

# CONTRACT

## LAFAYETTE SAFETY CENTER SIGNAGE FABRICATION & INSTALLATION

THIS CONTRACT, made the 26th day of July, 2022, by and between Huston Signs, hereinafter called the "Contractor", and the City of Lafayette, a municipal corporation, hereinafter call the "Owner", WITNESSETH, that the Contractor and the Owner, for the consideration stated herein, agree as follows:

### ARTICLE I SCOPE OF WORK

The Contractor shall perform everything required to be performed and shall provide and furnish all of the labor, materials, necessary tools, equipment, and all utility and transportation services required to perform and complete in a workmanlike manner the completion of:

## LAFAYETTE SAFETY CENTER SIGNAGE FABRICATION & INSTALLATION

for the Owner, all in strict accordance with this Contract and the other documents constituting a part thereof.

### ARTICLE II THE CONTRACT PRICE

The Owner shall pay to the Contractor for the performance of this Contract, subject to any additions or deductions provided therein, in current funds, the contract price of Two-Hundred-Fifteen Thousand, One-Hundred-Seventy dollars (\$215,170.00). Payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this Contract.

### ARTICLE III COMPONENT PARTS OF THIS CONTRACT

This Contract consists of the following component parts, all of which are as fully a part of this Contract as if herein set out verbatim or, if not attached, as if hereto attached:

1. Notice of Request for Proposals
2. Request for Proposals
3. Construction Documents
4. Design Intent Document
5. Proposal Form
6. General Conditions of the Contract

In the event that any provision in any of the above component parts of this contract conflicts with any provision in any other of the component parts, the provision in the component part first enumerated above shall govern over any other component part which follows it numerically, except as may be otherwise specifically stated.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the day and year first above written.

\_\_\_\_\_  
Contractor

By \_\_\_\_\_

Title \_\_\_\_\_

CITY OF LAFAYETTE  
BY ITS BOARD OF PUBLIC WORKS AND SAFETY

Approved by the Board of Public Works and Safety on the \_\_\_\_\_ day of \_\_\_\_\_,  
2022.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Gary Henriott, President Norm Childress, Member

By: \_\_\_\_\_ By: \_\_\_\_\_  
Cindy Murray, Member Amy Moulton, Member

By: \_\_\_\_\_  
Ronald Shriner, Member

ATTEST:

\_\_\_\_\_  
Mindy Riehle, Deputy Clerk

Date: \_\_\_\_\_

## **GENERAL CONDITIONS OF THE CONTRACT**

### **ARTICLE 1 - OWNER'S RIGHTS AND RESPONSIBILITIES**

- A. **Owner's Right to Correct Deficiencies:** Upon failure to perform the work in accordance with the Contract Document, including any requirements with respect to the Schedule of Completion and after five (5) days' written notice to the Contractor, the Owner may, without prejudice to any other remedy he may have, correct such deficiencies in work intended to become a permanent part of the project. The cost to correct such deficiencies may be deducted from the payment due the Contractor.
  
- B. **Suspension of Work by Owner:** The Owner shall have the authority to suspend the work wholly or in part, for such period or periods as he may deem necessary due to unsuitable weather or such other conditions as are considered unfavorable to carry out the provisions of the Contract. No extension of time will be allowed if work is suspended by the failure of the Contractor to comply with the Plans and Specifications.
  
- C. **Owner's Right to Terminate Agreement and Complete the Work:** The Owner shall have the right to terminate his agreement with the Contractor after giving ten (10) days written notice of termination to the Contractor in the event of any default by the Contractor.
  - 1. **Default by Contractor:** It shall be considered a default by the Contractor whenever he shall:
    - (a) Declare bankruptcy, become insolvent, or assign his assets for the benefit of his creditors.
    - (b) Disregard or violate provisions of the Contract Document or fail to prosecute the work according to the agreed Schedule of Completion, including extensions thereof.
    - (c) Fail to provide a qualified superintendent, competent workmen or subcontractors, or proper materials, or fail to make prompt payment therefor.
  - 2. **Completion by the Owner:** In the event of termination of the Agreement by the Owner because of default by the Contractor, the Owner may take possession of the work and of all materials and equipment thereon and may finish the work by whatever method and means he may select.

