


PROJECT MANUAL			
	Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081	Document Title:	Agreement
		Section:	00 52 00
		Bid Number:	2490-24

**AGREEMENT
 BETWEEN OWNER AND CONTRACTOR
 FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between City of Sheboygan (“Owner”) and Kleeman Mechanical, Inc. (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: municipal street and utility construction.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: *Modernize the HVAC systems within the Administrative Building at the facility. The project scope includes removing outdated equipment and its associated components from the Administration Building and replacing them with new equipment and its accompanying ductwork, piping, and accessories. Major components within the new systems include an air handler, variable air volume boxes, heat pump, air cooled condensing unit, hoods, booster coils, fans, dampers, air measuring stations, humidifier, and pumps. The new equipment will all be connected to a new centralized HVAC control system. To facilitate the HVAC work, the project scope includes removal and replacement of approximately 6,400 square feet of interior ceilings which will be replaced by a new ceiling system*

ARTICLE 3 – ENGINEER

3.01 The part of the Project that pertains to the Work has been designed by AECOM (“Designer”).
 3.02 The AECOM, will assume all duties and responsibilities, and have the rights and authority assigned to 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. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*
 A. The Work will be substantially completed within 200 days from the contract award date and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the 14th day following substantial completion.

4.03 *Milestones*
 A. N/A

4.04 *Liquidated Damages*
 A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also

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recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):


1. Substantial Completion: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
 2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after such time until the Work is completed and ready for final payment.
 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.
 4. Milestones: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of each Milestone, until Milestone is achieved.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.05 *Special Damages*

- C. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- D. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
- A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as stated in Contractor's Bid, attached hereto as an exhibit.

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- B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on the third Wednesday of the Month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made 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 Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. 0 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.


6.04 *Interest*

- A. All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of the following:


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1. This Agreement.
2. Bonds:
 - a. Performance bond (together with power of attorney).
 - b. Payment bond (together with power of attorney).
3. Specifications as listed in the table of contents of the project manual (copy of list attached and incorporated by reference).
4. Drawings as listed in the table of contents of the drawings (copy of list attached and incorporated by reference).
5. Addenda (not attached but incorporated by reference)
 - a. Number 1 dated 6/27/2024.
 - b. Number 2 dated 6/28/2024.
6. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid consisting of 1.
7. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed,
 - b. Work Change Directives,
 - c. Change Orders,
 - d. Field Order,
 - e. Task Orders.
- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 – ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor's Representations

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the


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Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no 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.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.02 *Contractor's Certifications*


- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

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IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

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

OWNER:
 (Signatures authorized pursuant to Res. ____-23-24)

CONTRACTOR:

City of Sheboygan

Kleeman Mechanical, Inc.

By: _____
 (signature)

By: _____
 (signature)

Name, Title: Ryan Sorenson, Mayor

Name, Title: _____ (printed)

Date: _____

Date: _____

Attest:
 By: _____

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)
 Address for giving notices:

 (signature)
 Name, Title: Meredith DeBruin, City Clerk

Date: _____

Address for giving notices:
 City of Sheboygan - Engineering Division
 2026 New Jersey Avenue
 Sheboygan, WI 53081

Approved by:

 (signature)
 Name, Title: Evan Grossen, Deputy Finance Director/Comptroller
 Date: _____

Approved as to form and Execution by:

 (signature)
 Name, Title: Charles C. Adams, City Attorney
 Date: _____

**Sheboygan Wastewater Treatment Plant
 Administrative Building HVAC Improvements**

SECTION	TITLE	Pages
00 00 00	PROCUREMENT AND CONTRACTING REQUIREMENTS	
	Introductory Information	
00 01 01	Cover	1
00 01 10	Table of Contents	2
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00 11 13	Advertisement for Bids	2
00 21 13	Instructions for Bidders	10
00 41 43	Bid Form	4
00 41 44	Unit Price Worksheet	1
00 41 44.1	Quest Unit Price Worksheet	1
00 42 13	Bid Bond	2
00 45 13	Bidder's Proof of Responsibility	5
00 45 20	Bidder's Proof of Responsibility and Non-Collusion Affidavit - Subcontractor	3
00 45 50	List of Subcontractors	1
	Contracting Requirements	
00 52 00	Agreement	7
00 55 00	Notice to Proceed	1
00 61 13	Performance Bond Form	3
00 61 14	Payment Bond Form	3
00 62 11	Submittal Cover	1
00 62 76	Application for Payment	2
00 63 13	Request for Information	1
00 63 63	Change Order Form	2
00 65 16	Certificate of Substantial Completion	1
00 65 18	Contractor's Affidavit of Compliance Certification and Release	1
00 65 19	Consent of Surety to Final Payment	1
00 72 00	Standard General Conditions of the Construction Contract - 2018	78
00 73 00	Supplementary Conditions	13
	GENERAL REQUIREMENTS	
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01 14 00	Work Restrictions	5
01 43 00	Quality Requirements	11
01 66 10	Delivery, Storage and Handling	3
01 78 00	Closeout Requirements	2
01 78 19	Project Record Requirements	2
02 00 00		
02 41 10	Demolition	
09 00 00		
09 51 13	ACOUSTICAL PANEL CEILINGS	

