

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

THIS AGREEMENT (the “Agreement” or the “Contract”) is between **NEW BRAUNFELS UTILITIES**, a Texas municipally owned utility (“NBU”), and **HARPER BROTHERS CONSTRUCTION LLC**, a Texas limited liability company (the “Contractor”).

NBU and the Contractor, in consideration of the mutual covenants set forth herein, agree as follows:

ARTICLE 1 - WORK

1.01 The Contractor shall complete all Work as specified or indicated in the Contract Documents as listed below:

**Contract Agreement and the related Exhibits;
Standard General Conditions of the Contract;
Special Conditions;
Technical Specifications;
Payment Bond;
Performance Bond; and
General Requirements and Technical Specifications produced by Freese and Nichols, Inc. dated May 21, 2021.**

1.02 The Work is generally described as follows:

The Project is anticipated to include the following items within its scope: (i) construction of a new outdoor pump station, consisting of three 2,430 gallons per minute (“gpm”) vertical turbine pumps, rubber flapper check valves, and associated appurtenances and piping; (ii) demolition/abandonment of the existing pump station and associated piping, valving, and instrumentation; (iii) connection to the existing 24-inch suction header from existing FM 306 ground storage tank and connection to existing 18-inch discharge header upstream of the existing flow meter vault; (iv) electrical/SCADA/instrumentation for the new pump station, including an equipment rack pad and canopy; (v) site work and drainage improvements; (vi) construction of approximately 9,000 linear feet (“LF”) of 24-inch and 36-inch water line from the FM 306 pump station site to the tie-in at the intersection of Goodwin Lane and Pebble Creek Run; (vii) clearing and grubbing; (viii) traffic control; (ix) storm water pollution prevention; (x) site restoration; and (xi) all other appurtenances necessary to complete the Project.

ARTICLE 2 - THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

FM 306 Discharge Line and Pump Station Expansion

ARTICLE 3 - ENGINEER

3.01 The Project has been designed by:

**Amanda R. Powers, P.E.
Freese and Nichols, Inc.
1251 Sadler Drive, Building 1, Suite 1150
San Marcos, TX 78666
(512) 213-3200**

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

(the "Engineer"), who is to act as NBU's representative, assume all duties and responsibilities, and have the rights and authority assigned to the Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

4.01 *Time of the Essence*

A. Time limits stated in the Contract Documents are of the essence of the Contract. In all aspects of the Work, including any time limits for Milestones, Substantial Completion, and Final Completion, time is of the essence of the Contract. Additionally, time limits stated in the Project Schedule are of the essence. By executing this Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

4.02 *Days to Achieve Substantial Completion and Final Payment*

A. The Work shall be substantially complete within **Three Hundred (300) Calendar Days from the Notice to Proceed date** and ready for final payment in accordance with Section 14.07 of the General Conditions within 30 calendar days after the substantially complete date.

4.03 *Damages*

- A. The Contractor shall achieve Substantial Completion of the entire Work within **Three Hundred (300) Calendar Days from the Notice to Proceed date**, subject to and adjustments of the Contract Time as provided in the Contract Documents and Change Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between NBU and the Contractor that time is of the essence in the substantial completion of the Work, and that failure to substantially complete the Work within the designated period, or as it may be extended, shall be construed as a material breach of this Agreement.
- B. Should the Contractor default on its obligations to make progress and complete the Work on time, as allowed in the Contract Documents, NBU may withhold, deduct, or recover from the Contractor all costs and damages for compensable delay caused by the Contractor from the Contract Price. Such costs shall include any professional or consultant's fees (including but not limited to fees for attorneys, architects, engineers, and construction managers), and all other costs, expenses, and damages actually incurred by NBU as a result of such delay. NBU's delay damages may be incidental to and not directly associated with the Project.
- C. Timely final completion is an essential condition of this Agreement. The Contractor agrees to achieve final completion of the Work within 30 days of the designated or extended Substantial Completion date. The date of Substantial Completion shall be fixed by this Agreement, unless modified by Change Order, and memorialized by a Certificate of Substantial Completion as provided in the General Conditions.

4.04 *Special Damages*

- A. In addition to damages for delay addressed in Section 4.03, the Contractor shall reimburse NBU for (i) any fines or penalties imposed on NBU as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times and (ii) the actual costs reasonably incurred by NBU for engineering, construction observation, inspection, and administrative services needed after the time specified in Section 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- B. After the Contractor achieves Substantial Completion, if the Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, the Contractor shall reimburse NBU for the actual costs reasonably incurred by NBU for engineering, construction observation, inspection, and administrative services needed after the time specified in Section 4.02 for Work to be completed and

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

- C. The remedies contained in this Article 4 are not exclusive and shall be cumulative to other remedies provided to NBU in the event of default or breach by the Contractor.

ARTICLE 5 - CONTRACT PRICE

5.01 NBU shall pay the Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

For all Work, at the prices stated in the Contractor's Bid Form, attached hereto as Exhibit B.

