO forms CG 20 10 10 01 and CG 20 37 10 01 or their combined equivalent. It is the intent of the parties to this Agreement that this Additional Insured status shall include coverage for completed operations and for the SJRA's concurrent and sole negligence. Notwithstanding the foregoing, if Subchapter C of Chapter 151 of the Texas Insurance Code applies to the Contract, this Additional Insured obligation shall not require or provide coverage the scope of which is prohibited under Subchapter C of Chapter 151 of the Texas Insurance Code for an agreement to indemnify, hold harmless or defend.
- b. Designated Construction Project(s) Aggregate Limit. The aggregate limit shall apply separately to this Agreement through use of an ISO CG 25 03 05 09 endorsement or its equivalent.
- c. Notice of Cancellation or Material Change in Coverage, as required in 2.6, above.
- d. Primary and Non-Contributing Liability. All insurance coverage required of the Contractor shall be primary to and shall seek no contribution from all insurance available to SJRA, with SJRA's insurance being excess, secondary and non-contributing. This CGL coverage shall be endorsed to provide such primary and non-contributing liability coverage.
- e. Waiver of Rights of Recovery and Subrogation, as required in 2.7, above.

4.2.5 Continuing Commercial General Liability Insurance. Contractor shall maintain such insurance in identical coverage, form and amount, including required endorsements, for at least three (3) years following Date of Final Completion of the Work to be performed under the Contract.

4.3 Auto Liability Insurance

4.3.1 Coverage. Such insurance shall cover liability arising out of any auto (including owned, hired, and non-owned).

4.3.2 Form. Business Auto form (at least as broad as an unmodified current ISO edition of CA 00 01).

4.3.3 Amount of Insurance. Coverage shall be provided with a limit of not less than \$1,000,000.



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4.3.4 Required Endorsements.

- a. Notice of Cancellation or Material Change in Coverage, as required in 2.6, above.
- b. Waiver of Rights of Recovery and Subrogation, as required in 2.7, above.
- c. Additional insured status in favor of the SJRA. Notwithstanding the foregoing, if Subchapter C of Chapter 151 of the Texas Insurance Code applied to the Contract, this Additional Insured obligation shall not require or provide coverage the scope of which is prohibited under Subchapter C of Chapter 151 of the Texas Insurance Code for an agreement to indemnify, hold harmless or defend.
- d. Primary and Non-Contributing Liability. All insurance coverage required of the Contractor shall be primary to and shall seek no contribution from all insurance available to SJRA, with SJRA's insurance being excess, secondary and non-contributing. This Auto Liability Insurance coverage shall be endorsed to provide such primary and non-contributing liability coverage.

4.4 Workers' Compensation/Employer's Liability Insurance

- 4.4.1 Amounts of coverage shall be no less than Statutory Limits; \$1,000,000 each Accident and Disease.

4.5 Excess Liability Insurance

- 4.5.1 Coverage. Such insurance shall be excess over and be no less broad than all coverages described above (with the exception of Worker's Compensation) and shall include a drop-down provision.
- 4.5.2 Form. This policy shall have the same inception and expiration dates as the Commercial General Liability insurance required above.
- 4.5.3 Amount of Insurance. Coverage shall be provided with a limit of not less than \$2,000,000.
- 4.5.4 Continuing Excess Liability Insurance. Contractor shall maintain such insurance in identical coverage, form and amount, including required endorsements, for at least three (3) years following Date of Final Completion of the Work to be performed under the Contract.
- 4.5.5 Additional insured status shall be provided in favor of the SJRA. Notwithstanding the foregoing, if Subchapter C of Chapter 151 of the Texas Insurance Code applies to the Contract, this Additional Insured obligation shall not require or provide coverage the scope of which is prohibited under Subchapter C of Chapter 151 of the Texas Insurance Code for an agreement to indemnify, hold harmless or defend. This Excess Liability Insurance shall be primary to and shall seek no contribution from all insurance available to the SJRA, with SJRA's insurance being excess, secondary and non-contributing.

5.0 **Evidence of Insurance.**

5.1 Provision of Evidence. Evidence of the insurance coverage required to be maintained by Contractor, represented by certificates of insurance, evidence of insurance consistent with the requirements of Chapter 1811 of the Texas Insurance Code, and endorsements issued by the insurance company or its legal agent, must be furnished to SJRA not later than 15 days prior to commencement of Work. New certificates of insurance, evidence of insurance, and endorsements shall be provided to SJRA prior to the termination date of the current certificates of insurance, evidence of insurance, and endorsements.

5.2 Form. All liability insurance required herein shall be evidenced by ACORD form 25, "Certificate of Insurance", or if such form is not filed with and approved or deemed approved by the Texas Department of Insurance, then on a form filed with and approved by or deemed approved by the Texas Department of Insurance and acceptable to SJRA.

