

STANDARD SERVICE PROVIDER CONTRACT

This standard service provider contract is between San Juan County, a political subdivision of the State of Utah, and the following person or entity (the “Service Provider”):

Service Provider:	TWS Construction	Contact Phone Number:	435-459-9724 (cell)
Contact Person:	Tye Shumway	Contact Email Address:	twskon21@gmail.com
Address:	285 South 4 th East Street Moab Utah 84532 https://www.twsconstruct.com/	Type of Service:	Construction of Monticello Co-Working Space

San Juan County desires to obtain the services of a professional and competent service provider to provide the contractual services under this contract.

The Service Provider, who has represented to San Juan County that it is a competent and experienced service provider, desires to provide the contractual services under this contract.

The parties therefore agree as follows:

- 1. Scope of Services.** The Service Provider agrees as follows between TWS Construction, and San Juan County:
 - A. TWS Construction will provide demo, design and construction services for the San Juan County Monticello Library Co-Working space within the basement of the Monticello Library located at, 80 N Main St, Monticello UT 84535.
 - B. TWS Construction will provide services and maintain the approved budget as outlined in Exhibit A, not to exceed \$115, 974.00
 - C. TWS Construction will adhere to the project timeline as outlined in Exhibit B
 - D. If there are any adjustments to the Exhibit A or Exhibit B, TWS Construction will need to seek approval and authorization from San Juan County prior to beginning construction or any additional progress in construction work-in-progress.

- 2. Compensation.**
 - A. Upon the Service Provider’s completion of its duties under section 1 of this contract, San Juan County will pay the Service Provider based on chosen option listed in “Scope of Services” but not to exceed a total amount of \$115,974.00.
 - B. San Juan County shall mail its payment to the Service Provider as requested in periodic Construction Draws. TWS Construction will invoice San Juan County 30 days before each due date with Net 30 terms.
 - C. Service Provider shall disclose its tax identification or Social Security number to San Juan County before a check or payment will be made by San Juan County to Service Provider.
 - D. If this contract is terminated early, San Juan County will pay the Service Provider for the duties completed under section 1 of this contract through the date of early termination.
 - E. The Service Provider is responsible for any taxes, contributions, assessments, or fees, which arise from payments made by San Juan County to the Service Provider.
 - F. The Service Provider is responsible for paying all subcontractors, material providers, jobbers, or any other person who or entity that provides materials, services, equipment, utilities or otherwise at the request of Service Provider and in connection with or relating to this contract.
 - G. All claims to the County shall be in accordance with Title 17, Chapter 50, Part 401, Utah Code Annotated.

- 3. Effectiveness, Date, and Termination.** This contract will become effective when all parties have signed it. The date of this agreement will be the date this agreement is signed by the last party to sign it (as indicated by the date associated with that party’s signature). This contract will terminate after one-year of completion and a certificate of occupancy is issued allowing for a full one-year warranty period.

- 4. Early Termination.**
 - A. San Juan County may terminate this contract if annual appropriations, as part of San Juan County’s annual public budgeting process, are not made or are insufficient to pay the Service Provider. This termination will be effective at the time that San Juan County’s notice is effective under section 8.
 - B. San Juan County may terminate this contract due to its dissatisfaction with the Service Provider’s services, which termination will be effective at midnight on the fifth day after San Juan County’s notice is effective under section 8.
 - C. San Juan County may terminate this contract for any reason, which termination will be effective at midnight on the 30th day after San Juan County’s notice is effective under section 8.

- D. San Juan County may terminate this contact, which termination will be effective at the time San Juan County's notice is effective under section 8, if:
 - (1) The Service Provider engages in or permits any unlawful or disruptive conduct or any activity not permitted by law, regulation, ordinance, this contract, and/or the policies of San Juan County; and
 - (2) The Service Provider fails to immediately cease such conduct or activity after notification by law enforcement, San Juan County, or otherwise.
- E. Either party may terminate this contract after a material breach of this contract by the other party, which termination will be effective after the notice is effective under section 8.

5. Warranties.

- A. The Service Provider warrants to San Juan County that:
 - (1) All materials and equipment furnished under this contract shall be:
 - (a) New;
 - (b) Under manufacturer's warranty;
 - (c) Of reasonable quality; and
 - (d) Free from faults and defects; and
 - (2) All services performed under this contract shall:
 - (a) Be of reasonable quality;
 - (b) Conform with reasonable professional standards; and
 - (c) Conform to codes, regulations, and laws.
 - (d) Materials, Plans, Artwork, Drawings, Brochures, Maps, Video, Digital Media and Documents produced under this contract will be owned by San Juan County upon completion. San Juan County may use these items in future projects or opportunities as the County needs arise without written consent or authorization from any other party.
- B. Service Provider shall correct or replace any materials or equipment that do not satisfy subsections 5.A.(1)(a)-(d) within 30 days after San Juan County's notice is effective under section 8.
- C. Service Provider shall correct any services performed that do not satisfy subsections 5.A.(2)(a)-(c) within 30 days after San Juan County's notice is effective under section 8.
- D. The parties acknowledge that the warranties set forth in Title 70A, Chapter 2, Part 3, Utah Code Annotated, apply to this contract.
- E. The Service Provider shall assign and deliver to San Juan County all manufacturers' warranties relating to the materials and equipment furnished under this contract as soon as reasonably possible, but in no event later than 10 days after this contract terminates.

6. Insurance. The Service Provider shall maintain for the duration of this contract and for six years after the termination of this contract, the following types of insurance:

- A. A valid occurrence form commercial general liability insurance policy, which covers contractual liability and contractual agreements, with minimum limits as follows:
 - (1) Each occurrence - \$1,000,000.00;
 - (2) Damage to Rented Premises - \$300,000.00;
 - (3) Medical Exp. (Any one person) - \$5,000.00;
 - (4) Personal and Adv. Injury - \$2,000,000.00;
 - (5) General aggregate - \$2,000,000.00; and
 - (6) Products – Comp/Op aggregate - \$2,000,000.00; and
 - (7) Media Liability - \$1,000,000;
- B. A valid automobile liability insurance policy that satisfies the minimum amounts required by Utah law; and
- C. A valid Workers Compensation and Employers' Liability insurance policy with minimum limits as required by Utah law. If any proprietor, partner, executive, officer, member, or other person is excluded from the Workers Compensation and Employers' Liability insurance policy, the Service Provider shall provide San Juan County with the applicable state issued waiver.
- D. Compliance with the aforementioned insurance section of this agreement does not in any way limit or waive the obligations of the service provider under the indemnification section.

For the duration of this contract and for six years after the termination of this contract, San Juan County may request the Service Provider to provide San Juan County with certificates or other records that demonstrate that the Service Provider is in compliance with the insurance requirements set forth in this section (the "Certificates/Records"). If the Service Provider fails to provide San Juan County with the requested Certificates/Records within three business days of San Juan County's

request, San Juan County may immediately terminate this contract. If the Service Provider fails to have the insurances required by this contract, San Juan County may immediately terminate this contract.

- 7. **Indemnification.** With respect to any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding (“Proceeding”) against San Juan County, San Juan County’s officers, employees, agents, consultants, advisors, and other representatives, and each of their heirs, executors, successors, and assignees (“San Juan County Indemnitees”) that arises out of this contract or the acts or omissions of Service Provider (each, a “Claim”), Service Provider shall, for the duration of this contract and for a period of six years after the termination of this contract, indemnify those San Juan County Indemnitees against any amount awarded in, or paid in settlement of any Proceeding, including interest (“Loss”) and any out-of-pocket expense incurred in defending a Proceeding or in any related investigation or negotiation, including court filing fees, court costs, arbitration fees, witness fees, and attorneys’ and other professionals’ fees and disbursements (“Litigation Expense”) (Loss and Litigation Expense means “Indemnifiable Losses”) arising out of that Proceeding, except to the extent that San Juan County negligently or intentionally caused those Indemnifiable Losses.
- 8. **Notices.** All notices must be in writing and must be delivered personally, by a nationally recognized overnight courier, or by United States mail, postage prepaid and addressed to the parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally, on the next business day if sent by overnight courier, or three business days after deposit in the United States mail, if mailed. The initial addresses of the parties shall be:

<u>San Juan County</u>		<u>Service Provider</u>
San Juan County Attn: Mack McDonald, Chief Administrative Officer PO Box 9 Monticello UT 84535	<u>With a copy to:</u> San Juan County Attn: Attorney’s Office PO Box 9 Monticello UT 84535	TWS Construction 285 South 4 th East Street Moab Utah 84532

- 9. **Independent Contractor.** The Service Provider shall perform this contract as an independent contractor. The Service Provider acknowledges that it and its representatives are not employees of San Juan County, and, thus, have no right to and shall not be provided with any San Juan County benefits.
- 10. **Conflict of Terms.** In the event of any conflict between the terms of this contract and any documents referenced in this contract or incorporated into this contract by reference, including exhibits or attachments to this contract, this contract shall control.
- 11. **Assignment Restricted.** Except with the prior written consent of the other party, each party shall not transfer, including by merger (whether that party is the surviving or disappearing entity), consolidation, dissolution, or operation of law:
 - A. Any discretion granted under this contract;
 - B. Any right to satisfy a condition under this contract;
 - C. Any remedy under this contract; or
 - D. Any obligation imposed under this contract.

Any purported transfer in violation of this section will be void.
- 12. **Waiver.** No waiver of satisfaction of a condition or nonperformance of an obligation under this contract will be effective unless it is in writing and signed by the party granting the waiver.
- 13. **Entire Contract; Amendment.** This contract, including all attachments, if any, constitutes the entire understanding between the parties with respect to the subject matter in this contract. Unless otherwise set forth in this contract, this contract supersedes all other agreements, whether written or oral, between the parties with respect to the subject matter in this contract. No amendment to this contract will be effective unless it is in writing and signed by both parties.
- 14. **Governing Law; Exclusive Jurisdiction.** Utah law governs any Proceeding brought by one party against the other party arising out of this contract. If either party brings any Proceedings against the other party arising out of this contract, that party may bring that Proceeding only in a state court located in San Juan County, Utah (for claims that may only be resolved through the federal courts, only in a federal court located in Salt Lake City, Utah), and each party hereby submits to the exclusive jurisdiction of such courts for purposes of any such proceeding.
- 15. **Severability.** The parties acknowledge that if a dispute between the parties arises out of this contract or the subject matter of this contract, the parties desire the court to interpret this contract as follows:

- A. With respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; and
- B. If an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of the contract will remain in effect as written.

16. Counterparts, Digital Signatures, and Electronically Transmitted Signatures. If the parties sign this contract in counterparts, each will be deemed an original but all counterparts together will constitute one contract. If the parties digitally sign this contract or electronically transmit signatures by email, such signatures will have the same force and effect as original signatures.

Each party is signing this contract on the date below the party's signature.

<p>SAN JUAN COUNTY</p> <p>By: _____ Kenneth Maryboy, Chair San Juan County Board of County Commissioners</p> <p>Date: _____</p> <p>ATTEST:</p> <p>_____ John David Nielson San Juan County Clerk/Auditor</p> <p>Date: _____</p>	<p>TWS CONSTRUCTION</p> <p>By: _____</p> <p>Print Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

Exhibit A: Services and Budget

Monticello Co-Working Spaces		
TWS CONSTRUCTION 435-459-9724cell www.twsconstruct.com		
Monticello Library		
Phase	Description	Total
Demo Works	Demo Existing drywalling and remove from site	\$ 15,700.00
	Remove existing glue residue from new floor area	\$ 4,500.00
Drywall	Construct drywall as per plans	\$ 11,820.00
	5x Doors and Frames incl Ironmongery	\$ 12,125.00
Framing	Lightweight Framing metal for drywall as per plans	\$ 5,100.00
Cabinetry	Closets down ramp area,Kitchen	\$ 13,500.00
	Damp proofing around x2 entry points	\$ 1,500.00
Alu Windows	Aluminum One Way Glass Shopfront to Conf Room 10x4 ft	\$ 7840.00
	Aluminum Glass Entry Door with Mid Rail	\$ Included
Painting	Painting of Walls,Ceilings and Doors	\$ 7,800.00
	Make good of patched walls	\$ Included in Drywall
	Ceramic Tiling Bathroom floor and walls halfway	\$ Included
Floor Covering	LVT Flooring New Section	\$ 9,680.00
Fire Suppression	Fire Extinguisher x3,Incl fitment onto carry hook	\$ 363.00
Plumbing	Galley tied into existing waste line,new water supply,sink,mixer	\$ 2500.00
	Remove old and fit new toilet with mob handrails	\$ Included
	New basin and mixer incl traps supplied	\$ Included
Electrical	Low Voltage Terminations	\$ 6,695.00
	Making good of existing Wiring,Trunking and Extensions	\$ 14,870.00
	Data Points	\$
Miscellaneous	Clean Out Sump Pump	\$??
Contingency	Unknown scope/ Design Fees	10,000.00
	TOTAL	\$ 115,974.00

Exhibit B: Project Timeline

State of Utah		
Governor's Office of Economic Development		
Rural Co-Working and Innovation Center (RCIC) Grant		
	Entity:	San Juan County
	Fiscal Year:	2021
Project Timeline	State Date	Project Completion Date
Contract Execution	11/1/20	11/30/20
Solicitation of Bids	12/1/2020	1/15/2021
Construction Preparation -Demolition	1/15/2021	1/31/2021
Construction -Paint -Flooring -Electrical Upgrades and Installations -Doorway from coworking space to bathroom -Renovation of existing room into conference room	2/1/2021	4/30/2021
Finish Work -Purchase and set-up of furniture -Interior decorating	5/1/2021	5/15/2021
Finalization/Reporting	5/15/2021	5/31/2021
Marketing (Non-RCIC Funds Supported)	11/1/2020	Ongoing
Grand Opening	7/1/2021	