### **ARTICLE 2 - CONTRACTOR'S RIGHTS AND RESPONSIBILITIES**

All work shall be done in strict accordance with the Contract Document. Observations, construction reviews, tests, recommendations, or approvals by persons other than the Contractor, shall in no way relieve the Contractor of his obligation to complete all work in accordance with the Contract Document. All work shall be done under the direct supervision of the Contractor. The Contractor shall be responsible for all obligations prescribed as employer obligations under Chapter XVII of Title 29, Code of Federal Regulations, Part 1926, otherwise known as "Safety and Health

Regulations for Construction".

- A. Lands by Contractor: Any land and access thereto not specifically shown to be furnished by the Owner that may be required for temporary construction facilities or for storage of materials shall be provided by the Contractor with no liability to the Owner. The Contractor shall confine his apparatus and storage to such additional areas as he may provide at his expense.
  - 1. Private and Public Property: The Contractor shall not enter upon private property for any purpose without obtaining permission from owner of said property. He shall be responsible for the preservation of all public property, trees, monuments, structures and improvements, along and adjacent to the street and/or right-of-way, and shall use every precaution necessary to prevent damage or injury thereto. He shall use suitable precautions to prevent damage to pipes, conduits, and other underground structures, and shall protect carefully from disturbance or damage all monuments and property marks until an authorized agent had witnessed or otherwise referenced their location and shall not remove them until directed.
- B. Subcontracts: At the time set forth in the Contract Document or when requested by the Owner, the Contractor shall submit in writing for review of the Owner the names of the Subcontractors proposed for the work. Subcontractors may not be changed except at the request or with the approval of the Owner. The Contractor is responsible to the Owner for the acts and deficiencies of his Subcontractors and of their direct and indirect employees to the same extent as he is responsible for the acts and deficiencies of his employees. The Contract Document shall not be construed as creating any contractual relation between any Subcontractor and the Owner. The Contractor shall bind every Subcontractor by the terms of the Contract Document.
- C. Contractor's Right to Suspend Work or Terminate Agreement: Contractor may suspend work or terminate his Agreement with the Owner upon ten (10) days' written notice to the Owner for any of the following reasons:
  - 1. If an order of any court or other public authority caused the work to be stopped or suspended for a period of ninety (90) days through no act or fault of the Contractor or his employees.
  - 2. If the Owner should fail to act upon any Request for Payment within thirty (30) days after it is presented in accordance with the General Conditions of the Contract.

### **ARTICLE 3 - ORAL AGREEMENTS**

No oral order, objection, claim or notice by any party to the others shall affect or modify any of the terms or obligations contained in the Contract Document, and none of the provisions of the Contract Document shall be held to be waived or modified by reason of any act whatsoever, other than by a definitely agreed waiver or modification thereof in writing, and no evidence shall be introduced in any proceeding of any other waiver or modification.

### **ARTICLE 4 - MATERIALS AND EQUIPMENT**

The materials and equipment installed in the work shall meet the requirements of the Contract Document. All materials and equipment not otherwise specifically indicated shall be furnished by the Contractor. Unless otherwise stipulated, the Contractor shall provide and pay for all materials,

labor, water, tools, equipment, heat, light and power, etc. all necessary to the execution of the work. Unless otherwise specified, all material shall be new and both workmanship and material shall be of good quality.

## **ARTICLE 5 - INSURANCE**

The Contractor shall not commence any work until he obtains, at his own expense, all required insurance. Such insurance must have the approval of the Owner as to limit, form, and amount. The Contractor shall not permit any Subcontractor to commence work on this project until the same insurance requirements have been complied with by each Subcontractor.

- A. Types: The types of insurance the Contractor is required to obtain and maintain, for the full period of the Contract, will be: Workmen's Compensation Insurance, Comprehensive General Liability Insurance as detailed in the following portions of this specification as applicable.
- B. Evidence: As evidence of specified insurance coverage, the Owner may, in lieu of actual policies, accept certificates issued by the insurance carrier showing such policies in force for the specified period. Each policy or certificate will bear an endorsement or statement waiving right of cancellation or reduction in coverage without thirty (30) days' notice in writing to be delivered by registered mail to the Owner. Should any policy be canceled before final payment by the Owner to the Contractor and the Contractor fails immediately to procure other insurance as specified, the Owner reserves the right to procure such insurance and to deduct the cost thereof from any sum due the Contractor under this Contract.
- C. Adequacy of Performance: Any insurance bearing on adequacy of performance shall be maintained after completion of the project for the full guaranty period. Should such insurance be cancelled before the end of the guaranty period and the Contractor fails immediately to procure other insurance as specified, the Owner reserves the right to procure such insurance and to charge the cost thereof to the Contractor.
- D. Payment of Damages: Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from his operations under this Contract.

## **ARTICLE 6 - WORKMEN'S COMPENSATION INSURANCE**

Before the Agreement between the Owner and the Contractor is entered into, the Contractor shall submit written evidence that he and all Subcontractors have obtained, for the period of the Contract, full Workmen's Compensation Insurance coverage for all persons whom he employs or may employ in carrying out the work under this Contract. This insurance shall be in strict accordance with the requirements of the most current and applicable state Workmen's Compensation Insurance Laws. The Contractor shall provide a Waiver of Subrogation in favor of the Owner.

## **ARTICLE 7 - COMPREHENSIVE GENERAL LIABILITY INSURANCE**

Before commencement of the work the Contractor shall submit written evidence that he and all his Subcontractors have obtained for the period of the Contract, full Comprehensive General Liability Insurance (including automobile) coverage with a combined single limit of \$2,000,000. Owner shall be named as Additional Insured. Contractor's insurance shall be written on a "primary" basis and the Owner's insurance program shall be in excess of all of Contractor's available coverage.

## **ARTICLE 8 - INDEMNITY**

The Contractor shall hold harmless, indemnify and defend the Owner and its employees and agents, from any and all liability claims, losses or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the Owner.

## **ARTICLE 9 - PERMITS**

All permits and licenses (except as listed hereafter) necessary for the prosecution of the work shall be secured and paid for by the Contractor.

The permits for construction within or across public or private property, rights-of-way or easements of highways, railroads, gas lines, electric power transmission lines, water lines, telephone lines, telegraph lines, levees, or other utilities shall be secured and paid for by the Owner, excepting any bonds or insurance required by the affected agency or utility.

## **ARTICLE 10 - ASSIGNMENT OF CONTRACT**

Neither the Contractor nor the Owner shall sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portion thereof, or of his right, title or interest therein, or his obligations thereunder, without written consent of the other party.

## **ARTICLE 11 - WARNING SIGNS AND BARRICADES**

The Contractor shall provide adequate signs, barricades, warning lights and watchmen and take all necessary precautions for the protection of the work and safety of the public. All barricades and obstructions shall be protected at night by suitable signal lights which shall be kept operative from sunset to sunrise. Barricades shall be of substantial construction and shall be painted such as to increase their visibility at night. Suitable warning signs shall be so placed and illuminated at night as to show in advance where construction, barricades or detours exist.

## **ARTICLE 12 - PUBLIC CONVENIENCE**

The Contractor shall at all times conduct his work so as to insure the least possible obstruction to traffic and inconvenience to the general public and the residents in the vicinity of the work, and to insure the protection of persons and property. No road or street shall be closed to the public except with the permission of the proper authorities. Fire hydrants on or adjacent to the work shall be kept accessible to fire-fighting equipment at all times. Temporary provisions shall be made by the Contractor to insure the use of sidewalks and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches, which shall not be obstructed.

## **ARTICLE 13 - SAFETY**

In accordance with generally accepted construction practices, the Contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property affected directly or indirectly by his operations during the performance of the work. This requirement will apply continuously 24 hours per day until acceptance of the work by the Owner and shall not be limited to normal working hours.

## **ARTICLE 14 - NONDISCRIMINATION IN EMPLOYMENT**

Pursuant to Indiana and Federal law, the Contractor shall agree that during the performance of this Contract:

- A. The Contractor, or any Subcontractor, or any person acting on behalf of the Contractor, or any Subcontractor shall not, in the hiring of employees for performance of work under this Contract or any Subcontract hereunder, discriminate by reason of race, color, religion, sex, disability, creed or national origin against any person who is qualified and available to perform the work to which the employment is related.
- B. The Contractor, or any Subcontractor, or any person acting on behalf of the Contractor or Subcontractor shall not, in any manner, discriminate against or intimidate any employee hired for performance of work under this Contract on account of race, color, creed or national origin.
- C. That the Contract may be canceled or terminated by the Owner and all money due or to become due hereunder may be forfeited, for violation of the terms or conditions of this section of this Contract.

## **ARTICLE 15 - CHANGES IN THE WORK (CHANGE ORDER)**

The Owner may, as the need arises, order changes in the work through additions, deletions, or modifications in the appropriate proportion of the Contract Amount, without invalidating the Contract. Compensation and time of completion affected by the change shall be adjusted at the time of ordering such change.

## **ARTICLE 16 - REMOVAL OF CONSTRUCTION EQUIPMENT, TOOLS AND SUPPLIES**

At the termination of this Contract, before acceptance of the work by the Owner, the Contractor shall remove all of his equipment, tools and supplies from the property of the Owner. Should the Contractor fail to remove such equipment, tools and supplies, the Owner shall have the right to remove them at the expense of the Contractor.

## **ARTICLE 17 - CLEANING UP**

The Contractor shall remove from the Owner's property, and from all public and private property, all temporary structures, rubbish, and waste materials resulting from his operation or caused by his employees, and shall remove all surplus materials leaving the site smooth, clean and true to line and grade.

## **ARTICLE 18 - CORRECTION OF FAULTY WORK AFTER FINAL PAYMENT**

The making of the final payment by the Owner to the Contractor shall not relieve the Contractor of responsibility for faulty materials or workmanship. The Contractor shall promptly replace any such defects discovered within one year from the date of written acceptance of the work.

## **ARTICLE 19 - REQUESTS FOR PAYMENT**

The Contractor may submit to the Owner periodically, but not more than once each month, a

Request for Payment for work done and materials delivered to and stored on the site. The Contractor shall furnish the Owner all reasonable information required for obtaining the necessary data relative to the progress and execution of the work. Payment for materials stored on the site will be conditioned upon evidence submitted to establish the Owner's title to such materials. Each Request for Payment shall be computed on the basis of work completed on all items listed in the Detailed Breakdown of Contract (or on unit prices, as the case may be), less previous payments.

## **ARTICLE 20 - ACCEPTANCE AND FINAL PAYMENT**

When the Contractor has completed the work in accordance with the terms of the Contract Document, he shall certify completion of the work to the Owner and submit a final Request for Payment, which shall be the Contract Amount plus all approved additions, less all approved deductions and less previous payments made. The Contractor shall furnish evidence that he has fully paid all debts for labor, materials, and equipment incurred in connection with the work, and upon acceptance by the Owner, the Owner will release the Contractor, any legal rights of the Owner, required guaranties, and will pay the Contractor's final Request for Payment.

## **ARTICLE 21 – INVESTING IN IRAN**

Pursuant to Indiana Code 5-12-16.5, Contractor is required to certify under penalties of perjury that it does not engage in investment activities in Iran as more particularly described in Indiana Code 5-22-16.5.

## **ARTICLE 22 - E-VERIFY**

Contractor must enroll in and verify the work eligibility status of all newly hired employees of the Contractor through the E-Verify program operated by the United States Department of Homeland Security. If the E-Verify program ceases to exist, the Contractor will not be required to verify the work eligibility status of newly hired employees through the E-Verify program. The Contractor affirms under penalties for perjury that the Contractor does not knowingly employ an unauthorized alien.

## **ARTICLE 23 – TOBACCO FREE POLICY**

Contractor, subcontractors and suppliers shall comply with the City of Lafayette's Tobacco Free Workplace Policy while on the job-site.