5.3 Specifications. Such certificates of insurance, evidence of insurance, and endorsements shall specify the following, excluding, however, any such specifications as may be prohibited under Chapter 1811 of the Texas Insurance Code:

- 5.3.1 SJRA as a certificate holder with correct mailing address.
- 5.3.2 Insured's name, which must match that on this Contract.



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- 5.3.3 Insurance companies affording each coverage, policy number of each coverage, policy dates of each coverage, all coverages and limits described herein, and signature of authorized representative of insurance company.
 - 5.3.4 Producer of the certificate with correct address and phone number listed.
 - 5.3.5 Additional insured status required herein.
 - 5.3.6 Amount of any deductibles and/or retentions.
 - 5.3.7 Cancellation and material change in coverage notification as required by the policy or any endorsement thereto in accordance with Section 3.6 of this Attachment C.
 - 5.3.8 Designated Construction Project Aggregate Limits required herein.
 - 5.3.9 Primary and non-contributing status required herein.
 - 5.3.10 Waivers of subrogation required herein.
- 5.4 **Required Endorsements.** A copy of the Commercial General Liability additional insured, waiver of subrogation and primary/noncontributing endorsement(s) or policy language shall also be provided.
- 5.5 **Failure to Obtain.** Failure of SJRA to demand such certificate or other evidence of full compliance with these insurance requirements or failure of SJRA to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.
- 5.6 **Copies.** Upon request of SJRA, Contractor shall provide to SJRA a copy of all insurance policies required herein within ten (10) days of any such request. Renewal policies, if necessary, shall be delivered to SJRA at least ten (10) days prior to the expiration of the previous policy.
- 5.7 **Commencement of Work.** Commencement of Work without provision of the required certificate of insurance, evidence of insurance and/or required endorsements, or without compliance with any other provision of this Contract, shall not constitute a waiver by SJRA of any rights of SJRA. SJRA shall have the right, but not the obligation, of prohibiting Contractor or any subcontractor from performing any Work until such certificate of insurance, evidence of insurance and/or required endorsements are received and approved by SJRA.
- 6.0 Intentionally Omitted.
- 7.0 **Insurance Requirements of Contractor's Subcontractors and for Contractor's Property and Equipment.**
- 7.1 Insurance similar to that required of Contractor shall be provided by all subcontractors and sub-subcontractors (or provided by Contractor on behalf of subcontractors or sub-subcontractors) to cover operations performed under any subcontract agreement. Limits of subcontractors' coverage shall be per Contractor's standard requirements. Contractor shall be held responsible for any modification in these insurance requirements as they apply to subcontractors and sub-subcontractors. Contractor shall maintain certificates of insurance from all subcontractors and sub-subcontractors containing provisions similar to those listed herein (modified to recognize that the certificate is from a subcontractor or sub-subcontractor) enumerating, among other things, the waivers of subrogation, additional insured status, and primary liability as required herein, and make them available to SJRA upon request. Subcontractor's Commercial General Liability insurance policies shall name the SJRA as an additional insured.
- 7.2 Contractor is fully responsible for loss and damage to its property on the site, including tools and equipment, and shall take necessary precautions to prevent vandalism, theft, burglary, pilferage and unexplained disappearance of property. Any insurance covering Contractor's or its subcontractor's property shall be Contractor's and its subcontractor's sole and complete means or recovery for any such loss. To the extent any loss is not covered by said insurance or subject to any deductible or co-insurance, Contractor shall not be reimbursed for same. Should Contractor or its subcontractors choose to self insure this risk, it is expressly agreed that Contractor hereby waives, and shall cause its subcontractors to waive, any claim for damage or loss to said property in favor of SJRA.
- 8.0 **Release and Waiver.**
- Contractor hereby releases, and shall cause its subcontractors and sub-subcontractors to release, SJRA from any and all claims or causes of action whatsoever which Contractor and/or its subcontractors or sub-subcontractors might otherwise now or hereafter possess resulting in or from or in any way connected with any loss covered by insurance, whether required herein or not, or which should have been covered by insurance required herein, including the deductible and/or uninsured portion thereof, maintained and/or required to be maintained by Contractor and/or its subcontractors and sub-subcontractors pursuant to this Contract. Contractor shall be responsible for any Builder's Risk deductible applicable to the Work. Contractor waives all damages and rights of recovery against the SJRA and SJRA's separate contractors for damages caused by fire or other causes of loss to the extent covered by any Builder's Risk property insurance applicable to the Contractor's work under the Contract, except such rights as Contractor may have to proceeds of such insurance as Contractor's interest may appear.