SECTION	TITLE	Pages
22 00 00	PLUMBING	
22 05 29	PIPE HANGERS, SUPPORTS, AND ANCHORS	
22 05 53	PIPING AND EQUIPMENT IDENTIFICATION	
23 00 00	HEATING, VENTILATING, AND AIR CONDITIONING	
23 05 93	TESTING, ADJUSTING, AND BALANCING	
23 07 00	HVAC INSULATION	
23 09 33	AUTOMATIC TEMPERATURE CONTROL SYSTEM	
23 09 93	AUTOMATIC CONTROL SEQUENCES	
23 21 14	HYDRONIC PIPING SYSTEMS	
23 21 23	HVAC PUMPS	
23 31 13	METALLIC DUCTWORK	
23 33 00	DUCTWORK ACCESSORIES	
23 34 16	CENTRIFUGAL FANS	
23 36 00	AIR TERMINALS	
23 36 10	TERMINAL UNITS	
23 37 00	AIR OUTLETS AND INLETS	
23 63 10	CONDENSING UNITS	
23 81 46	WATER-SOURCE HEAT PUMPS	
23 84 15	HUMIDIFIERS	
23 34 23	POWER AND GRAVITY VENTILATORS	
23 73 13	AIR HANDLING UNITS	
26 00 00	ELECTRICAL	
26 05 02	BASIC MATERIALS AND METHODS	
26 05 29	SUPPORTING DEVICES	
26 05 53	ELECTRICAL IDENTIFICATIONS	
26 05 90	ELECTRIC MOTORS	
26 08 10	ELECTRICAL SYSTEM DEMONSTRATIONS	
26 08 12	TESTING ELECTRICAL SYSTEMS	

SHEBOYGAN REGIONAL WASTEWATER TREATMENT FACILITY ADMINISTRATION BUILDING - HVAC IMPROVEMENTS

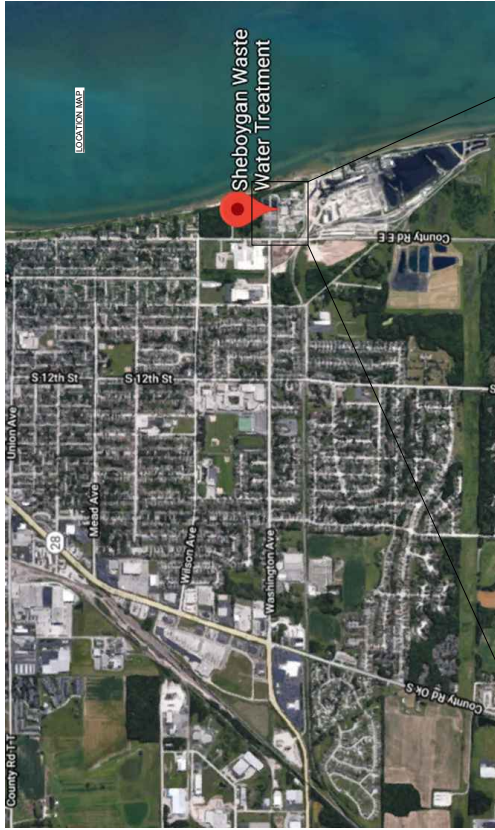
SHEBOYGAN, WI JUNE 2024 ISSUE FOR BID

AECOM
PROJECT
SHEBOYGAN WWTP
ADMINISTRATION
BUILDING - HVAC
IMPROVEMENTS

CLIENT
CITY OF SHEBOYGAN
5353 LAKESHORE DR.
SHEBOYGAN, WISCONSIN 53081
920-469-9454 1st



AECOM
AECOM GREEN BAY
444 REID STREET
DE PERE, WISCONSIN 54115
920-468-3312 8x
www.aecom.com



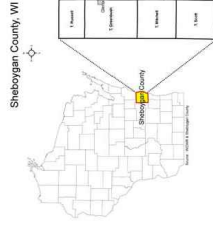
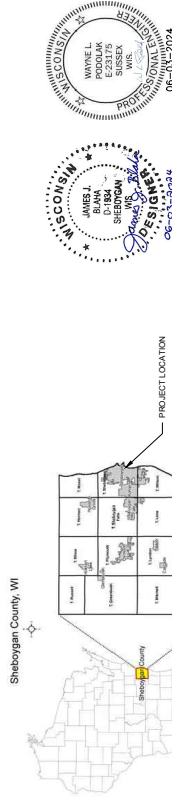
DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING TITLE
1	G-01	COVER AND INDEX SHEET
2	G-02	MECHANICAL AND ELECTRICAL SYMBOLS
3	D-01	ELECTRICAL ABBREVIATIONS AND PLAN SYMBOLS
4	D-02	ARCHITECTURAL OVERALL CEILING DEMO PLAN
5	D-03	ARCHITECTURAL OVERALL FLOOR DEMO PLAN
6	D-03	HVAC FLOOR OVERALL AT EL. 605.60 DEMO PLAN
7	D-04	HVAC ROOF OVERALL DEMO PLAN
8	H-01	HVAC BASEMENT OVERALL RENOVATION PLAN
9	H-01	HVAC BASEMENT OVERALL RENOVATION PLAN
10	H-02	HVAC FLOOR OVERALL AT EL. 605.60 RENOVATION PLAN
11	H-02	HVAC FLOOR OVERALL AT EL. 605.60 RENOVATION PLAN
12	H-04	HVAC FLOOR ENLARGED AT EL. 605.60 RENOVATION PLAN
13	H-05	HVAC FLOOR ENLARGED AT EL. 605.60 RENOVATION PLAN
14	H-07	HVAC ROOF OVERALL RENOVATION PLAN
15	H-07	HVAC ROOF OVERALL RENOVATION PLAN
16	H-08	HVAC SCHEDULES
17	H-10	HVAC SCHEDULES
18	H-10	HVAC SCHEDULES
19	H-11	HVAC SCHEDULES
20	H-11	HVAC SCHEDULES
21	H-13	HVAC DETAILS
22	E-01	EXISTING MCC SA AND SB WITH ADDED NOTES
23	E-01	EXISTING FEEDERS - AS-BUILT MCC
24	E-03	EXISTING FEEDERS - AS-BUILT MCC
25	R-01	REFERENCE ARCHITECTURAL DRAWING - P1 REVISED FIRST FLOOR PLAN
26	R-01	REFERENCE ARCHITECTURAL DRAWING - P1 REVISED FIRST FLOOR PLAN
27	R-03	REFERENCE PLUMBING DRAWING - P2 REVISED FIRST FLOOR PLAN
28	R-04	REFERENCE PLUMBING DRAWING - P2 REVISED FIRST FLOOR PLAN
29	R-04	REFERENCE PLUMBING DRAWING - P2 REVISED FIRST FLOOR PLAN
30	R-06	REFERENCE HVAC DRAWING - H2 FIRST FLOOR PLAN
31	R-07	REFERENCE HVAC DRAWING - H2 FIRST FLOOR PLAN
32	R-09	REFERENCE HVAC DRAWING - G3 SCHEDULES
33	R-09	REFERENCE HVAC DRAWING - G3 SCHEDULES
34	R-10	REFERENCE HVAC DRAWING - G3 SCHEDULES
35	R-10	REFERENCE HVAC DRAWING - G3 SCHEDULES
36	R-10	REFERENCE HVAC DRAWING - G3 SCHEDULES

ISSUE/REVISION	DATE	DESCRIPTION
A	6/03/2024	ISSUE FOR BID

PROJECT NUMBER
60723201
SHEET TITLE
COVER AND INDEX SHEET

DWG NUMBER
C-01
SHEET 1 OF 35



Sheboygan Wastewater Treatment Plant - Administrative Building HVAC Improvements (#9147661)

Owner: Sheboygan WI, City of

Solicitor: Sheboygan WI, City of

07/02/2024 10:00 AM CDT

Kleeman Mechanical, Inc.

Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension
	1	Project, Complete	LS	1	\$648,246.00	\$648,246.00
Base Bid Total:						\$648,246.00