ARTICLE 6 - PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. The Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by the Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. NBU shall make progress payments on account of the Contract Price on the basis of the Contractor's Applications for Payment within 30 days of NBU's acceptance of the payment application:
1. Prior to Substantial Completion, NBU shall make progress payments in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as the Engineer may determine or NBU may withhold, including but not limited to damages, in accordance with Section 14.02 of the General Conditions:
 - a. 95% (percent) of Work completed.
 - b. 95% (percent) of cost of materials and equipment not incorporated in the Work.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Section 14.07 of the General Conditions, NBU shall pay the remainder of the Contract Price, including any retainage held, as recommended by the Engineer as provided in said Section 14.07 of the General Conditions.

ARTICLE 7 – CONTRACTOR'S REPRESENTATIONS

7.01 To induce NBU to enter into this Agreement, the Contractor makes the following representations:

- A. The Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
- B. The Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. The Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. The Contractor has obtained and carefully studied (or assumes responsibility for doing so) all examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site that 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 the Contractor, including any specific means,

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto.

- E. The Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- F. The Contractor is aware of the general nature of work to be performed by NBU and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. The Contractor has correlated the information known to the Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- H. The Contractor has given the Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that the Contractor has discovered in the Contract Documents, and the written resolution thereof by the Engineer is acceptable to the Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 8 - MISCELLANEOUS

8.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the Standard General Conditions of the Contract.

8.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically, but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents. Should an assignment occur, the terms of this provision survive and control any further assignment by an assignee.

8.03 *Successors and Assigns*

- A. NBU and the Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon NBU and the Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.05 *Governing Law*

- A. The Contract shall be governed by the law of the State of Texas without regard to its conflict of law principles.

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

8.06 *Venue*

- A. This Agreement is entered into and performed in Comal County, Texas, and the Contractor and NBU agree that exclusive and mandatory venue for any legal action related to this Agreement shall be in the District Courts of Comal County, Texas.

8.07 *Prohibition on Contracts with Companies Boycotting Israel*

- A. The Contractor hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, does not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement as described in Chapter 2271 of the Texas Government Code, as amended. The foregoing verification is made solely to comply with Chapter 2271.002 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

8.08 *Contracts with Companies Engaged in Business with Iran, Sudan or Foreign Terrorist Organizations Prohibited*

- A. The Contractor represents that neither it nor any of its parent company, wholly-or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, as amended, and posted on any of the following pages of such officer’s internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

- B. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal or State law and excludes the Contractor and each of its parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

8.09 *Prohibition on Contracts with Companies in China, Iran, North Korea, or Russia*

- A. To the extent this Agreement relates to critical infrastructure in the State of Texas, the Contractor represents the following:
1. it is not owned by or the majority of stock or other ownership interest in the Contractor is not held or controlled by:
 - a. individuals who are citizens of China, Iran, North Korea, Russia, or a country designated by the Governor of Texas as a threat to critical infrastructure under Section 2274.0103 of the Texas Government Code, as amended (“designated country”); or

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

b. a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or

2. it is not headquartered in China, Iran, North Korea, Russia, or a designated country.

B. The foregoing representation is made solely to comply with Chapter 2274 of the Texas Government Code, as amended, and to the extent such Section does not contravene applicable federal or State law. As used in the foregoing verification, “critical infrastructure” means a communication infrastructure system, cybersecurity system, electric grid, hazardous waste treatment system, or water treatment facility.

8.10 *Prohibition on Contracts with Companies Boycotting Energy Companies*

A. The Contractor hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, to the extent this Agreement is a contract for goods or services, will not boycott energy companies during the term of this Agreement as described in Act of May 31, 2021, 87th Leg., R.S., S.B. 13, § 2 (to be codified as an amendment to Tex. Gov’t Code Chapter 2274).

B. The foregoing verification is made solely to comply with S.B. 13 and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “boycott energy companies” has the meaning used in Section 809.001 of the Texas Government Code, as amended. The Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

8.11 *Prohibition on Contracts with Companies that Discriminate Against Firearm and Ammunition Industries*

A. The Contractor hereby verifies that it and its parent company, wholly-or majority owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and, to the extent this Agreement is a contract for goods or services, will not discriminate against a firearm entity or firearm trade association during the term of this Agreement as described in Act of May 31, 2021, 87th Leg., R.S., S.B. 19, § 1 (to be codified as an amendment to Tex. Gov’t Code Chapter 2274).

B. The foregoing verification is made solely to comply with S.B. 19 and to the extent such Section does not contravene applicable federal and State law. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning used in Section 2274.001(3) of the Texas Government Code, as amended. The Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

8.12 *Texas Public Information Act*

A. The Contractor recognizes that this Project is publicly owned, and NBU is subject to the disclosure requirements of the Texas Public Information Act (the “PIA”). As part of its obligations within the Contract Documents, the Contractor agrees, at no additional cost to NBU, to cooperate with NBU for any particular needs or obligations arising out of NBU’s obligations under the PIA. This acknowledgement and obligation are in addition to and complimentary to NBU’s audit rights.

B. This provision applies if the Agreement has a stated expenditure of at least \$1 million in public funds for the purchase of goods or services by NBU or results in the expenditure of at least \$1 million in public funds for the purchase of goods or services by NBU in a fiscal year of NBU.

C. The Contractor must

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

1. preserve all contracting information related to the Agreement as provided by the records retention requirements applicable to NBU for the duration of the Agreement;
 2. promptly provide to NBU any contracting information related to the Agreement that is in the custody or possession of the Contractor on request of NBU; and
 3. on completion of the Agreement, either:
 - a. provide at no cost to NBU all contracting information related to the Agreement that is in the custody or possession of the Contractor; or
 - b. preserve the contracting information related to the Agreement as provided by the records retention requirements applicable to NBU.
- D. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and the Contractor agrees that the Agreement can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

8.13 *Electronic Signatures*

- A. Pursuant to Chapter 322 of the Texas Business and Commerce Code, as amended, the parties agree to the use of electronic signatures herein and that the use of an electronic signature, whether digital or encrypted, is intended to have the same force and effect as a manual signature. Electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or e-mail electronic signatures. Each party further agrees that if it agrees to conduct a transaction by electronic means in this Agreement, it may refuse to conduct other transactions by electronic means and that such right may not be waived by this Agreement.

ARTICLE 9 - INSURANCE

9.01 *Evidence of the Contractor's Insurance*

- A. When the Contractor delivers the executed counterparts of the Agreement to NBU, the Contractor shall also deliver to NBU, with copies to each named insured and additional insured, the certificates and other evidence of insurance required to be provided by the Contractor in accordance with the Insurance Rider that is Exhibit A to this Agreement. Evidence of insurance is attached as Exhibit C to this Agreement.

Exhibit A – Insurance Rider

Exhibit B – Contractor's Bid Form

Exhibit C – Evidence of Insurance

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

IN WITNESS WHEREOF, NBU and the Contractor have signed this Agreement in duplicate. One counterpart each has been delivered to NBU and the Contractor. All portions of the Contract Documents have been signed or identified by NBU and the Contractor or on their behalf.

This Agreement will be effective on _____, _____ (which is the Effective Date of the Agreement).

OWNER:

NEW BRAUNFELS UTILITIES

By: _____

Printed Name: Ian Taylor

Title: Chief Executive Officer

[CORPORATE SEAL]

Attest: _____

Title: _____

Address for giving notices:

(If NBU is a corporation, attached evidence of authority to sign. If NBU is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of NBU-Contractor Agreement.)

CONTRACTOR:

HARPER BROTHERS CONSTRUCTION LLC

By: Jon Harper

Printed Name: Jon Harper

Title: CEO

[CORPORATE SEAL]

Attest: Gphena m

Title: Contract Administrator

Address for giving notices:

11550 IH-10 W. Ste 100
San Antonio, TX 78230

License No.: _____
(Where Applicable)

Agent for service or process:

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

END OF DOCUMENT

Exhibit A to Contract Agreement
Owner's Insurance Requirements of Contractor

1. Specific Insurance Requirements

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

Insurance	Coverage/Limits	Other Requirements
Commercial General Liability (Occurrence Basis)	Amounts of coverage shall be no less than: <ul style="list-style-type: none"> ▪ \$1,000,000 Per Occurrence ▪ \$2,000,000 General Aggregate ▪ \$2,000,000 Products/Completed Operations Aggregate ▪ \$1,000,000 Personal And Advertising Injury ▪ Designated Construction Project(s) General Aggregate Limit 	<ul style="list-style-type: none"> ▪ Current ISO edition of CG 00 01 ▪ Additional insured status shall be provided in favor of Owner Parties on a combination of ISO forms CG 20 10 10 01 and CG 20 37 10101 or an equivalent. ▪ This coverage shall be endorsed to provide primary and non-contributing liability coverage. It is the intent of the parties to this Agreement that all insurance coverage required herein shall be primary to and will not seek contribution from any other insurance held by Owner Parties, with Owner Parties' insurance being excess, secondary and non-contributing. ▪ Stop Gap coverage shall be provided if any work is to be performed in a monopolistic workers' compensation state. ▪ The following exclusions/limitations (or their equivalent(s), are prohibited: <ul style="list-style-type: none"> ○ Contractual Liability Limitation CG 21 39 ○ Amendment of Insured Contract Definition CG 24 26 ○ Exclusion-Damage to Work Performed by Subcontractors On Your Behalf, CG 22 94 or CG 22 95 ○ Any Classification limitation ○ Any Construction Defect Completed Operations exclusion ○ Any endorsement modifying the Employer's Liability exclusion or deleting exception to it ○ Any endorsement modifying or deleting Explosion, Collapse or Underground coverage ○ Any Habitational or Residential exclusion applicable to the Work ○ Any "Insured vs. Insured" exclusion except Named Insured vs. Named Insured ○ Any Punitive, Exemplary or Multiplied Damages exclusion ○ Any Subsidence exclusion
Business Auto Liability	Amount of coverage shall be no less than: <ul style="list-style-type: none"> ▪ \$1,000,000 Combined Single Limit 	<ul style="list-style-type: none"> ▪ Current ISO edition of CA 00 01 ▪ Arising out of any auto (Symbol 1), including owned, hired and non-owned
Workers'	Amounts of coverage shall be no less than:	<ul style="list-style-type: none"> ▪ The State in which work is to be performed

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

<p>Compensation and Employer's Liability</p>	<ul style="list-style-type: none"> ▪ Statutory Limits ▪ \$1,000,000 Each Accident and Disease ▪ Alternate Employer endorsement 	<p>must listed under Item 3.A. on the Information Page</p> <ul style="list-style-type: none"> ▪ Such insurance shall cover liability arising out of the Contractor's employment of workers and anyone for whom the Contractor may be liable for workers' compensation claims. Workers' compensation insurance is required, and no "alternative" forms of insurance shall be permitted. ▪ Where a Professional Employer Organization (PEO) or "leased employees" are utilized, Contractor shall require its leasing company to provide Workers' Compensation insurance for said workers and such policy shall be endorsed to provide an Alternate Employer endorsement in favor of Contractor and Owner. Where Contractor uses leased employees with Workers' Compensation insurance provided by a PEO or employee leasing company, Contractor is strictly prohibited from subletting any of its work without the express written agreement of Owner.
<p>Excess Liability (Occurrence Basis)</p>	<p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$5,000,000 Each Occurrence 	<ul style="list-style-type: none"> ▪ Coverage shall "follow form" over underlying policies listed herein.
<p>Professional Liability</p>	<p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Each Claim ▪ \$2,000,000 Annual Aggregate ▪ If a combined Contractor's Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Claim. ▪ Such insurance shall cover all services rendered by the Contractor and its consultants under the Agreement, including but not limited to design or design/build services. ▪ Policies written on a Claims Made basis shall be maintained for at least two years beyond termination of the Agreement. 	<ul style="list-style-type: none"> ▪ Such insurance shall cover all services rendered by the Contractor and its subcontractors under the Agreement. ▪ This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: <ul style="list-style-type: none"> ○ bodily injury or property damage where coverage is provided on behalf of design professionals or design/build contractors ○ habitational or residential operations ○ mold and/or microbial matter and/or fungus and/or biological substance ▪ Any retroactive date must be effective prior to beginning of services for the Owner. ▪ Policies written on a Claims Made basis shall have an extended reporting period of at least two years beyond termination of the Agreement. Contractor shall trigger the extended reporting period if identical coverage is not otherwise maintained with the expiring retroactive date.

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

<p>Contractors Pollution Liability</p>	<p>Amounts of coverage shall be no less than:</p> <ul style="list-style-type: none"> ▪ \$1,000,000 Each Claim ▪ If a combined Contractor's Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Claim. ▪ The policy must provide coverage for: <ul style="list-style-type: none"> ○ the full scope of the named insured's operations (on going and completed) as described within the scope of work for this Agreement ○ loss arising from pollutants including but not limited to fungus, bacteria, biological substances, mold, microbial matter, asbestos, lead, silica and contaminated drywall ○ third party liability for bodily injury, property damage, clean up expenses, and defense arising from the operations; ○ diminution of value and Natural Resources damages ○ contractual liability ○ claims arising from non-owned disposal sites utilized in the performance of this Agreement. 	<ul style="list-style-type: none"> ▪ The policy must insure contractual liability, name Owner Parties as an Additional Insured, and be primary and noncontributory to all coverage available to the Additional Insured. ▪ This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: <ul style="list-style-type: none"> ○ Insured vs. insured actions. However exclusion for claims made between insured within the same economic family are acceptable. ○ impaired property that has not been physically injured ○ materials supplied or handled by the named insured. However, exclusions for the sale and manufacture of products are allowed. Exclusionary language pertaining to materials supplied by the insured shall be reviewed by the certificate holder for approval. ○ property damage to the work performed by the contractor ○ faulty workmanship as it relates to clean up costs ○ work performed by subcontractors ▪ If coverage is provided on a Claims Made basis, coverage will at least be retroactive to the earlier of the date of this Agreement or the commencement of contractor services relation to the Work. ▪ The policy will offer an extended discovery or extended reporting clause of at least three (3) years. ▪ Completed Operations coverage shall be maintained through the purchase of renewal policies to protect the insured and additional insured for at least two (2) years after the property owner accepts the project or this contract is terminated. The purchase of an extended discovery period or an extended reporting period on a Claims Made policy or the purchase of occurrence based Contractors Environmental Insurance will not be sufficient to meet the terms of this provision.
<p>Builders Risk</p>	<ul style="list-style-type: none"> ▪ Coverage shall be provided in an amount equal at all times to the full contract value, including change orders, and cost of debris removal for any single occurrence. ▪ Coverage shall be at least as broad as an unmodified ISO Special form, shall be provided on a completed value basis, and shall be primary to any other insurance coverage available to the named insured 	<ul style="list-style-type: none"> ▪ Insureds shall include Owner Parties, General Contractor, all Loss Payees and Mortgagees, and subcontractors of all tiers in the Work as Insureds. ▪ Such insurance shall cover: <ul style="list-style-type: none"> ○ all structure(s) under construction, including retaining walls, paved surfaces and roadways, bridges, glass, foundation(s), footings, underground pipes

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

	<p>parties, with that other insurance being excess, secondary and non-contributing.</p> <ul style="list-style-type: none"> • The policy must provide coverage for: <ul style="list-style-type: none"> ○ Agreed Value Included ○ Damage arising from error, omission or deficiency in construction methods, design, specifications, workmanship or materials, including collapse Included ○ Debris removal additional limit \$1,000,000 ○ Earthquake and Earthquake Sprinkler Leakage \$5,000,000 ○ Flood Included ○ Freezing Included ○ Mechanical breakdown including hot & cold testing \$1,000,000 ○ Ordinance or law \$25,000 ○ Pollutant clean-up and removal Included ○ Preservation of property Included ○ Theft \$10,000 • Deductible shall not exceed 2% subject to \$50,000 ○ All Risks of Direct Damage, Per Occurrence, except minimum \$100,000 ○ Named Storm \$100,000 ○ Earthquake and Earthquake Sprinkler Leakage, Per Occurrence ○ Flood, Per Occurrence or excess of NFIP if in Flood Zone A or V 	<p>and wiring, excavations, grading, backfilling or filling;</p> <ul style="list-style-type: none"> ○ all temporary structures (e.g., fencing, scaffolding, cribbing, false work, forms, site lighting, temporary utilities and buildings) located at the site; ○ all property including materials and supplies on site for installation; ○ all property including materials and supplies at other locations but intended for use at the site; ○ all property including materials and supplies in transit to the site for installation by all means of transportation other than ocean transit; and ○ other Work at the site identified in the Agreement to which this Exhibit is attached. • No protective safeguard warranty shall be permitted. • The termination of coverage provision shall be endorsed to permit occupancy of the covered property being constructed. This insurance shall be maintained in effect, unless otherwise provided for the Agreement Documents, until the earliest of: <ul style="list-style-type: none"> ○ the date on which all persons and organizations who are insureds under the policy agree that it shall be terminated; ○ occupancy, in whole or in part; ○ the date on which release of substantial completion is executed; or ○ the date on which the insurable interests of Contractor in the Covered Property has ceased. • A waiver of subrogation provision shall be provided in favor of all insureds listed above.
--	--	---

2. General Insurance Requirements

A. Definitions. For purposes of this Agreement:

- i. "ISO" means Insurance Services Office.
- ii. "Contractor" shall include the Builder and its subcontractors of any tier.
- iii. "Owner Parties" means (a) New Braunfels Utilities (collectively referred to as "Owner"), (b) the Project, (c) any lender whose loan is secured by a lien against the Work, (d) their respective

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

shareholders, members, partners, joint venturers, affiliates, subsidiaries, successors and assigns, (e) any directors, officers, employees, or agents of such persons or entities, and (f) others as required by the Contract Documents.

B. Policies.

- i. Contractor shall maintain such Excess Liability, Professional and Pollution insurance in identical coverage, form and amount, including required endorsements, for at least two (2) years following Date of Substantial Completion of the Work to be performed under this Agreement. Contractor shall maintain such General Liability insurance in identical coverage, form and amount, including required endorsements, for at least ten (10) years following Date of Substantial Completion of the Work to be performed under this Agreement. Contractor shall provide written representation to Owner stating Work completion date.
- ii. All policies must:
 - a. Be written through insurance companies authorized to do business in the State in which the work is to be performed and rated no less than A-: VII in the most current edition of A. M. Best's Key Rating Guide at all times Work is to be performed.
 - b. Provide a waiver of subrogation in favor of Owner Parties on all insurance coverage carried by Contractor, whether required herein or not.
 - c. Contain an endorsement providing for thirty (30) days prior written notice of cancellation to Owner.
 - d. Be provided to the Owner Parties in compliance with the requirements herein and shall contain no endorsements that restrict, limit, or exclude coverage required herein in any manner without the prior express written approval of the Owner.
- iii. Failure of any Owner Party to demand such certificate or other evidence of full compliance with these insurance requirements or failure of any Owner Party to identify a deficiency from evidence that is provided shall not be construed as a waiver of the Contractor's obligation to maintain such insurance.
- iv. The Owner shall have the right to prohibit the 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 the Owner.

C. Limits, Deductibles and Retentions

- i. No deductible or self-insured retention shall exceed \$25,000 without prior written approval of the Owner, except as otherwise specified herein. All deductibles and/or retentions shall be paid by, assumed by, for the account of, and at the Contractor's sole risk.

D. Evidence of Insurance.

The Contractor shall furnish evidence of insurance to NBU that confirms all required insurance policies are in full force and effect. Evidence of insurance shall be in a form acceptable to NBU.

Insurance must be evidenced as follows:

- i. ACORD Form 25 Certificate of Liability Insurance for liability coverages.
- ii. ACORD Form 28 Evidence of Commercial Property Insurance for property coverages.
- iii. Evidence shall be provided to Owner prior to commencing Work and prior to the expiration of any required coverage.
- iv. ACORD Forms specify:
 - a. Owner as certificate holder at Owner's mailing address;
 - b. Insured's name, which must match that on this Agreement;
 - c. Insurance companies producing each coverage and the policy number and policy date of each coverage;

Bidding Requirements, Contracts Forms & Conditions of the Contract
CONTRACT AGREEMENT

- d. Producer of the certificate with correct address and phone number and have the signature of the authorized representative of the producer;
 - e. Additional Insured status in favor of Owner Parties;
 - f. Amount of any deductible or self-insured retention in excess of \$25,000;
 - g. Designated Construction Project(s) General Aggregate Limit;
 - h. Primary and non-contributory status;
 - i. Waivers of subrogation; and
 - j. All exclusions and limitations added by endorsement to the General Liability coverage. This can be achieved by attachment of the Schedule of Forms and Endorsements page.
- v. Copies of the following shall also be provided:
- a. General Liability Additional insured endorsement(s);
 - b. General Liability Schedule of Forms and Endorsements page(s); and
 - c. 30 Day Notice of Cancellation endorsement applicable to all required policies.

E. Contractor Insurance Representations to Owner Parties

- i. It is expressly understood and agreed that the insurance coverages required herein (a) represent Owner Parties' minimum requirements and are not to be construed to void or limit the Contractor's indemnity obligations as contained in this Agreement; and (b) are being, or have been, obtained by the Contractor in support of the Contractor's liability and indemnity obligations under this Agreement.
- ii. Failure to obtain and maintain the required insurance shall constitute a material breach of, and default under, this Agreement. In the event of any failure by the Contractor to comply with the provisions of this Agreement, the Owner may, without in any way compromising or waiving any right or remedy at law or in equity, on notice to the Contractor, purchase such insurance and offset all costs and expenses from the Contract Sum. Owner's exercise of this right shall not relieve or excuse Contractor from the obligation to obtain and maintain such insurance amounts and coverages.
- iii. This Exhibit is an independent contract provision and shall survive the termination or expiration of the Contract Agreement.

F. Insurance Requirements of Contractor's Subcontractors

- i. Insurance similar to that required of the Contractor shall be provided by all subcontractors (or provided by the Contractor on behalf of subcontractors) to cover operations performed under any subcontract agreement. The Contractor shall be held responsible for any modification in these insurance requirements as they apply to subcontractors. The Contractor shall maintain certificates of insurance from all subcontractors containing provisions similar to those listed herein (modified to recognize that the certificate is from subcontractor) enumerating, among other things, the waivers of subrogation, additional insured status, and primary liability as required herein, and make them available to the Owner upon request.
- ii. The 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 damage to or vandalism, theft, burglary, pilferage and unexplained disappearance of property. Any insurance covering the Contractor's or its subcontractor's property shall be the 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, the Contractor shall not be reimbursed for same. Should the Contractor or its subcontractors choose to self-insure this risk, it is expressly agreed that the Contractor hereby waives, and shall cause its subcontractors to waive, any claim for damage or loss to said property in favor of the Owner Parties.

G. Use of the Owners Equipment

The Contractor, its agents, employees, subcontractors or suppliers shall use the Owners equipment only with express written permission of the Owners designated representative and in accordance with the Owners terms and condition for such use.

H. Release and Waiver

The Contractor hereby releases, and shall cause its subcontractors to release, the Owner Parties from any and all claims or causes of action whatsoever which the Contractor and/or its 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 the Contractor and/or its subcontractors pursuant to this Agreement. **THE FOREGOING RELEASE AND WAIVER APPLY EVEN IF THE LOSS OR DAMAGE IS CAUSED IN WHOLE OR IN PART BY THE FAULT OR NEGLIGENCE OR STRICT LIABILITY OF THE OWNER PARTIES.**

Exhibit B to Contract Agreement
Contractor's Bid Form

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

4. BIDDER will complete work for the following prices:

Base Bid Items

<u>ITEM</u>	<u>SPECIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST, \$</u>	<u>TOTAL, \$</u>
A-01	N/A	Mobilization	LS	1	\$ 300,000.00	\$ 300,000.00
A-02	102	Site Preparation	LS	1	\$ 30,000.00	\$ 30,000.00
A-03	N/A	Outlet Structure and Pilot Channel	LS	1	\$ 23,000.00	\$ 23,000.00
A-04	N/A	Fencing	LS	1	\$ 19,000.00	\$ 19,000.00
A-05	02 41 00	Demolition	LS	1	\$ 486,000.00	\$ 486,000.00
A-06	Various	FM 306 Pump Station and Yard Piping	LS	1	\$ 463,000.00	\$ 463,000.00
A-07	600	Erosion and Sedimentation Control	LS	1	\$ 55,000.00	\$ 55,000.00
A-08	Various	Electrical and Instrumentation	LS	1	\$ 1,040,900.00	\$ 1,040,900.00
A-09	509	Trench Safety	LS	1	\$ 11,450.00	\$ 11,450.00
A-10	102	Preparation of Right of Way	LS	1	\$ 7,500.00	\$ 7,500.00
A-11	703	Traffic Control Implementation	MO	5	\$ 10,000.00	\$ 50,000.00
A-12	510	6-inch DI Pipe (all depths)	LF	350	\$ 100.00	\$ 35,000.00
A-13	510	8-inch DI Pipe (all depths)	LF	150	\$ 255.00	\$ 38,250.00
A-14	510	10-inch DI Pipe (all depths)	LF	20	\$ 240.00	\$ 4,800.00
A-15	510	12-inch DI Pipe (all depths)	LF	150	\$ 275.00	\$ 41,250.00

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

4. BIDDER will complete work for the following prices:

Base Bid Items

<u>ITEM</u>	<u>SPECIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST, \$</u>	<u>TOTAL, \$</u>
A-01	N/A	Mobilization	LS	1	\$ 300,000.00	\$ 300,000.00
A-02	102	Site Preparation	LS	1	\$ 30,000.00	\$ 30,000.00
A-03	N/A	Outlet Structure and Pilot Channel	LS	1	\$ 23,000.00	\$ 23,000.00
A-04	N/A	Fencing	LS	1	\$ 19,000.00	\$ 19,000.00
A-05	02 41 00	Demolition	LS	1	\$ 486,000.00	\$ 486,000.00
A-06	Various	FM 306 Pump Station and Yard Piping	LS	1	\$ 463,000.00	\$ 463,000.00
A-07	600	Erosion and Sedimentation Control	LS	1	\$ 55,000.00	\$ 55,000.00
A-08	Various	Electrical and Instrumentation	LS	1	\$ 1,040,900.00	\$ 1,040,900.00
A-09	509	Trench Safety	LS	1	\$ 11,450.00	\$ 11,450.00
A-10	102	Preparation of Right of Way	LS	1	\$ 7,500.00	\$ 7,500.00
A-11	703	Traffic Control Implementation	MO	5	\$ 10,000.00	\$ 50,000.00
A-12	510	6-inch DI Pipe (all depths)	LF	350	\$ 100.00	\$ 35,000.00
A-13	510	8-inch DI Pipe (all depths)	LF	150	\$ 255.00	\$ 38,250.00
A-14	510	10-inch DI Pipe (all depths)	LF	20	\$ 240.00	\$ 4,800.00
A-15	510	12-inch DI Pipe (all depths)	LF	150	\$ 275.00	\$ 41,250.00

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

A-16	510	18-inch DI Pipe (all depths)	LF	90	\$275.00	\$24,750.00
A-17	510	24-inch DI Pipe (all depths)	LF	7930	\$220.00	\$1,744,600.00
A-18	510	36-inch DI Pipe (all depths)	LF	970	\$700.00	\$679,000.00
A-19	510	Replace Existing 8-inch Sanitary Sewer with SDR-26 Pressurized Pipe	LF	20	\$403.00	\$8,060.00
A-20	510	Replace Existing 12- inch Sanitary Sewer with SDR-26 Pressurized Pipe	LF	20	\$437.00	\$8,740.00
A-21	501	Jacking or Boring 12-inch Steel Pipe	LF	40	\$595.00	\$23,800.00
A-22	501	Jacking or Boring 24-inch Steel Pipe	LF	50	\$663.00	\$33,150.00
A-23	501	Jacking or Boring 42-inch Steel Pipe	LF	320	\$1,180.00	\$377,600.00
A-24	501	Jacking or Boring 54-inch Steel Pipe	LF	120	\$1,303.00	\$156,360.00
A-25	501	Encasement (Open Cut), 42-inch Diameter Steel Pipe	LF	120	\$699.00	\$83,880.00
A-26	501	Encasement (Open Cut), 54-inch Diameter Steel Pipe	LF	20	\$1,663.00	\$33,260.00
A-27	511	6-inch Gate Valve	EA	20	\$2,282.00	\$45,640.00
A-28	511	8-inch Gate Valve	EA	10	\$2,762.00	\$27,620.00
A-29	511	10-inch Gate Valve	EA	1	\$3,544.00	\$3,544.00

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

A-30	511	12-inch Gate Valve	EA	7	\$ 4,022.00	\$ 28,154.00
A-31	511	18-inch Butterfly Valve	EA	1	\$ 5,805.00	\$ 5,805.00
A-32	511	24-inch Butterfly Valve	EA	5	\$ 10,313.00	\$ 51,565.00
A-33	511	Fire Hydrant Assembly	EA	17	\$ 7,200.00	\$ 122,400.00
A-34	-	Asphalt Pavement Repair	SY	30	\$ 247.00	\$ 7,410.00
A-35	403	Concrete Pavement Repair	SY	225	\$ 182.00	\$ 40,950.00
A-36	210	Temporary Pavement	SY	380	\$ 80.00	\$ 30,400.00
A-37	432	Concrete Sidewalk Repair	SY	360	\$ 88.00	\$ 31,680.00
A-38	402	Flowable Fill Encasement	LF	280	\$ 57.00	\$ 15,960.00
A-39	510	Water Service Connection (Short)	EA	14	\$ 2,710.00	\$ 37,940.00
A-40	510	Water Service Connection (Long)	EA	4	\$ 4,944.00	\$ 19,776.00
A-41	31 37 00	Riprap	CY	190	\$ 700.00	\$ 133,760.00
A-42	511	Combination Air/Vacuum Release Valve, 3-inch	EA	9	\$ 22,000.00	\$ 198,000.00
A-43	-	Abandon and Grout Fill Existing 12" Water Line	LF	5360	\$ 6.50	\$ 34,840.00
A-44	-	UPRR Construction Observation Allowance	LS	1	\$37,000	\$ 37,000.00
A-45	-	Owner's Contingency Allowance	LS	1	\$100,000	\$ 100,000.00

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

Alternate Bid Items

<u>ITEM</u>	<u>SPECIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST, \$</u>	<u>TOTAL, \$</u>
B-01	510	6-inch DR-18 PVC Pipe (All Depths)	LF	350	\$114.00	\$39,900.00
B-02	510	8-inch DR-18 PVC Pipe (All Depths)	LF	150	\$221.00	\$33,150.00
B-03	510	10-inch DR-18 PVC Pipe (All Depths)	LF	20	\$232.00	\$4,640.00
B-04	510	12-inch DR-18 PVC Pipe (All Depths)	LF	150	\$230.00	\$34,500.00
B-05	510	18-inch DR-18 PVC Pipe (All Depths)	LF	90	\$306.00	\$27,540.00
B-06	510	24-inch DR-18 PVC Pipe (All Depths)	LF	7930	\$240.00	\$1,903,200.00
B-07	510	36-inch DR-18 PVC Pipe (All Depths)	LF	970	\$625.00	\$606,250.00

TOTAL BASE BID (Add Items A-01 to A-45)

\$ 6,750,794.00

TOTAL ALTERNATE BID (Add Items A-01 to A-11, A-19 to A-45, and B-01 to B-07)




\$ 6,832,324.00

5. BIDDER agrees that the Work will be substantially complete and ready for final payment in accordance with paragraph 14.07 of the General Conditions within the Calendar days indicated in the Agreement. BIDDER accepts the provisions of the Agreement as to liquidated damages and special damages in the event of failure to complete the Work on time.
6. The following documents are attached to and made a condition of this Bid:
 - a) Required Bid Security of five percent (5%) of the Bidder's maximum base bid price and in the form of approved bid bond.
7. Communication concerning this Bid shall be addressed to:

New Braunfels Utilities
 Purchasing Manager
 355 FM 306,
 New Braunfels, TX 78130
 Phone: 830-608-8867
 Email: Purchasing@NBUTexas.com

Exhibit B to Contract Agreement
Bidding Requirements, Contract Forms & Conditions of the Contract
BID FORM

8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.
9. The undersigned acknowledges receipt of the following addenda:

Addendum No. 1 dated	<u>9/15/2021</u>	Received	<u></u>
Addendum No. 2 dated	<u>9/21/2021</u>	Received	<u></u>
Addendum No. 3 dated	<u>9/28/2021</u>	Received	<u></u>
Addendum No. 4 dated	<u>9/30/2021</u>	Received	<u></u>

Secretary, *if bidder is a corporation

Harper Brothers Construction, LLC
Company Name of Bidder

(Seal)


Authorized Signature

10/5/2021
Date

Jon Harper
Printed Name of Authorized Signature

Copy of Corporate Resolution and minutes with certificate of officer of bidder as to authority of signatory to bind bidder is to be signed and dated no earlier than one week before bid date, and attached to this document

11550 IH10 W, Suite 100
San Antonio, TX 78230
Address

P: (210)740-0099 F: (210)740-0056
Telephone Number/Fax Number

END OF DOCUMENT

Exhibit C to Contract Agreement
Evidence of Insurance