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ATTACHMENT D PERFORMANCE BOND

STATE OF TEXAS

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: That _____ (Contractor) of the City of _____, County of _____, and State of Texas, as Principal, and _____ authorized under the Laws of the State of Texas to act as surety on bonds for principals, as Surety, are held and firmly bound unto San Jacinto River Authority (Owner), in the penal sum of _____ Dollars (\$ _____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

WHEREAS, the Principal has entered into a certain written contract with the Owner, dated the _____ day of _____, 20____, for construction of: _____ (the "Contract"), which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully perform said Contract and shall in all respects duly and faithfully observe and perform all and singular the covenants, conditions and agreements in and by said Contract agreed and covenanted by the Principal to be observed and performed, within the time provided therein and any extensions thereof that may be granted by the Owner, and during the life of any guarantees or warranties contained in or required under said Contract, and shall also well and truly perform all the undertakings, covenants, terms, conditions and agreements of any and all modifications of said Contract that may hereafter be made, then this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code as amended and all liabilities on this bond shall be determined in accordance with the provisions of said statute to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to work performed thereunder, or the plans, specifications, or drawings, accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or the work to be performed thereunder.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument on the _____ day of _____, 20____.

Principal

Surety

BY: _____

BY: _____

TITLE: _____

TITLE: _____

ADDRESS: _____

PHYSICAL ADDRESS: _____



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MAILING ADDRESS FOR NOTICE OF CLAIMS:

TELEPHONE: _____

LOCAL RECORDING AGENT
PERSONAL IDENTIFICATION NUMBER:

The name and address of the Resident Agent of Surety is:



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ATTACHMENT E STATUTORY PAYMENT BOND

STATE OF TEXAS

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: That _____ (Contractor) of the City of _____, County of _____, and State of Texas, as Principal, and _____ authorized under the Laws of the State of Texas to act as surety on bonds for principals, as Surety, are held and firmly bound unto San Jacinto River Authority (Owner), in the penal sum of _____ Dollars (\$_____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

WHEREAS, the Principal has entered into a certain written contract with the Owner, dated the _____ day of _____, 20__, for construction of: _____ (the "Contract"), which Contract is hereby referred to and make a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if the said Principal shall pay all claimants supplying labor and material to him or a Sub-Contractor in the prosecution of the work provided for in said Contract, then, this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, That this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code as amended and all liabilities on this bond shall be determined in accordance with the provisions of said statute to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to work performed thereunder, or the plans, specifications, or drawings, accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or the work to be performed thereunder.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument on the _____ day of _____, 20__.

Principal

Surety

BY: _____

BY: _____

TITLE: _____

TITLE: _____

ADDRESS:

PHYSICAL ADDRESS:



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MAILING ADDRESS FOR NOTICE OF CLAIM:

TELEPHONE: _____

LOCAL RECORDING AGENT
PERSONAL IDENTIFICATION NUMBER:

The name and address of the Resident Agent of Surety is:

4828-1341-3979, v. 1



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ATTACHMENT F ONE-YEAR MAINTENANCE BOND

THAT WE, _____, as Principal, hereinafter called Contractor, and the other subscriber hereto, _____, as Surety, do hereby acknowledge ourselves to be held and firmly bound to the San Jacinto River Authority ("SJRA") in the sum of \$ _____, for the payment of which sum to be made to the SJRA and its successors, Contractor and Surety do bind themselves, their successors, jointly and severally.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

WHEREAS, the Contractor has on or about this day executed a Contract in writing with the SJRA for all of such work to be done as set out in full in said Contract Documents therein referred to and adopted by the SJRA, all of which are made a part of this instrument as fully and completely as if set out in full herein.

NOW THEREFORE, if the said Contractor shall comply with the provisions of Paragraph 13.7.1 of the General Conditions, and correct work not in accordance with the Contract documents discovered within the established one-year period, then this obligation shall become null and void, and shall be of no further force and effect; otherwise, the same is to remain in full force and effect.

Notices required or permitted hereunder shall be in writing and shall be deemed delivered when given in accordance with the definition of Written Notice in the General Conditions of the Contract.

IN WITNESS THEREOF, the said Contractor and Surety have signed and sealed this instrument on the respective dates written below their signatures and Surety has attached its current Power of Attorney.

ATTEST, SEAL: (if a corporation)
WITNESS: (if not a corporation)

By: _____
Name:
Title:

Name of Contractor

By: _____
Name:
Title:
Date:

ATTEST/SURETY WITNESS:
(SEAL)

Full Name of Surety

Address of Surety for Notice

Telephone Number of Surety

By: _____
Name:
Title:
Date:

By: _____
Name:
Title: Attorney-in-Fact
Date: