



**IMU BOARD OF TRUSTEES OF THE ELECTRIC,
WATER AND COMMUNICATIONS UTILITIES**

October 13, 2025

5:30 PM

IMU Boardroom

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Consent Agenda**
 - A. Approval of Claims
 - B. Approval of Minutes of the prior meetings
 - C. Resolution Authorizing Payment of Retainage Funds to Central Tank
 - D. August FY2026 Financial Report
- 5. Electric Utility Action Items**
 - A. Public hearing regarding the plans, specifications, form of contract and estimate of cost for NE-SE Alley Premise Wiring Modification Project.
 - B. Resolution approving the plans, specifications, form of contract and estimate of cost for NE-SE Alley Premise Wiring Modification Contract.
 - C. Resolution awarding a contract for the NE-SE Alley Premise Wiring Modification Project
- 6. Electric Utility Informational Items**
- 7. Water Utility Informational Items**
- 8. Communications Utility Informational Items**
- 9. Combined Electric, Water and Communications Action Items**
 - A. Consider approval of utility accounts to be written off and to use any customary collection method, including submission to the state offset program, and to charge any applicable collection fees.
 - B. Resolution to Approve Purchase Agreement for Parcel ID 48020230060
 - C. Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency
 - D. Resolution Approving a Health Insurance Holiday
- 10. Combined Electric, Water and Communications Informational Items**

11. **Other Business**
12. **Adjourn**

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: Approval of Claims

Recommendation:

Attachments:

1. 092325 AP Check Preview
2. 101425 AP Check Preview

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, September 17, 2025
1:37:07 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
Account To Be Paid From 0000-10120-999											
ACCO UNLIMITED CORP. - VEND-2810 - EFT File											
	9/1/2025	ACCO Liquid Chlorinating Solution	Open Terms	2,224.20	0.00	0.00	2,224.20	2,224.20	0256410-IN	BL-17076	EFT File
							2,224.20	2,224.20			
Big Ten Network - VEND-1096 - EFT File											
	9/30/2025	0825 BTN-Core Exp Basic	Net 30	1,963.48	0.00	15.00	1,963.48	1,963.48	426373	BL-17077	EFT File
							1,963.48	1,963.48			
Border States Industries Inc - VEND-1070 - EFT File											
	10/2/2025	4/0 Elbows	Net 30	1,081.60	0.00	15.00	1,081.60	1,081.60	931039620	BL-17032	EFT File
	10/8/2025	Elbow Arrester - Splice Kit - Parking Arrester -	Net 30	7,261.62	0.00	15.00	7,261.62	7,261.62	931077578	BL-17056	EFT File
							8,343.22	8,343.22			
Calix Inc - VEND-1028 - EFT File											
	10/3/2025	0925 Calix Service Cloud	Net 30	3,149.82	0.00	15.00	3,149.82	3,149.82	7054238	BL-17057	EFT File
	10/3/2025	0925 Calix Operations Cloud	Net 30	3,501.58	0.00	15.00	3,501.58	3,501.58	7054237	BL-17058	EFT File
	10/3/2025	0925 Calix Cloud Foundation	Net 30	667.12	0.00	15.00	667.12	667.12	7054940	BL-17120	EFT File
							7,318.52	7,318.52			
Casual Rags - VEND-1006 - EFT File											
	10/10/2025	Employee Life Event	Net 30	35.00	0.00	15.00	35.00	35.00	240932	BL-17078	EFT File
							35.00	35.00			
Cedar Falls Utilities - VEND-1045 - EFT File											
	10/5/2025	0825 Transit & Transport	Net 30	9,645.00	0.00	15.00	9,645.00	9,645.00	Aug 25	BL-17087	EFT File
							9,645.00	9,645.00			
Cheryl Wimmer - VEND-1141 - BL-17046											
	9/9/2025	Credit Refund	Net 30	64.52	0.00	0.00	64.52	64.52	00003958-3	BL-17046	Check
							64.52	64.52			
Cintas Corporation - VEND-1007 - EFT File											
	10/4/2025	First Aid Supplies - Fiber	Net 30	192.47	0.00	15.00	192.47	192.47	5290342306	BL-17059	EFT File
	10/5/2025	First Aid Supplies - EL	Net 30	104.69	0.00	15.00	104.69	104.69	8407753094	BL-17043	EFT File
							297.16	297.16			
Citrus Communications, Inc. - VEND-1474 - EFT File											

AP Check Preview

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1:37:07 PM

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	9/25/2025	ONT - GS4227	Net 30	4,465.00	0.00	15.00	4,465.00	4,465.00	11089	BL-17063	EFT File
							4,465.00	4,465.00			
CORE & MAIN - VEND-102636 - Check											
	9/3/2025	Lab Supplies	Open Terms	313.33	0.00	0.00	313.33	313.33	INV0020802	BL-17060	Check
							313.33	313.33			
Dan Rozga - VEND-1141 - BL-17047											
	9/9/2025	Credit Refund	Net 30	66.72	0.00	0.00	66.72	66.72	00036728-4	BL-17047	Check
							66.72	66.72			
David Browns - VEND-1141 - BL-17048											
	9/9/2025	Credit Refund	Net 30	48.42	0.00	0.00	48.42	48.42	00047476-2	BL-17048	Check
							48.42	48.42			
Delta Dental Vision Of Iowa - VEND-1481 - Check											
	10/1/2025	0925 Vision	Net 30	439.54	0.00	15.00	439.54	439.54	202509	BL-17079	Check
							439.54	439.54			
DICKINSON LAW - VEND-101709 - EFT File											
	9/11/2025	0825 Legal Services	Open Terms	1,776.00	0.00	0.00	1,776.00	1,776.00	1170256	BL-17064	EFT File
							1,776.00	1,776.00			
Dixie Ribar - VEND-1141 - BL-17049											
	9/9/2025	Credit Refund	Net 30	165.61	0.00	0.00	165.61	165.61	00001873-7	BL-17049	Check
							165.61	165.61			
Dust Pros Janitorial - VEND-1011 - EFT File											
	10/15/2025	Cleaning Supplies - Util Svcs	Net 30	23.54	0.00	15.00	23.54	23.54	3425	BL-17080	EFT File
	10/15/2025	0925 Cleaning - Util Svcs	Net 30	749.00	0.00	15.00	749.00	749.00	3424	BL-17081	EFT File
	10/15/2025	0925 Cleaning - Fiber	Net 30	856.00	0.00	15.00	856.00	856.00	3422	BL-17082	EFT File
	10/15/2025	Cleaning Supplies - Fiber	Net 30	50.82	0.00	15.00	50.82	50.82	3423	BL-17083	EFT File
	10/15/2025	Cleaning Supplies - EL	Net 30	147.39	0.00	15.00	147.39	147.39	3421	BL-17121	EFT File
	10/15/2025	0925 Cleaning - EL	Net 30	856.00	0.00	15.00	856.00	856.00	3420	BL-17122	EFT File
							2,682.75	2,682.75			
FanDuel Sports Network - VEND-1446 - EFT File											
	10/1/2025	0825 Expanded Basic	Net 30	4,690.96	0.00	15.00	4,690.96	4,690.96	28647	BL-17084	EFT File

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							4,690.96	4,690.96			
FLETCHER-REINHARDT CO. - VEND-16530 - EFT File											
9/4/2025	Insert Bushings	Open Terms	978.79	0.00	0.00	978.79	978.79	S1351743.001	BL-17123	EFT File	
							978.79	978.79			
Hearst Television Inc - VEND-1131 - EFT File											
10/1/2025	0825 KCCI	Net 30	7,836.27	0.00	15.00	7,836.27	7,836.27	619900	BL-17085	EFT File	
							7,836.27	7,836.27			
Helix Pest Solutions LLC - VEND-1445 - EFT File											
10/12/2025	Pest Control - Util Svcs	Net 30	35.00	0.00	15.00	35.00	35.00	11769	BL-17086	EFT File	
							35.00	35.00			
HPI, LLC - VEND-1409 - EFT File											
10/3/2025	Turbine 8 Inspection	Net 30	21,805.60	0.00	15.00	21,805.60	21,805.60	25-7092-07	BL-17033	EFT File	
10/15/2025	Turbine 8 - Inspection Camera Rental	Net 30	1,326.10	0.00	15.00	1,326.10	1,326.10	25-7092-13	BL-17124	EFT File	
							23,131.70	23,131.70			
ImOn Communications LLC - VEND-1072 - Check											
9/30/2025	0825 Regulatory & Billing	Net 30	7,353.01	0.00	15.00	7,353.01	7,353.01	INV0034101	BL-17065	Check	
							7,353.01	7,353.01			
Innovative Systems - VEND-1048 - EFT File											
10/4/2025	0925 Utility Bills Printing & Postage	Net 30	7,192.12	0.00	15.00	7,192.12	7,192.12	INV-27177	BL-17034	EFT File	
							7,192.12	7,192.12			
Internal Revenue Service - VEND-1307 - Online Payments											
10/12/2025	941 Income Tax Payable - 091225 Payroll	Net 30	33,095.51	0.00	15.00	33,095.51	33,095.51	091225 Payroll	BL-17088	Online Payments	
							33,095.51	33,095.51			
Iowa Department Of Human Services - VEND-1310 - Online Payments											
10/12/2025	Garnishment Payable - 091225 Payroll	Net 30	630.92	0.00	15.00	630.92	630.92	091225 Payroll	BL-17089	Online Payments	
							630.92	630.92			
Iowa Department Of Revenue - VEND-1117 - Online Payments											
9/30/2025	August 2025 Use Tax	Net 30	47.62	0.00	15.00	47.62	47.62	August 2025 Use Tax	BL-17037	Online Payments	

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1:37:07 PM

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	10/1/2025	Sales Tax Billed 9.1.25	Net 30	60,614.77	0.00	15.00	60,614.77	60,614.77	Sales Tax Billed 9.1.25	BL-17035	Online Payments
	10/12/2025	IA Income Tax Payable - 091225 Payroll	Net 30	3,723.25	0.00	15.00	3,723.25	3,723.25	091225 Payable	BL-17090	Online Payments
							64,385.64	64,385.64			
IOWA WORKFORCE DEVELOPMENT - VEND-25050 - Check											
	8/2/2025	IWD UI Payment	Open Terms	12,214.56	0.00	0.00	12,214.56	12,214.56	UI Acct #688645	BL-17132	Check
							12,214.56	12,214.56			
Irby - VEND-1259 - EFT File											
	9/27/2025	Marking Paint	Net 30	263.22	0.00	15.00	263.22	263.22	S014357482.001	BL-17066	EFT File
	9/27/2025	U-guard	Net 30	468.66	0.00	15.00	468.66	468.66	S014357482.003	BL-17068	EFT File
	9/28/2025	Connector	Net 30	172.54	0.00	15.00	172.54	172.54	S014357482.002	BL-17067	EFT File
							904.42	904.42			
ISolved - VEND-1363 - Online Payments											
	10/12/2025	FSA Payable - 091225 Payroll	Net 30	192.31	0.00	15.00	192.31	192.31	091225 Payroll	BL-17091	Online Payments
							192.31	192.31			
KIENAST IMPLEMENT DETAILING - VEND-102169 - Check											
	9/9/2025	Switchgear Painting	Open Terms	1,370.94	0.00	0.00	1,370.94	1,370.94	1456	BL-17044	Check
							1,370.94	1,370.94			
Lamar Companies - VEND-1478 - EFT File											
	10/11/2025	Billboard - IMU Fiber 2025	Net 30	1,100.00	0.00	15.00	1,100.00	1,100.00	117452792	BL-17092	EFT File
							1,100.00	1,100.00			
LINDE INC - VEND-6415 - EFT File											
	8/6/2025	Carbon Dioxide	Open Terms	4,296.50	0.00	0.00	4,296.50	4,296.50	51354490	BL-17069	EFT File
							4,296.50	4,296.50			
Marquee Sports Network - VEND-1165 - EFT File											
	10/1/2025	0825 Expanded Basic	Net 30	3,235.95	0.00	15.00	3,235.95	3,235.95	Aug 25	BL-17093	EFT File
							3,235.95	3,235.95			
MercyOne Occupational Health Clinic - VEND-1456 - BL-17094											
	9/28/2025	Employee Testing	Net 30	236.00	0.00	15.00	236.00	236.00	00063814	BL-17094	Check
							236.00	236.00			

Microbac Laboratories Inc - VEND-1421 - EFT File

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Wednesday, September 17, 2025
1:37:07 PM

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10/10/2025	Fluoride Sample	Net 30	19.75	0.00	15.00	19.75	19.75	NT2508486	BL-17095	EFT File
						19.75	19.75			
Mid American Energy Co - VEND-1018 - EFT File										
10/11/2025	Electric - 11634 R63 Hwy, West Substation	Net 30	10.00	0.00	15.00	10.00	10.00	571390598	BL-17096	EFT File
						10.00	10.00			
Midwest Alarm Services - VEND-1116 - EFT File										
10/8/2025	Fire Alarm Monitoring - Downtown Plant & Offi	Net 30	550.45	0.00	15.00	550.45	550.45	516655	BL-17125	EFT File
						550.45	550.45			
Mission Square - VEND-1303 - Online Payments										
10/12/2025	457 Payable - 091225 Payroll	Net 30	7,182.60	0.00	15.00	7,182.60	7,182.60	091225 Payroll	BL-17097	Online Payments
						7,182.60	7,182.60			
MUNICIPAL ENERGY AGENCY OF NEBRASKA - VEND-35805 - EFT File										
9/30/2025	Purchased Power - Aug 25	Net 30	1,070,316.90	0.00	15.00	1,070,316.90	1,070,316.90	309844	BL-17098	EFT File
						1,070,316.90	1,070,316.90			
Mutual Of Omaha - VEND-1107 - Check										
10/1/2025	0925 Premiums	Net 30	6,333.86	0.00	15.00	6,333.86	6,333.86	1933922917	BL-17099	Check
						6,333.86	6,333.86			
National Cable Television Cooperative, Inc. - VEND-1095 - EFT File										
10/5/2025	MICRO BATTERY BACKUP - UPS	Net 30	3,105.48	0.00	15.00	3,105.48	3,105.48	SI100541	BL-17104	EFT File
						3,105.48	3,105.48			
Nexstar Broadcasting, Inc - VEND-1092 - EFT File										
10/1/2025	0825 NewsNation	Net 30	488.96	0.00	15.00	488.96	488.96	618907	BL-17101	EFT File
10/1/2025	0825 Nexstar - WHO	Net 30	11,062.47	0.00	15.00	11,062.47	11,062.47	618738	BL-17102	EFT File
						11,551.43	11,551.43			
Nolasoft Development - VEND-1021 - Check										
10/17/2025	Qrty Website Hosting - 10.17.25-1.16.26	Net 30	120.00	0.00	15.00	120.00	120.00	9988	BL-17126	Check
						120.00	120.00			
North American Numbering Plan - 103149 - EFT File										
10/12/2025	Annual Numbering Admin Costs - Oct25-Sep2	Net 30	31.36	0.00	15.00	31.36	31.36	IN139810	BL-17103	EFT File

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Wednesday, September 17, 2025
1:37:07 PM

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							31.36	31.36			
P & E ENGINEERING CO. - VEND-41540 - EFT File											
9/8/2025	Square Project - Engineering Services	Open Terms	4,508.00	0.00	0.00	4,508.00	4,508.00	7590		BL-17045	EFT File
9/9/2025	Engineering - Solar Project and Square Projec	Open Terms	452.50	0.00	0.00	452.50	452.50	7596		BL-17071	EFT File
							4,960.50	4,960.50			
Pella Printing Co, Inc - VEND-1062 - EFT File											
10/8/2025	Water Meter Change Pads	Net 30	199.62	0.00	15.00	199.62	199.62	70227		BL-17105	EFT File
							199.62	199.62			
PIERCE BROTHERS REPAIR - VEND-42410 - Check											
8/12/2025	Square Project - Bollards	Open Terms	663.40	0.00	0.00	663.40	663.40	Aug25		BL-17038	Check
							663.40	663.40			
RESCO - VEND-47234 - EFT File											
8/29/2025	4/0 Terminators	Open Terms	1,004.07	0.00	0.00	1,004.07	1,004.07	3085888		BL-17127	EFT File
							1,004.07	1,004.07			
STATE HYGIENIC LABORATORY - VEND-23245 - EFT File											
9/1/2025	Testing	Open Terms	232.50	0.00	0.00	232.50	232.50	307239		BL-17106	EFT File
							232.50	232.50			
STERNQUIST CONST. INC. - VEND-50360 - Check											
9/12/2025	Crushed Concrete	Open Terms	708.30	0.00	0.00	708.30	708.30	4274		BL-17107	Check
							708.30	708.30			
Stivers Ford Inc - VEND-1485 - EFT File											
10/16/2025	2025 Ford Truck	Net 30	28,814.00	0.00	15.00	28,814.00	28,814.00	Y53979		BL-17108	EFT File
							28,814.00	28,814.00			
Storey Kenworthy - VEND-1175 - Check											
9/27/2025	A/P Checks	Net 30	391.55	0.00	15.00	391.55	391.55	PINV1274567		BL-17039	Check
							391.55	391.55			
Teklink - VEND-1262 - EFT File											
10/9/2025	Bore & Drop	Net 30	2,083.00	0.00	15.00	2,083.00	2,083.00	WE 9/7/2025		BL-17072	EFT File
							2,083.00	2,083.00			
Tony Hudnutt - VEND-1141 - BL-17050											

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1:37:07 PM

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	9/9/2025	Credit Refund	Net 30	117.00	0.00	0.00	117.00	117.00	00012822-9	BL-17050	Check
							117.00	117.00			
United Tel Supply - VEND-1267 - EFT File											
	9/25/2025	ONT - GS4227	Net 30	7,159.17	0.00	15.00	7,159.17	7,159.17	38820	BL-17073	EFT File
							7,159.17	7,159.17			
VANDERPOOL CONSTRUCTION - VEND-57230 - Check											
	8/6/2025	Black Dirt	Open Terms	650.00	0.00	0.00	650.00	650.00	14033	BL-17129	Check
	8/17/2025	Rock for Line Shop	Open Terms	4,057.92	0.00	0.00	4,057.92	4,057.92	14038	BL-17128	Check
							4,707.92	4,707.92			
Vanderpool Plumbing & Heating - VEND-1066 - EFT File											
	9/28/2025	Line Shop Water Repairs	Net 30	1,218.01	0.00	15.00	1,218.01	1,218.01	7866	BL-17040	EFT File
							1,218.01	1,218.01			
WARREN COUNTY TREASURER - VEND-59867 - Check											
	9/2/2025	Parcel# 3271 - 2025/2026	Open Terms	866.00	0.00	0.00	866.00	866.00	Bill #277230	BL-17110	Check
	9/2/2025	2024 Valuations - 1301 N 14th St Parcel #4831	Open Terms	4,026.00	0.00	0.00	4,026.00	4,026.00	Parcel #48380000010	BL-17115	Check
	9/2/2025	2024 Valuations - 1301 N 14th St Parcel #4831	Open Terms	3,986.00	0.00	0.00	3,986.00	3,986.00	Parcel #48380000020	BL-17116	Check
							8,878.00	8,878.00			
Waste Management - VEND-1086 - Check											
	10/4/2025	0925 2 yd Dumpster Service - WA	Net 30	154.73	0.00	15.00	154.73	154.73	8602782-0516-3	BL-17117	Check
							154.73	154.73			
WESCO - VEND-60220 - EFT File											
	8/16/2025	FIBER LOCATE PAINT	Open Terms	146.12	0.00	0.00	146.12	146.12	614339	BL-17118	EFT File
	9/9/2025	FR Jeans	Open Terms	1,231.04	0.00	0.00	1,231.04	1,231.04	647477	BL-17074	EFT File
	9/13/2025	Ground Rod Clamps	Open Terms	89.00	0.00	0.00	89.00	89.00	654991	BL-17130	EFT File
	9/16/2025	4" Conduit Straps	Open Terms	27.36	0.00	0.00	27.36	27.36	657158	BL-17131	EFT File
							1,493.52	1,493.52			
WESTRUM LEAK DETECTION - VEND-60304 - Check											
	8/23/2025	2025 Leak Detection Survey	Open Terms	4,000.00	0.00	0.00	4,000.00	4,000.00	4344	BL-17119	Check
							4,000.00	4,000.00			

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Wiegert Disposal Inc - VEND-1081 - EFT File											
	10/1/2025	0825 Trash - Fiber/111 S Buxton	Net 30	110.00	0.00	15.00	110.00	110.00	Aug25	BL-17075	EFT File
							110.00	110.00			
Total Payment Count: 62				Totals:			\$1,378,846.19	\$1,378,846.19			
Total Check Count: 20				Check Totals:			\$48,347.41	\$48,347.41			
Total EFT File Count: 37				EFT File Totals:			\$1,225,011.80	\$1,225,011.80			
Total Online Payments Count: 5				Online Payments Totals:			\$105,486.98	\$105,486.98			
Total Bank Draft Count: 0				Bank Draft Totals:			\$0.00	\$0.00			
Total No Check Count: 0				No Check Totals:			\$0.00	\$0.00			

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Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
Account To Be Paid From 0000-10120-999											
IOWA DNR - VEND-1167 - Check											
10/29/2025	Annual Water Use Fee for Calendar Year 2026	Net 30	115.00	0.00	15.00	115.00	115.00	FY 2026		BL-17168	Check
						115.00	115.00				
Aaron Gebhart - VEND-1486 - EFT File											
10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25		BL-17152	EFT File
						75.00	75.00				
ACCO UNLIMITED CORP. - VEND-2810 - EFT File											
9/24/2025	ACCO Liquid Chlorinating Solution	Open Terms	2,725.36	0.00	0.00	2,725.36	2,725.36	0256785-IN		BL-17159	EFT File
						2,725.36	2,725.36				
AGRILAND FS INC - VEND-48228 - EFT File											
9/1/2025	0825 Fuel Distribution	Open Terms	3,554.91	0.00	0.00	3,554.91	3,554.91	7156286-0825		BL-17248	EFT File
10/1/2025	0925 Fuel Distribution	Open Terms	3,952.72	0.00	0.00	3,952.72	3,952.72	7156286-0925		BL-17249	EFT File
						7,507.63	7,507.63				
Baker Electric Inc - VEND-1488 - EFT File											
10/12/2025	69 Kv Underground Cable - Megger Meter	Net 30	484.18	0.00	15.00	484.18	484.18	26533-01		BL-17250	EFT File
						484.18	484.18				
Big Ten Network - VEND-1096 - EFT File											
10/30/2025	0925 BTN-Core Exp Basic	Net 30	2,024.60	0.00	15.00	2,024.60	2,024.60	434158		BL-17160	EFT File
						2,024.60	2,024.60				
Bobs Custom Trophies - VEND-1153 - Check											
10/22/2025	BOT Name Plate	Net 30	11.77	0.00	15.00	11.77	11.77	39819		BL-17161	Check
						11.77	11.77				
Border States Industries Inc - VEND-1070 - EFT File											
10/10/2025	CT's	Net 30	1,109.52	0.00	15.00	1,109.52	1,109.52	931092815		BL-17162	EFT File
11/6/2025	Primary Caps	Net 30	1,002.17	0.00	15.00	1,002.17	1,002.17	931257177		BL-17251	EFT File
						2,111.69	2,111.69				
BRAND, JUSTIN - VEND-100310 - EFT File											
10/2/2025	1025 Mobile Device Allowance	Open Terms	75.00	0.00	0.00	75.00	75.00	Oct 25		BL-17158	EFT File

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							75.00	75.00			
Calix Inc - VEND-1028 - EFT File											
	10/31/2025	SFP - ONT SFP GPON	Net 30	1,616.32	0.00	15.00	1,616.32	1,616.32	392395	BL-17253	EFT File
	11/5/2025	1025 Calix Cloud Foundation	Net 30	685.02	0.00	15.00	685.02	685.02	7057473	BL-17254	EFT File
	11/5/2025	1025 Calix Operations Cloud	Net 30	3,523.82	0.00	15.00	3,523.82	3,523.82	7056769	BL-17255	EFT File
	11/5/2025	1025 Calix Service Cloud	Net 30	3,172.29	0.00	15.00	3,172.29	3,172.29	7056770	BL-17256	EFT File
							8,997.45	8,997.45			
Cedar Falls Utilities - VEND-1045 - EFT File											
	10/31/2025	0925 Labor & Rack Space 28E Agreement (IP	Net 30	5,860.20	0.00	15.00	5,860.20	5,860.20	94315	BL-17163	EFT File
							5,860.20	5,860.20			
Central Municipal Power Agency/Services (CMPAS) - VEND-1484 - EFT File											
	7/25/2025	Brookings -2nd Circuit Build	Net 30	8,469.60	0.00	15.00	8,469.60	8,469.60	7967	BL-17257	EFT File
							8,469.60	8,469.60			
CENTRAL TANK COATINGS INC - VEND-100305 - EFT File											
	10/9/2025	Retainage - Lime Tower Recoating	Open Terms	3,820.00	0.00	0.00	3,820.00	3,820.00	10.8.25	BL-17258	EFT File
							3,820.00	3,820.00			
Cintas Corporation - VEND-1007 - EFT File											
	10/30/2025	First Aid Supplies - Fiber	Net 30	194.13	0.00	15.00	194.13	194.13	5294657804	BL-17164	EFT File
	11/2/2025	First Aid Supplies - EL	Net 30	30.57	0.00	15.00	30.57	30.57	8407817293	BL-17259	EFT File
	11/2/2025	First Aid Supplies - WA	Net 30	72.03	0.00	15.00	72.03	72.03	8407817292	BL-17260	EFT File
							296.73	296.73			
City Of Indianola - VEND-1008 - BL-17232											
	10/31/2025	1025 Professional Services - HR & IT	Net 30	6,513.39	0.00	15.00	6,513.39	6,513.39	INV-00069	BL-17232	EFT File
							6,513.39	6,513.39			
City Of Indianola - VEND-1008 - BL-17261											
	11/5/2025	Q3-2025 Franchise Fee	Net 30	15,534.43	0.00	15.00	15,534.43	15,534.43	Q3 2025	BL-17261	EFT File
							15,534.43	15,534.43			
Consortia Consulting - VEND-1009 - EFT File											
	10/25/2025	0825 Consulting	Net 30	1,200.00	0.00	15.00	1,200.00	1,200.00	27803	BL-17165	EFT File
							1,200.00	1,200.00			

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
CORE & MAIN - VEND-102636 - Check											
	9/23/2025	Traffic Cones	Open Terms	474.00	0.00	0.00	474.00	474.00	INV0021497	BL-17166	Check
							474.00	474.00			
DES PLANQUES, CHRIS - VEND-101766 - EFT File											
	10/2/2025	1025 Mobile Device Allowance	Open Terms	75.00	0.00	0.00	75.00	75.00	Oct 25	BL-17156	EFT File
							75.00	75.00			
DH Pace - VEND-1270 - EFT File											
	10/26/2025	Overhead Door Repair	Net 30	206.50	0.00	15.00	206.50	206.50	SVC/271-125696	BL-17167	EFT File
							206.50	206.50			
Dickinson Law Firm Trust Account - VEND-1487 - EFT File											
	11/5/2025	Land Purchase -WC Ag District	Net 30	55,000.00	0.00	15.00	55,000.00	55,000.00	IMU 9.16.25 Land	BL-17234	EFT File
							55,000.00	55,000.00			
Doug Pagel - VEND-1283 - EFT File											
	10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17157	EFT File
							75.00	75.00			
Doug Shull - VEND-1105 - EFT File											
	10/31/2025	Oct 25 Treasurer Contract	Net 30	83.34	0.00	15.00	83.34	83.34	Oct 25	BL-17169	EFT File
							83.34	83.34			
Dylan Michelsen - VEND-1180 - EFT File											
	10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17151	EFT File
							75.00	75.00			
ECHO Group, Inc - VEND-1061 - EFT File											
	11/1/2025	2" PVC Conduit	Net 30	2,805.75	0.00	15.00	2,805.75	2,805.75	S011406843.001	BL-17262	EFT File
							2,805.75	2,805.75			
Elisha Brown - VEND-1209 - EFT File											
	10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17155	EFT File
							75.00	75.00			
FanDuel Sports Network - VEND-1446 - EFT File											
	10/30/2025	0925 Expanded Basic	Net 30	4,690.96	0.00	15.00	4,690.96	4,690.96	29065	BL-17170	EFT File

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							4,690.96	4,690.96			
Finley Law Firm, P.C. - VEND-1439 - EFT File											
	10/30/2025	0825 Legal Services	Net 30	500.00	0.00	15.00	500.00	500.00	524809	BL-17263	EFT File
							500.00	500.00			
Fuse Technic LLC - VEND-1012 - EFT File											
	10/31/2025	Configuration Review	Net 30	175.00	0.00	15.00	175.00	175.00	FT20251001004	BL-17264	EFT File
							175.00	175.00			
Gradient9 - VEND-1392 - EFT File											
	10/21/2025	0925 Monthly Newsletter/Website	Net 30	2,310.00	0.00	15.00	2,310.00	2,310.00	INV-5511	BL-17171	EFT File
							2,310.00	2,310.00			
GRAYMONT WESTERN LIME INC - VEND-101387 - EFT File											
	9/22/2025	High Calcium Quicklime	Open Terms	6,365.95	0.00	0.00	6,365.95	6,365.95	14-206754 RI	BL-17172	EFT File
							6,365.95	6,365.95			
Hearst Television Inc - VEND-1131 - EFT File											
	10/30/2025	0925 KCCI	Net 30	7,836.27	0.00	15.00	7,836.27	7,836.27	621979	BL-17265	EFT File
							7,836.27	7,836.27			
Helix Pest Solutions LLC - VEND-1445 - EFT File											
	11/2/2025	Line Shop Pest Control	Net 30	21.40	0.00	15.00	21.40	21.40	11800	BL-17266	EFT File
							21.40	21.40			
ImOn Communications LLC - VEND-1072 - Check											
	10/30/2025	0925 Regulatory & Billing	Net 30	6,821.61	0.00	15.00	6,821.61	6,821.61	INV0034119	BL-17267	Check
							6,821.61	6,821.61			
IMU - VEND-8629 - Check											
	10/2/2025	Utilities - EL	Open Terms	2,992.94	0.00	0.00	2,992.94	2,992.94	10504583	BL-17174	Check
	10/2/2025	Utilities - Util Svcs	Open Terms	328.11	0.00	0.00	328.11	328.11	10499160	BL-17175	Check
	10/2/2025	Utilities - Fiber	Open Terms	2,237.34	0.00	0.00	2,237.34	2,237.34	10504712	BL-17268	Check
	10/2/2025	Utilities - WA	Open Terms	24,278.75	0.00	0.00	24,278.75	24,278.75	10503820	BL-17269	Check
							29,837.14	29,837.14			
IMWCA - VEND-1130 - Check											
	10/31/2025	Premiums - Installment 4	Net 30	1,826.00	0.00	15.00	1,826.00	1,826.00	INV-95651	BL-17173	Check

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							1,826.00	1,826.00			
Independent Advocate - VEND-1136 - EFT File											
8/25/2025	Print & Digital Ad - Jul25	Net 30	1,100.00	0.00	15.00	1,100.00	1,100.00	6856	BL-17177	EFT File	
10/17/2025	BOT Meeting/Publication Report 9.8.25	Net 30	297.99	0.00	15.00	297.99	297.99	7037	BL-17176	EFT File	
11/2/2025	Notice of Hearing and Letting - NE & SE Alleys	Net 30	71.19	0.00	15.00	71.19	71.19	7087	BL-17270	EFT File	
							1,469.18	1,469.18			
Infomax Office Systems Inc - VEND-1013 - Check											
10/12/2025	0925 Copier Contract	Net 30	758.54	0.00	15.00	758.54	758.54	40116755	BL-17178	Check	
							758.54	758.54			
Innovative Systems - VEND-1048 - EFT File											
10/31/2025	Oct Elation Maint Fee	Net 30	12,774.84	0.00	15.00	12,774.84	12,774.84	INV-27474	BL-17179	EFT File	
11/5/2025	1025 Utility Bills - Printing	Net 30	7,728.43	0.00	15.00	7,728.43	7,728.43	INV-27762	BL-17271	EFT File	
							20,503.27	20,503.27			
Internal Revenue Service - VEND-1307 - Online Payments											
10/26/2025	941 Income Tax Payable - 092625 Payroll	Net 30	32,125.26	0.00	15.00	32,125.26	32,125.26	092625 Payroll	BL-17180	Online Payments	
							32,125.26	32,125.26			
Iowa Department Of Human Services - VEND-1310 - Online Payments											
10/26/2025	Garnishment Payable - 092625 Payroll	Net 30	653.99	0.00	15.00	653.99	653.99	092625 Payroll	BL-17181	Online Payments	
							653.99	653.99			
Iowa Department Of Revenue - VEND-1117 - Online Payments											
10/26/2025	IA Income Tax Payable - 092625 Payroll	Net 30	3,604.39	0.00	15.00	3,604.39	3,604.39	092625 Payroll	BL-17184	Online Payments	
10/30/2025	September 2025 Use Tax	Net 30	308.30	0.00	15.00	308.30	308.30	Sep 25	BL-17182	Online Payments	
10/31/2025	Sales Tax Billed 10.1.25	Net 30	57,942.90	0.00	15.00	57,942.90	57,942.90	Sales Tax Billed 10.1.25	BL-17183	Online Payments	
							61,855.59	61,855.59			
Iowa One Call - VEND-1015 - EFT File											
10/19/2025	0825 Locates - Fiber	Net 30	196.20	0.00	15.00	196.20	196.20	275584	BL-17185	EFT File	
10/19/2025	0825 Locates - EL	Net 30	172.80	0.00	15.00	172.80	172.80	274977	BL-17186	EFT File	
10/19/2025	0825 Locates - WA	Net 30	185.40	0.00	15.00	185.40	185.40	275585	BL-17187	EFT File	
							554.40	554.40			

IPERS - VEND-1309 - Online Payments

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
10/30/2025	Ipers Payable - Sep25	Net 30	42,145.32	0.00	15.00	42,145.32	42,145.32	Sep25	BL-17188	Online Payments
						42,145.32	42,145.32			
Irby - VEND-1259 - EFT File										
10/19/2025	Guy Wire Attachment	Net 30	217.21	0.00	15.00	217.21	217.21	S014380168.002	BL-17191	EFT File
10/19/2025	Neutral Clevis	Net 30	299.60	0.00	15.00	299.60	299.60	S014380168.001	BL-17192	EFT File
10/24/2025	3-Phase Junction Cabinet, Silicone, Black tape	Net 30	4,674.51	0.00	15.00	4,674.51	4,674.51	S014384015.002	BL-17189	EFT File
10/24/2025	3-Phase Junction Cabinet Basement	Net 30	1,690.60	0.00	15.00	1,690.60	1,690.60	S014384015.001	BL-17190	EFT File
						6,881.92	6,881.92			
ISolved - VEND-1363 - Online Payments										
10/26/2025	FSA Payable - 092625 Payroll	Net 30	192.31	0.00	15.00	192.31	192.31	092625 Payroll	BL-17193	Online Payments
						192.31	192.31			
JMK LAWNCARE - VEND-102101 - Check										
9/2/2025	0625-0825 Mowing - Util Svcs	Open Terms	385.00	0.00	0.00	385.00	385.00	Aug 25	BL-17194	Check
9/2/2025	0625-0825 Mowing - WA	Open Terms	2,750.00	0.00	0.00	2,750.00	2,750.00	Aug 25	BL-17195	Check
9/2/2025	0625-0825 Mowing - EL	Open Terms	2,200.00	0.00	0.00	2,200.00	2,200.00	Aug 25	BL-17196	Check
						5,335.00	5,335.00			
KELLER'S GARAGE - VEND-102525 - Check										
9/16/2025	Service - 2020 Ram 2500HD	Open Terms	141.71	0.00	0.00	141.71	141.71	7474	BL-17197	Check
						141.71	141.71			
KNIA/KRLS - VEND-1090 - EFT File										
10/28/2025	0925 :30 Spot Hometown Values	Net 30	739.44	0.00	15.00	739.44	739.44	25090542	BL-17198	EFT File
10/28/2025	0925 Sports Stream Spot	Net 30	65.00	0.00	15.00	65.00	65.00	25090543	BL-17199	EFT File
						804.44	804.44			
Kurt Gocken - VEND-1023 - EFT File										
10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17147	EFT File
						75.00	75.00			
Kurt Ripperger - VEND-1025 - EFT File										
10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17149	EFT File
						75.00	75.00			
Lamar Companies - VEND-1478 - EFT File										
10/11/2025	Billboard Advertising	Net 30	200.00	0.00	15.00	200.00	200.00	117453379	BL-17200	EFT File

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							200.00	200.00			
LINDE INC - VEND-6415 - EFT File											
10/4/2025	Carbon Dioxide	Open Terms	4,370.04	0.00	0.00	4,370.04	4,370.04	52502967	BL-17272	EFT File	
							4,370.04	4,370.04			
LOGAN CONTRACTORS SUPPLY INC. - VEND-32620 - EFT File											
10/2/2025	Line Shop - Concrete Materials	Open Terms	937.77	0.00	0.00	937.77	937.77	G40935	BL-17273	EFT File	
							937.77	937.77			
LONGER, CHRIS - VEND-34025 - EFT File											
10/2/2025	1025 Mobile Device Allowance	Open Terms	75.00	0.00	0.00	75.00	75.00	Oct 25	BL-17153	EFT File	
							75.00	75.00			
Marquee Sports Network - VEND-1165 - EFT File											
10/30/2025	0925 Expanded Basic	Net 30	3,231.72	0.00	15.00	3,231.72	3,231.72	Sep 25	BL-17202	EFT File	
							3,231.72	3,231.72			
MercyOne Occupational Health Clinic - VEND-1456 - BL-17274											
10/30/2025	Employee Testing	Net 30	111.00	0.00	15.00	111.00	111.00	64375	BL-17274	Check	
							111.00	111.00			
METCALF, MIKE - VEND-34230 - EFT File											
10/2/2025	1025 Mobile Device Allowance	Open Terms	75.00	0.00	0.00	75.00	75.00	Oct 25	BL-17154	EFT File	
							75.00	75.00			
Mid American Energy Co - VEND-1018 - EFT File											
10/17/2025	Gas - 210 W 2nd Ave	Net 30	15.24	0.00	15.00	15.24	15.24	571664059	BL-17203	EFT File	
10/17/2025	Gas - 110 S B St	Net 30	15.90	0.00	15.00	15.90	15.90	571646604	BL-17204	EFT File	
10/17/2025	Gas - 909 E Hillcrest, Generator	Net 30	14.58	0.00	15.00	14.58	14.58	571643267	BL-17205	EFT File	
10/17/2025	Gas - 1300 E Iowa Ave Bldg B	Net 30	14.58	0.00	15.00	14.58	14.58	571624384	BL-17206	EFT File	
10/17/2025	Gas - 1300 E Iowa Ave Bldg A	Net 30	36.21	0.00	15.00	36.21	36.21	571632616	BL-17207	EFT File	
10/17/2025	Gas - 111 S Buxton St	Net 30	63.80	0.00	15.00	63.80	63.80	571646719	BL-17208	EFT File	
							160.31	160.31			
MILLER ELECTRIC SERVICES - VEND-34642 - Check											
9/27/2025	Underground Conversion Cutover - 116 E Ash	Open Terms	6,729.67	0.00	0.00	6,729.67	6,729.67	19805	BL-17209	Check	
10/7/2025	Scott Felton Project - Electric Service Convers	Open Terms	7,227.85	0.00	0.00	7,227.85	7,227.85	19825	BL-17275	Check	

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							13,957.52	13,957.52			
Mission Square - VEND-1303 - Online Payments											
10/26/2025	457 Payable - 092625 Payroll	Net 30	7,090.88	0.00	15.00	7,090.88	7,090.88	092625 Payroll	BL-17210	Online Payments	
							7,090.88	7,090.88			
MSC - VEND-1250 - Check											
10/17/2025	Gloves	Net 30	106.21	0.00	15.00	106.21	106.21	56929200	BL-17211	Check	
10/30/2025	Work Gloves	Net 30	110.54	0.00	15.00	110.54	110.54	60870770	BL-17276	Check	
							216.75	216.75			
MUNICIPAL SUPPLY INC - VEND-35810 - Check											
9/20/2025	10" Water Cap	Open Terms	202.00	0.00	0.00	202.00	202.00	0955129-IN	BL-17212	Check	
9/23/2025	Line Shop - Parking Lot Update - Drain Grate	Open Terms	741.40	0.00	0.00	741.40	741.40	0955221-IN	BL-17213	Check	
							943.40	943.40			
MURPHY TRACTOR & EQUIPMENT - VEND-35813 - Check											
9/18/2025	New Skid Steer	Open Terms	80,837.40	0.00	0.00	80,837.40	80,837.40	2530936	BL-17214	Check	
							80,837.40	80,837.40			
National Cable Television Cooperative, Inc. - VEND-1095 - EFT File											
10/29/2025	0925 Cable Programming	Net 30	58,879.43	0.00	15.00	58,879.43	58,879.43	25090606	BL-17215	EFT File	
							58,879.43	58,879.43			
NewCom Technologies, Inc - VEND-1091 - EFT File											
10/25/2025	RS No 16 Project	Net 30	4,802.90	0.00	15.00	4,802.90	4,802.90	51479	BL-17233	EFT File	
10/25/2025	NOFA 7 - RS No 14	Net 30	2,860.00	0.00	15.00	2,860.00	2,860.00	51481	BL-17277	EFT File	
10/25/2025	NOFA 7 - RS No 17	Net 30	7,897.50	0.00	15.00	7,897.50	7,897.50	51480	BL-17278	EFT File	
							15,560.40	15,560.40			
Nexstar Broadcasting, Inc - VEND-1092 - EFT File											
10/30/2025	0925 Nexstar - WHO	Net 30	10,984.29	0.00	15.00	10,984.29	10,984.29	619796	BL-17216	EFT File	
10/30/2025	0925 NewsNation	Net 30	488.96	0.00	15.00	488.96	488.96	619967	BL-17217	EFT File	
							11,473.25	11,473.25			
Norwalk Ready Mix Concrete, Inc. - VEND-1119 - Check											
10/19/2025	Line Shop - Concrete	Net 30	1,151.43	0.00	15.00	1,151.43	1,151.43	375354	BL-17218	Check	
10/25/2025	Concrete Pour Back	Net 30	1,351.50	0.00	15.00	1,351.50	1,351.50	375787	BL-17279	Check	

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							2,502.93	2,502.93			
Power & Tel - VEND-1037 - EFT File											
	10/25/2025	HCA DROP CONVERTER	Net 30	114.67	0.00	15.00	114.67	114.67	8175929-00	BL-17280	EFT File
							114.67	114.67			
POWER LINE SUPPLY - VEND-103039 - EFT File											
	9/17/2025	Copper Connectors	Open Terms	188.32	0.00	0.00	188.32	188.32	56923747	BL-17219	EFT File
							188.32	188.32			
Prolmage Sign & Lighting - VEND-1150 - Check											
	10/19/2025	New Skid Steer IMU Stickers	Net 30	24.72	0.00	15.00	24.72	24.72	6281	BL-17220	Check
							24.72	24.72			
RESCO - VEND-47234 - EFT File											
	9/4/2025	High Voltage Phasing Meter	Open Terms	1,773.13	0.00	0.00	1,773.13	1,773.13	3086554	BL-17221	EFT File
							1,773.13	1,773.13			
Segra / Unite Private Networks - VEND-1054 - EFT File											
	10/31/2025	Dark Fiber	Net 30	3,817.18	0.00	15.00	3,817.18	3,817.18	SI-25-043163	BL-17281	EFT File
							3,817.18	3,817.18			
SKARSHAUG TESTING LABORATORY INC - VEND-50410 - EFT File											
	9/19/2025	Arc Flash Shield	Open Terms	276.62	0.00	0.00	276.62	276.62	289471	BL-17222	EFT File
							276.62	276.62			
Skye McBroom - VEND-1026 - EFT File											
	10/31/2025	1025 Mobile Device Allowance	Net 30	75.00	0.00	15.00	75.00	75.00	Oct 25	BL-17150	EFT File
							75.00	75.00			
Sterling Infosystems, Inc - VEND-1405 - EFT File											
	10/30/2025	Pre Employment Check	Net 30	34.50	0.00	15.00	34.50	34.50	10451990	BL-17282	EFT File
							34.50	34.50			
STERNQUIST CONST. INC. - VEND-50360 - Check											
	10/3/2025	Rock Stock Pile	Open Terms	978.90	0.00	0.00	978.90	978.90	4352	BL-17284	Check
	10/4/2025	Rock Stock Pile	Open Terms	456.25	0.00	0.00	456.25	456.25	4357	BL-17283	Check
							1,435.15	1,435.15			

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
	10/26/2025	Bore & Drop	Net 30	1,085.00	0.00	15.00	1,085.00	1,085.00	WE 9/14/2025	BL-17224	EFT File
	10/29/2025	Bore & Drop	Net 30	3,471.00	0.00	15.00	3,471.00	3,471.00	WE 9/28/2025	BL-17223	EFT File
							4,556.00	4,556.00			
Terry-Durin Co - VEND-1038 - EFT File											
	10/12/2025	Pulling tape and pulling lube	Net 30	664.88	0.00	15.00	664.88	664.88	199124-00	BL-17225	EFT File
	10/30/2025	2" Morris Clamps	Net 30	365.94	0.00	15.00	365.94	365.94	200478-00	BL-17285	EFT File
							1,030.82	1,030.82			
TIM HILDRETH COMPANY - VEND-21751 - EFT File											
	10/2/2025	Turbine 8 Gaskets	Open Terms	125.08	0.00	0.00	125.08	125.08	33233	BL-17286	EFT File
							125.08	125.08			
Treasurer State Of Iowa - VEND-1111 - Check											
	11/7/2025	FY24 Unclaimed Property	Net 30	497.52	0.00	15.00	497.52	497.52	FY24 Unclaimed Property	BL-17246	Check
							497.52	497.52			
TRINITY CONSULTANTS INC - VEND-102443 - Check											
	9/27/2025	Title V Reporting	Open Terms	1,709.28	0.00	0.00	1,709.28	1,709.28	1523361	BL-17287	Check
							1,709.28	1,709.28			
TRM DISPOSAL LLC - VEND-101016 - EFT File											
	9/25/2025	1025 Trash/Recycle - Util Svcs	Open Terms	52.50	0.00	0.00	52.50	52.50	37517	BL-17226	EFT File
	9/25/2025	1025 Recycle - Fiber/111 S Buxton	Open Terms	78.00	0.00	0.00	78.00	78.00	37518	BL-17227	EFT File
							130.50	130.50			
TRUCK EQUIPMENT INC - VEND-53754 - EFT File											
	9/23/2025	Decked Drawer System - Fiber Truck	Open Terms	3,306.14	0.00	0.00	3,306.14	3,306.14	89811	BL-17228	EFT File
							3,306.14	3,306.14			
TrueNorth Companies LC - VEND-1100 - EFT File											
	10/22/2025	Sep25 Safety Meeting	Net 30	138.47	0.00	15.00	138.47	138.47	185274	BL-17229	EFT File
							138.47	138.47			
United States Treasury - VEND-1138 - Online Payments											
	10/30/2025	Q32025 Federal Excise Tax	Net 30	1,443.14	0.00	15.00	1,443.14	1,443.14	Q32025 Federal Excise Tax	BL-17288	Online Payments

AP Check Preview

Date Range: All Dates

Indianola Municipal Utilities

Wednesday, October 8, 2025
3:25:55 PM

Vendor	Due Date	Notes	Terms	Bill Total	Discount	Interest	Amount Due	Pavment	Invoice Number	Bill Number	Payment Type
							1,443.14	1,443.14			
VEENSTRA & KIMM - VEND-57600 - Check											
9/27/2025	Engineering Svcs N 6th Street Place Water M	Open Terms	11,072.00	0.00	0.00	11,072.00	11,072.00	285116-1	BL-17289	Check	
							11,072.00	11,072.00			
VERMEER SALES & SERVICE - VEND-57608 - EFT File											
9/17/2025	Directional Drill - Bore Head Parts	Open Terms	1,474.91	0.00	0.00	1,474.91	1,474.91	P1285505	BL-17231	EFT File	
9/19/2025	Directional Drill - Bore Head Parts	Open Terms	541.36	0.00	0.00	541.36	541.36	P1290305	BL-17230	EFT File	
							2,016.27	2,016.27			
Warren County 911 - VEND-1132 - Check											
10/30/2025	Q3-2025 E911 Fees	Net 30	2,401.74	0.00	15.00	2,401.74	2,401.74	Q3-2025	BL-17290	Check	
							2,401.74	2,401.74			
WESCO - VEND-60220 - EFT File											
10/1/2025	1/0 Primary Cable	Open Terms	24,696.78	0.00	0.00	24,696.78	24,696.78	679673	BL-17291	EFT File	
10/1/2025	FR Hooded Sweatshirts	Open Terms	230.80	0.00	0.00	230.80	230.80	680263	BL-17294	EFT File	
10/2/2025	Lifting Sling	Open Terms	21.03	0.00	0.00	21.03	21.03	683791	BL-17293	EFT File	
10/7/2025	Lifting Sling	Open Terms	15.83	0.00	0.00	15.83	15.83	689797	BL-17292	EFT File	
							24,964.44	24,964.44			
Wiegert Disposal Inc - VEND-1081 - EFT File											
10/31/2025	0925 Trash - Fiber/111 S Buxton	Net 30	110.00	0.00	15.00	110.00	110.00	Sep25	BL-17295	EFT File	
							110.00	110.00			
Total Payment Count: 91						Totals:	\$620,510.37	\$620,510.37			
Total Check Count: 21						Check Totals:	\$161,030.18	\$161,030.18			
Total EFT File Count: 63						EFT File Totals:	\$313,973.70	\$313,973.70			
Total Online Payments Count: 7				Online Payments Totals:		\$145,506.49	\$145,506.49				
Total Bank Draft Count: 0				Bank Draft Totals:		\$0.00	\$0.00				
Total No Check Count: 0				No Check Totals:		\$0.00	\$0.00				

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: Approval of Minutes of the prior meetings

Recommendation:

Attachments: 1. 9-8-2025 Minutes

IMU BOARD OF TRUSTEES OF THE ELECTRIC, WATER AND COMMUNICATIONS UTILITIES

September 8, 2025, 5:30 PM IMU Boardroom Minutes

The IMU Board of Trustees met in regular session at 5:30 pm on September 8, 2025, in the IMU Conference Room. Board Chair Dom Selgrade called the meeting to order and on roll call all board members were present: Dom Selgrade, Deb White, and Lori Smith, Adam Voigts, and Paul Craven. There was no public comment.

Smith moved to approve the **Consent Agenda** as follows: Approval of Claims, Approval of Minutes of the prior meetings, July 2026 Financial Report (reviewed by Doug Shull, **Resolution 2025-069 Approving Payment Application 3 Miller Electric for Downtown Underground Conversion Project, North-West Alley Premise Wiring Modification, Resolution 2025-070 Authorizing Final Payment Application for Lime Tower Resurfacing, Resolution 2025-071 Authorizing Payment Application 1 West Clinton Reconstruction, Resolution 2025-072 Authorizing Payment Application 2 West Clinton Reconstruction, and Resolution 2025-073 Authorizing Payment Application 3 West Clinton Reconstruction**; and Craven seconded it. On roll call, the vote was AYES: Selgrade, Smith, White, Voigts, Craven. NAYS: None. Whereas the motion carried unanimously.

Electric Utility Action Items

White moved to approve **Resolution 2025-074 Adopting the plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project North East – South East Alleys Premise Wiring** and Voigts seconded. On roll call, the vote was AYES: Selgrade, Smith, White, Voigts, Craven. NAYS: None. Whereas the motion carried unanimously.

White moved to approve **Resolution 2025-075 Setting Public Hearing on October 13, 2025 for the plans, specifications, form of contract and estimate of cost for the Downtown Underground Conversion Project North East – South East Alleys Premise Wiring** and Craven seconded. On roll call, the vote was AYES: Selgrade, Smith, White, Voigts, Craven. NAYS: None. Whereas the motion carried unanimously.

Electric Utility Informational Items

Electric Director Mike Metcalf, shared that the Square Project has been completed with IMU's portion and just the electric service work remains which will be done by our electric contractor. The electric installation on the solar project is 95% complete. The Verizon Tower project will be completed this week. Crews are working on the Scott Felton underground project, High School Project and Simpson College Project. We are working with Wesley Life on their remodel and additions. Crews are also busy with seasonal construction projects.

Water Utility Action Items

Craven then motioned to grant Authorization for Warren Water District to serve a customer within their territory upon proper notice to IMU since the customer is within 2 miles of the IMU territory, located at 15338 Kennedy St and Voigts seconded. On voice vote, All voted Aye, and the motion was passed unanimously.

White moved to approve **Resolution 2525-076 Approving the Engineering Agreement for N 6th Place Water Main Project** and Smith seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None.

White moved to approve **Resolution 2025-077 Approving the Certificate of Completion: Lime Tower Resurfacing**, and Smith seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Water Utility Informational Items

Water Director Justin Brand shared staff are busy with a few main breaks and restoration work including prep for seeding and watering of the related r.o.w. areas, starting the E 3rd Water Main project, wrapping up construction projects, locates and work orders.

Communications Utility Informational Items

Communications Director Kurt Ripperger; Business as usual- NOFA 7 South updates, Tier 1 Support job opening interviews are in progress.

Combined Electric, Water and Communications Action Items

Voigts motioned to approve Consideration of the approval of an agreement with IMPACT to administer the Iowa Low-Income Home Energy Assistance Program (LIHEAP), and Smith seconded. On roll call, Ayes: Selgrade, Smith, Rozga, Voigts; Nays: None, motion passed unanimously.

Combined Electric, Water and Communications Informational Items

General Manager Chris Desplanques shared; the M.E.A.N. Board of Directors meeting; financials are looking good, shared that the facility tour with Paul Craven went well and offered refresher tours to the board. Solar Project is going very well. Congratulations to Chief Brian Sher on his retirement. IMU Board may schedule a meeting Sept 22, and will resume 2 meetings per month in October. IPIB Training details were reviewed.

No Other Business was discussed.

Craven motioned to enter into **Closed Session** in accordance with Iowa Code Section 388.9(1) to discuss marketing and pricing strategies and proprietary information of the telecommunications division whose competitive position will be harmed by public disclosure that is not required of potential or actual competitors, and no public purpose is served by such disclosure, and White seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously. White motioned to exit this closed session and Smith seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Smith motioned to enter into **Closed Session Regarding Participation in IPPA MISO tranche 2.1 transmission projects** pursuant to Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50.

White motioned to exit this closed session and Smith seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Action after Closed Session: in closed session 3 Resolutions were proposed and can be reviewed at the IMU Office; Voigts motioned to approve **Resolution 2025-078 Authorizing Participation in IPPA MISO Tranche 2.0 Transmission Project** and Selgrade seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Voigts motioned to approve **Resolution 2025-079 Authorizing Submission of Nomination for Participation in IPPA MISO Tranche 2.0 Transmission Project** and Smith seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Voigts motioned to approve **Resolution 2025-080 Authorizing Payment of Funds for Participation in IPPA MISO Tranche 2.0 Transmission Project** and White seconded. On roll call, Ayes: Selgrade, Smith, White, Voigts, Craven; Nays: None, motion passed unanimously.

Voigts moved to **Adjourn** at 7:04 pm, and White seconded. On Voice vote, Ayes: Selgrade, White, Smith; Nays: None, motion passed unanimously.

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: Resolution Authorizing Payment of Retainage Funds to Central Tank

Recommendation: Final contract amount of \$130,000.00 vs \$140,800.00. Below is a summary:

- We included bid items for unforeseen welding and unforeseen grinding to have an established hourly rate in the event that welding and grinding were needed.
- That total of these two items was \$10,800.00.
- Welding and grinding were not needed during the project; therefore, they were not paid to the contractor, and the final contract amount is \$130,000.00.

Attachments:

1. Resolution Authorizing Disbursement of Retainage Funds for Lime Storage Tower Recoating Project
2. 1961_001

Indianola Municipal Utilities

RESOLUTION NO 2025 -

**RESOLUTION AUTHORIZING DISBURSEMENT OF RETAINAGE FUNDS FOR LIME STORAGE
TOWER RECOATING PROJECT**

WHEREAS, on May 12, 2025, the Indianola Municipal Utilities Board of Trustees authorized a contract with Central Tank Coatings, Inc for the Lime Storage Tower Recoating Project for \$140,800.00; and;

WHEREAS, the certificate of completion has been approved by the IMU Board of Trustees; and;

WHEREAS, Staff recommend the return of retainage the funds totaling \$3,820.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Indianola Municipal Utilities that \$3,820.00 retainage funds be issued to Central Tank Coatings Inc

Passed and approved on this 13th day of October 2025.

Dom Selgrade, Chairperson

ATTEST:

Monica Thompson, Board Secretary



A Kleinfelder Company

VEENSTRA & KIMM INC.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED PARTIAL PAYMENT NO. 3 (RETAINAGE) PROJECT TITLE: Lime Storage Tower Recoating							
Owner: Indianola Municipal Utilities						Date: October 6, 2025	
Contractor: Central Tank Coatings, Inc.							
Original Contract Amount & Date: \$140,800.00; May 12, 2025						Pay Period: N/A	
BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED (ORIG. CONT.)	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETED TO DATE	VALUE COMPLETED TO DATE
1.1	Lime Storage Tower Recoating, all labor, materials and equipment necessary to fully blast and recoat the exterior surfaces and hatches; including structural members, safety ladder, railings, and miscellaneous surfaces of the lime storage tower and exterior of the lime fill pipe and miscellaneous associated work, including cleanup.	LS	1	\$ 130,000.00	\$ 130,000.00	100%	\$130,000.00
1.2	Unforeseen Welding	HR	24	\$ 225.00	\$ 5,400.00	0%	\$0.00
1.3	Unforeseen Grinding	HR	24	\$ 225.00	\$ 5,400.00	0%	\$0.00
	Total Value Completed - Bid Items						\$130,000.00

SUMMARY																	
		Original Contract	Total Completed														
Bid Item Subtotal		\$140,800.00	\$130,000.00														
APPROVED CHANGE ORDERS																	
Change Order No.	Description/Notes	Total Approved	Total Completed														
1		\$0.00	\$0.00														
2		\$0.00	\$0.00														
3		\$0.00	\$0.00														
4		\$0.00	\$0.00														
5		\$0.00	\$0.00														
6		\$0.00	\$0.00														
7		\$0.00	\$0.00														
8		\$0.00	\$0.00														
9		\$0.00	\$0.00														
10		\$0.00	\$0.00														
Total Change Orders		\$0.00	\$0.00														
		Total Approved	Total Completed														
Revised Contract Price		\$140,800.00	\$130,000.00														
			Total Completed														
Total Materials Stored			\$0.00														
Total Completed Plus Materials Stored			\$130,000.00														
Retainage (3%)			\$3,820.00														
Total Earned Less Retainage			\$126,180.00														
APPROVED PARTIAL PAYMENTS																	
Partial Payment No.	Period	Total Approved	Date Approved														
1	July 1, 2025 - July 31, 2025	\$100,880.00	August 11, 2025														
2	August 1, 2025 - August 31, 2025	\$25,300.00	September 8, 2025														
3		\$0.00															
4		\$0.00															
5		\$0.00															
6		\$0.00															
7		\$0.00															
8		\$0.00															
9		\$0.00															
10		\$0.00															
		Total Previously Approved	\$126,180.00														
Amount Due This Request			\$3,820.00														
The retainage amount \$3,820.00 is recommended for approval for payment in accordance with the terms of the Contract.																	
<table border="1"> <thead> <tr> <th colspan="2">CONTRACT SUMMARY</th> </tr> </thead> <tbody> <tr> <td>ORIGINAL CONTRACT AMOUNT</td> <td>\$0.00</td> </tr> <tr> <td>TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS</td> <td>\$140,800.00</td> </tr> <tr> <td>THIS PARTIAL PAYMENT</td> <td>\$3,820.00</td> </tr> <tr> <td>TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT</td> <td>\$130,000.00</td> </tr> <tr> <td>BALANCE</td> <td>\$10,800.00</td> </tr> <tr> <td>PERCENT COMPLETE</td> <td>92.3%</td> </tr> </tbody> </table>				CONTRACT SUMMARY		ORIGINAL CONTRACT AMOUNT	\$0.00	TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$140,800.00	THIS PARTIAL PAYMENT	\$3,820.00	TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$130,000.00	BALANCE	\$10,800.00	PERCENT COMPLETE	92.3%
CONTRACT SUMMARY																	
ORIGINAL CONTRACT AMOUNT	\$0.00																
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$140,800.00																
THIS PARTIAL PAYMENT	\$3,820.00																
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$130,000.00																
BALANCE	\$10,800.00																
PERCENT COMPLETE	92.3%																
Recommended By: Veenstra & Kimm, Inc.		Contractor: Central Tank Coatings, Inc.															
Approved by: Indianola Municipal Utilities																	
Signature	<i>Vincent Driscoll</i>	Signature	<i>Kelly Koehn</i>														
Name	Vincent Driscoll	Name	Kelly Koehn														
Title	Project Engineer	Title	President														
Date	10/6/2025	Date	10/6/2025														
Signature	<i>Justin Brand</i>	Signature	<i>Justin Brand</i>														
Name	Justin Brand	Name	Justin Brand														
Title	Superintendent	Title	Superintendent														
Date	10/6/2025	Date	10/6/2025														

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: August FY2026 Financial Report

Recommendation:

Attachments: 1. 0825 Financial Report

Water Utility Financial Summary
August 31, 2025

600 WATER OPERATING FUND

	FY25		
	Budget	YTD Actual	% of Budget
Water Service Sales	3,473,300	466,255	13.42%
Other Water Revenue	587,684	107,974	18.37%
Total Revenue:	4,060,984	574,229	
Water O&M Expense	2,301,497	403,969	17.55%
Water O&M Transfers Out	1,950,600	325,100	16.67%
YTD Depreciation		109,382	
Total Expense, Transfers & Depreciation:	4,252,097	838,452	
Beginning Net Position		14,593,603	
Net Surplus (Deficit)		(264,222)	
Ending Net Position		14,329,381	

700 WATER CAPITAL FUND

From Water Operations	1,950,600	325,100	16.67%
Total Transfers In:	1,950,600	325,100	
Water Capital Expense	2,085,600	247,975	11.89%
Total Expense:	2,085,600	247,975	
Beginning Net Position		4,151,843	
Net Surplus (Deficit)		77,125	
Ending Net Position		4,228,968	

780 WATER IMPROVE FUND

Beginning Net Position		75,000	
Net Surplus (Deficit)		0	
Ending Net Position		75,000	

WATER CASH ON HAND
(110 days or greater)

O&M	\$	(350,358)
Capital	\$	4,936,270
Debt Service	\$	75,000
429 days	\$	4,660,913

FY26		
Budget	YTD Actual	% of Budget
3,637,072	630,128	17%
595,584	94,290	16%
4,232,656	724,419	
2,436,707	421,175	17%
1,526,200	0	0%
	110,337	
3,962,907	531,512	
	0	
	192,906	
	192,906	

	Gallons Billed FY25-26	Gallons Billed FY24-25
July	37,025,070	40,148,770
August	33,440,200	32,039,780
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
YTD TOTAL	70,465,270	72,188,550
	-2.4%	

	Inventory on Hand FY25-26	Inventory on Ha FY24-25
July	\$ 335,804	\$ 408,909
August	\$ 321,662	\$ 401,413
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
YTD AVG	\$ 328,733	\$ 405,161
	-18.9%	

IMU Admin/US Financial Summary
August 31, 2025

620 ADMIN & UTILITY SERVICES

	FY25			FY26		
	Budget	YTD Actual	% of Budget	Budget	YTD Actual	% of Budget
Admin/US Revenue	1,409,493	282,665	20.05%	1,444,214	239,343	17%
Total Revenue:	1,409,493	282,665		1,444,214	239,343	
Admin/US O&M Expense	1,409,493	240,612	17.07%	1,444,214	249,129	17%
YTD Depreciation		5,899			5,899	
Total Expense, Transfers & Depreciation:	1,409,493	246,511		1,444,214	255,028	
Beginning Net Position		181,343			0	
Net Surplus (Deficit)		36,154			(15,685)	
Ending Net Position		217,497			(15,685)	
855 LIABILITY INS FUND						
Beginning Net Position		9,099			9,099	
Net Surplus (Deficit)		0			0	
Ending Net Position		9,099			9,099	

US/ADMIN CASH ON HAND

O&M	\$ 592,055
Transfer of city services collected in August 2025	<u>\$ (551,586)</u>
	\$ 40,469

Electric Utility Financial Summary
August 31, 2025

630 ELECTRIC OPERATING FUND

	FY25			FY26		
	Budget	YTD Actual	% of Budget	Budget	YTD Actual	% of Budget
Electric Service Sales	16,405,606	3,668,198	22.36%	17,225,886	3,170,206	18%
Other Electric Revenue	2,043,100	345,874	16.93%	2,084,700	325,878	16%
Total Revenue:	18,448,706	4,014,072		19,310,586	3,496,084	
Electric O&M Expense	16,893,220	3,398,053	20.11%	17,510,259	3,123,252	18%
Electric O&M Transfer Out	1,981,202	538,534	27.18%	3,178,800	113,133	4%
YTD Depreciation		277,310			279,778	
Total Expense, Transfers & Depreciation:	18,874,422	4,213,897		20,689,059	3,516,163	
Beginning Net Position		33,316,174			0	
Net Surplus (Deficit)		(199,825)			(20,079)	
Ending Net Position		33,116,349			(20,079)	

730 ELECTRIC CAPITAL FUND

Electric Capital Revenue	1,274,100	144,586	11.35%	1,510,100	258,103	17%
From Electric Operations	1,250,000	416,667	33.33%	2,500,000	0	0%
Total Revenue and Transfers In:	2,524,100	561,253		4,010,100	258,103	
Electric Capital Expense	2,579,400	165,777	6.43%	2,421,000	237,353	10%
Total Expense:	2,579,400	165,777		2,421,000	237,353	
Beginning Net Position		11,764,299			0	
Net Surplus (Deficit)		395,475			20,750	
Ending Net Position		12,159,775			20,750	

793 ELECTRIC DEBT SERVICE

From Electric Operations	731,202	121,867	16.67%	678,800	113,133	17%
Total Transfers In:	731,202	121,867		678,800	113,133	
Electric Debt Service	731,202	10,621	1.45%	678,800	0	0%
Total Expense:	731,202	10,621		678,800	0	
Beginning Net Position		1,379,914			0	
Net Surplus (Deficit)		111,246			113,133	
Ending Net Position		1,491,160			113,133	

ELECTRIC CASH ON HAND

(110 days or greater)

349 days

O&M	\$	6,627,031
Capital	\$	11,586,710
Debt Service	\$	1,483,336
	\$	19,697,076

	Kwhs Billed FY25-26	Kwhs Billed FY24-25
July	9,967,863	11,504,883
August	12,994,911	11,693,918
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
YTD TOTAL	22,962,774	23,198,801
	-1.0%	

	Inventory on Hand FY25-26	Inventory on Hand FY24-25
July	\$ 1,755,215	\$ 1,678,539
August	\$ 1,738,861	\$ 1,646,986
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
YTD AVG	\$ 1,747,038	\$ 1,662,762
	5.1%	

Fiber Utility Financial Summary
August 31, 2025

640 FIBER OPERATING FUND

	FY25			FY26		
	Budget	YTD Actual	% of Budget	Budget	YTD Actual	% of Budget
Fiber Service Sales	5,230,000	853,434	16.32%	5,365,000	904,078	17%
Other Fiber Revenue	410,050	18,034	4.40%	490,450	60,674	12%
Total Revenue:	5,640,050	871,468		5,855,450	964,753	
Fiber O&M Expense	3,627,836	604,130	16.65%	3,725,015	615,204	17%
Fiber O&M Transfer Out	2,022,828	187,755	9.28%	2,125,420	187,770	9%
YTD Depreciation		61,902			85,682	
Total Expense, Transfers & Depreciation:	5,650,664	853,786		5,850,435	888,656	
Beginning Net Position		(2,673,110)			0	
Net Surplus (Deficit)		17,682			76,096	
Ending Net Position		(2,655,428)			76,096	

740 FIBER CAPITAL FUND

Fiber Capital Revenue	0	196			95	
From Fiber Operations	896,300	0	0.00%	998,800	0	0%
Total Revenue and Transfers In:	896,300	196		998,800	95	
Fiber Capital Expense	1,121,300	117,992	10.52%	998,800	287,554	29%
YTD Depreciation		55,526		0	59,956	
Total Expense, Transfers & Depreciation:	1,121,300	173,518		998,800	347,510	
Beginning Net Position		984,304			0	
Net Surplus (Deficit)		(173,323)			(347,415)	
Ending Net Position		810,981			(347,415)	

795 FIBER DEBT SERVICE

From Fiber Operations	1,126,528	187,755	16.67%	1,126,620	187,770	17%
Total Transfers In:	1,126,528	187,755		1,126,620	187,770	
Fiber Debt Service	1,126,528	4,397	0.39%	1,126,620	0	0%
Total Expense:	1,126,528	4,397		1,126,620	0	
Beginning Net Position		4,668			0	
Net Surplus (Deficit)		183,358			187,770	
Ending Net Position		188,025			187,770	

*Fund 640 Ending Fund Balance	(2,467,403)
*Fund 740 Ending Fund Balance	810,981
	(1,656,422)

FIBER CASH ON HAND	O&M	\$	(565,850)
(110 days or greater)	Capital	\$	767,050
	Debt Service	\$	188,091
24 days		\$	389,292

	Subscriptions FY25-26	Subscriptions FY24-25	YOY Increase %
July	4,444	4,177	6.4%
August	4,459	4,204	6.1%
September			
October			
November			
December			
January			
February			
March			
April			
May			
June			
YTD AVG	4,452 6.2%	4,191	

	Inventory on Hand FY25-26	Inventory on Hand FY24-25	YOY Increase %
July	\$ 2,035,210	\$ 1,819,505	11.9%
August	\$ 2,025,066	\$ 1,823,670	11.0%
September			
October			
November			
December			
January			
February			
March			
April			
May			
June			
YTD AVG	\$ 2,030,138 11.4%	\$ 1,821,587	

The Fiber Utility fund has a deficit fund balance of (\$).

The deficit fund balance is the result of start-up costs incurred to initiate the utility service.

The deficit will be eliminated in future periods through net customer charges.

August 2025

You should expect to see YTD revenue and expenses to be 2/12 (or 16.6%) of Budget.

Health Insurance Fund Balance on August 31, 2025 was \$2,437,137.

The current year net position sections have been added back in to show net surplus (deficit), however beginning net position values will not be confirmed until the FY25 audit adjustments have been completed.

Water and Electric service revenue may fall ahead or behind budget due to seasonal fluctuations.

Cash on Hand - 110 days or more of cash on hand based on the recommended 90-120 days to maintain our bond rating (A-).

This report is on a modified cash basis, with monthly (non-cash) depreciation included.

Water Notes: Capital transfers in from water operations have been suspended as we plan to collapse these funds into one after FY25 audit entries are completed. Capital expenses may fall ahead or behind budget due to timing of project completion and payments.

US/Admin Notes: The 620 fund is intended to be a zero balance fund and doesn't have any significant stand alone obligations. Any balance or deficit here is timing related or is city services collected from the current month to be transferred in the following month.

Electric Notes: Capital transfers in from electric operations have been suspended as we plan to collapse these funds into one after FY25 audit entries are completed. Capital expenses may fall ahead or behind budget due to timing of project completion and payments.

Fiber Notes: Inventory on hand includes both customer premise equipment, \$1,778,401 and stock supply inventory, \$246,665
Capital transfers in from fiber operations have been suspended as we plan to collapse these funds into one after FY25 audit entries are completed.
Capital expenses may fall ahead or behind budget due to timing of project completion and payments, NOFA Phase III construction.

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities

From:

Date: October 13, 2025

Subject: Public hearing regarding the plans, specifications, form of contract and estimate of cost for NE-SE Alley Premise Wiring Modification Project.

Recommendation: Agenda document is the plans, specifications, form of contract and estimate of cost.

The board action is to open the public hearing, take any public or staff comment, and then to close the public hearing.

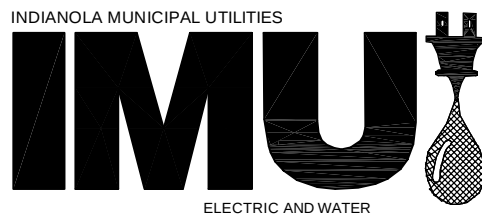
Attachments: 1. Contract and drawings 2025-09-02

INDIANOLA MUNICIPAL UTILITIES

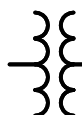
Downtown Underground Conversion Project NE - SE Alleys Premise Wiring CONSTRUCTION CONTRACT

SPECIFICATIONS AND DRAWINGS

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. _____ (signature) (date) ALLAN R. POWERS, IOWA REG. NO. 07248 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 PAGES OR SHEETS COVERED BY THIS SEAL: ALL DOCUMENTS LISTED ON INDEX PAGE _____ _____ _____
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ISSUED FOR BIDDING
September 8, 2025

 **P & E ENGINEERING CO.**
POWER SYSTEM ANALYSIS AND DESIGN

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE-SE Alleys Premise Wiring Modification Contract
Index

SECTION TITLE

Bidding Requirements

00050	Notice to Bidders and Notice of Public Hearing
00200	Instructions to Bidders
00410	Bid Form

Contract Documents

00410	Bid Proposal and Bidding Form (as submitted by successful bidder)
00520	Agreement
00610	Performance Bond
00615	Payment Bond
00700	General Conditions of the Contract {These are the Standard General Conditions of the Construction Contract as published by the Engineers Joint Contract Documents Committee (EJCDC) as Document No. C700 (2018 Edition)}
00800	Supplementary Conditions
00850	IMU Safety Requirements

Construction Specifications

01000	General Requirements
16403	Premise Wiring Modifications
16405	Cable Specifications
16500	Conduit and Cable Schedule
16501	Meter Stack Schedule

Drawings

E9790-830	Plan and building index
E9790-831	Secondary One Line
E9790-832	Service Entrance Details, Buildings B17 and B18
E9790-833	Service Entrance Details, Building B19
E9790-834	Service Entrance Details, Building B19
E9790-835	Service Entrance Details, Buildings B19 and B20
E9790-836	Service Entrance Details, Building B20A
E9790-837	Service Entrance Details, Buildings B63-65
E9790-838	Service Entrance Details, Building B63
E9790-839	Service Entrance Details, Building B63
E9790-840	Service Entrance Details, Building B63
E9790-841	Service Entrance Details, Building B63
E9790-842	Service Entrance Details, Building B63
E9790-843	Service Entrance Details, Buildings B64 and B65

NOTICE OF HEARING AND LETTING
Downtown Underground Conversion Project
NE – SE Alleys Premise Wiring Modification Contract

Sealed proposals will be received by the Board of Trustees of Indianola Municipal Utilities (IMU), Indianola, Iowa, (Owner) at the IMU Customer Service Center, 210 W. 2nd Ave., Indianola, Iowa until 2:00 P.M. local time on October 3, 2025 for a project identified as DOWNTOWN UNDERGROUND CONVERSION PROJECT, NE - SW ALLEYS PREMISE WIRING MODIFICATION, and as described in detail in the specifications for the project now on file in the IMU Customer Service Center. Proposals will be opened in public session at that time. Proposals will be acted upon by the Board of Trustees at a meeting to be held at the IMU Customer Service Center, 210 W. 2nd Ave., Indianola, Iowa at 5:30 P.M. local time on October 13, 2025 or at such later time and place as may then be fixed. At that time and place a hearing will be held on the proposed plans, specifications, form of contract and estimate of cost for the improvements, and at the hearing any interested person may appear and file objections to the project or to the cost of the improvements.

The Work includes modifications to existing building premise wiring to accommodate the change from overhead to underground service and the installation of new underground service cables in existing conduits.

Each proposal shall be sealed in an envelope marked "BIDS FOR NE – SE ALLEYS PREMISE WIRING MODIFICATION CONTRACT". Each bid must be accompanied in a separate envelope by a bid bond, certified check or cashier's check drawn on a State of Iowa or federally chartered bank, or a certified share draft on a State of Iowa or federally chartered credit union, in an amount not less than five per cent (5%) of the total value of the Proposal, and made payable to the Owner as a security that the bidder will enter into a contract for the Work within ten (10) days after the award of the contract to such bidder.

Bidders shall not be permitted to withdraw their bids for a period of thirty (30) days after they are opened.

Payment will be made to the contractor in an amount of 95% of the completed contract value, upon acceptance of the improvements by IMU. The balance of the amount due the successful bidder will be paid not earlier than 31 days from the final acceptance of the improvements by IMU, subject to the conditions and in accordance with the provisions of Chapter 384 and 573 of the Code of Iowa

Payment to the Contractor for completion of the improvements will be made in cash derived from available cash on hand from revenue and such other sources as may be available to IMU. The City of Indianola shall not incur any general obligation for the Improvements. The contract for the furnishing of the improvements shall not constitute a general obligation of the City of Indianola nor be payable in any manner by taxation.

The successful bidder will be required to furnish a performance bond and a payment bond in an amount equal to 100% of the contract price, the bonds to be issued by a responsible surety approved by IMU, and shall guarantee the faithful performance of the contract and the terms and conditions contained in it, and save harmless IMU from claims and damages of any kind caused by the operations of the Contractor.

If the successful bidder fails to enter into a contract with IMU for the Improvements or furnish bonds as required by law, then the certified check or cashier's check deposited by the Contractor shall be cashed, or the bid bond declared forfeited, and proceeds retained by IMU as agreed liquidated damages.

Work is to commence on or about November 1, 2025, unless an earlier start date is negotiated between the Owner and the successful bidder. Work must be substantially complete by May 1, 2026 with all work completed by May 15, 2026.

Plans and specifications governing the proposed improvements have been prepared by P&E Engineering Co., 500 SW 7th St, Suite 100, Des Moines, Iowa 50303. The plans and specifications, prior proceedings of IMU referring to and defining the improvements and a proposed contract are hereby made a part of this

notice by reference. The proposed contracts shall be executed in accordance with them. Copies of the plans and specifications may be obtained from P & E Engineering Co.

By virtue of statutory authority a preference will be given to products and provisions grown and produced within the State of Iowa and Iowa domestic labor.

IMU reserves the right to reject any or all proposals and to waive informalities. Published upon order of the Board of Trustees Indianola Municipal Utilities, Indianola, Iowa.

Monica Thompson
IMU Board of Trustees Secretary

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

TABLE OF CONTENTS

	Page
Article 1— Defined Terms.....	1
Article 2— Bidding Documents	1
Article 3— Qualifications of Bidders	2
Article 4— Pre-Bid Conference	3
Article 5— Site and Other Areas; Existing Site Conditions; Examination of Site; Owner’s Safety Program; Other Work at the Site	3
Article 6— Bidder’s Representations and Certifications	5
Article 7— Interpretations and Addenda	5
Article 8— Bid Security	6
Article 9— Contract Times.....	6
Article 10— Substitute and “Or Equal” Items.....	6
Article 11— Subcontractors, Suppliers, and Others.....	7
Article 12— Preparation of Bid	7
Article 13— Basis of Bid.....	8
Article 14— Submittal of Bid.....	9
Article 15— Modification and Withdrawal of Bid	9
Article 16— Opening of Bids.....	10
Article 17— Bids to Remain Subject to Acceptance	10
Article 18— Evaluation of Bids and Award of Contract.....	10
Article 19— Bonds and Insurance	11
Article 20— Signing of Agreement	11
Article 21— Sales and Use Taxes.....	11
Article 22— Contracts to Be Assigned.....	11

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

ARTICLE 1—DEFINED TERMS

- 1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:
- A. *Issuing Office*—The office from which the Bidding Documents are to be issued, and which registers plan holders. The Issuing Office for this project will be P & E Engineering Co., 500 SW 7th St., Suite 100, Des Moines, IA 50303.

ARTICLE 2—BIDDING DOCUMENTS

- 2.01 Bidder shall obtain a complete set of Bidding Requirements and proposed Contract Documents (together, the Bidding Documents). See the Agreement for a list of the Contract Documents. It is Bidder's responsibility to determine that it is using a complete set of documents in the preparation of a Bid. Bidder assumes sole responsibility for errors or misinterpretations resulting from the use of incomplete documents, by Bidder itself or by its prospective Subcontractors and Suppliers.
- 2.02 Bidding Documents are made available for the sole purpose of obtaining Bids for completion of the Project and permission to download or distribution of the Bidding Documents does not confer a license or grant permission or authorization for any other use. Authorization to download documents, or other distribution, includes the right for plan holders to print documents solely for their use, and the use of their prospective Subcontractors and Suppliers, provided the plan holder pays all costs associated with printing or reproduction. Printed documents may not be re-sold under any circumstances.
- 2.03 Bidder may register as a plan holder and obtain complete sets of Bidding Documents in printed or electronic (digital) format (compact disk, USB, or direct transmittal) from the Issuing Office. Bidders may rely that sets of Bidding Documents obtained from the Issuing Office are complete, unless an omission is blatant. Registered plan holders will receive Addenda issued by Owner.
- 2.04 Plan rooms (including construction information subscription services, and electronic and virtual plan rooms) may distribute the Bidding Documents, or make them available for examination. Those prospective bidders that obtain an electronic (digital) copy of the Bidding Documents from a plan room are encouraged to register as plan holders from the Issuing Office. Owner is not responsible for omissions in Bidding Documents or other documents obtained from plan rooms, or for a Bidder's failure to obtain Addenda from a plan room.
- 2.05 *Electronic Documents*
- A. Bidding Documents will be made available as Electronic Documents in the following manner.
1. Bidding Documents will be provided in Adobe PDF (Portable Document Format) (.pdf) Version 1.4. It is the intent of the Engineer and Owner that such Electronic Documents are to be exactly representative of the paper copies of the documents. However, because the Owner and Engineer cannot totally control the transmission and receipt of Electronic Documents nor the Contractor's means of reproduction of such documents, the Owner and Engineer cannot and do not guarantee that Electronic Documents and

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**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

reproductions prepared from those versions are identical in every manner to the paper copies.

- B. The Bidder may use and rely upon complete sets of Electronic Documents of the Bidding Documents, described in Paragraph 2.06.A above. However, Bidder assumes all risks associated with differences arising from transmission/receipt of Electronic Documents versions of Bidding Documents and reproductions prepared from those versions and, further, assumes all risks, costs, and responsibility associated with use of the Electronic Documents versions to derive information that is not explicitly contained in printed paper versions of the documents, and for Bidder's reliance upon such derived information.
- C. After the Contract is awarded, the Owner will provide or direct the Engineer to provide for the use of the Contractor documents that were developed by Engineer as part of the Project design process, as Electronic Documents in native file formats.
 - 1. Electronic Documents that are available in native file format include:
 - a. Sheet 16403-5, Conduit and Cable Schedule as an .xlsx file
 - 2. Release of such documents will be solely for the convenience of the Contractor. No such document is a Contract Document.
 - 3. The Contractor shall take appropriate measures to verify that any electronic/digital information provided in Electronic Documents is appropriate and adequate for the Contractor's specific purposes.
 - 4. In no case will the Contractor be entitled to additional compensation or time for completion due to any differences between the actual Contract Documents and any related document in native file format.

ARTICLE 3—QUALIFICATIONS OF BIDDERS

- 3.01 To demonstrate Bidder's qualifications to perform the Work, after submitting its Bid and within five (5) days of Owner's request, Bidder must submit the following information:
 - A. Written evidence establishing its qualifications such as financial data, previous experience, and present commitments.
 - B. A written statement that Bidder is authorized to do business in the state where the Project is located, or a written certification that Bidder will obtain such authority prior to the Effective Date of the Contract.
 - C. Bidder's state or other contractor license number, if applicable.
 - D. Subcontractor and Supplier qualification information.
 - E. Other required information regarding qualifications.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

- 3.02 A Bidder's failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.
- 3.03 No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder's qualifications.

ARTICLE 4—PRE-BID CONFERENCE

- 4.01 A pre-bid conference will not be held for this project.
- 4.02 Not Used.

ARTICLE 5—SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE

- 5.01 *Site and Other Areas*
- A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, private property, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.
- 5.02 *Existing Site Conditions*
- A. *Subsurface and Physical Conditions; Hazardous Environmental Conditions*
1. The Supplementary Conditions identify the following regarding existing conditions at or adjacent to the Site:
 - a. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data.
 - b. Those drawings known to Owner of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data.
 - c. Reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.
 - d. Technical Data contained in such reports and drawings.
 2. Owner will make copies of reports and drawings referenced above available to any Bidder on request. These reports and drawings are not part of the Contract Documents, but the Technical Data contained therein upon whose accuracy Bidder is entitled to rely, as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any Technical Data or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders

3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General Conditions will apply.
 - B. *Underground Facilities:* Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05 of the General Conditions, and not in the drawings referred to in Paragraph 5.02.A of these Instructions to Bidders. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.
- 5.03 *Other Site-related Documents*
- A. No other Site-related documents are available.
- 5.04 *Site Visit and Testing by Bidders*
- A. Bidder is required to visit the Site and conduct a thorough visual examination of the Site and adjacent areas. During the visit the Bidder must not disturb any ongoing operations at the Site.
 - B. Not Used.
 - C. Bidders visiting the Site are required to arrange their own transportation to the Site.
 - D. All access to the Site other than during a regularly scheduled Site visit must be coordinated through the following Owner contact. Bidder must conduct the required Site visit during normal working hours.

Mr. Mike Metcalf
Indianola Municipal Utilities
515-962-5305 (office)
 - E. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.
 - F. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder general access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner's authority regarding the Site. Bidder is responsible for establishing access needed to reach specific selected test sites.
 - G. Bidder must comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.
 - H. Bidder must fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

5.05 *Owner's Safety Program*

- A. Site visits and work at the Site may be governed by an Owner safety program. If an Owner safety program exists, it will be noted in the Supplementary Conditions.

5.06 *Other Work at the Site*

- A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Bidding Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Express Representations and Certifications in Bid Form, Agreement*

- A. The Bid Form that each Bidder will submit contains express representations regarding the Bidder's examination of Project documentation, Site visit, and preparation of the Bid, and certifications regarding lack of collusion or fraud in connection with the Bid. Bidder should review these representations and certifications, and assure that Bidder can make the representations and certifications in good faith, before executing and submitting its Bid.
- B. If Bidder is awarded the Contract, Bidder (as Contractor) will make similar express representations and certifications when it executes the Agreement.

ARTICLE 7—INTERPRETATIONS AND ADDENDA

- 7.01 Owner on its own initiative may issue Addenda to clarify, correct, supplement, or change the Bidding Documents.
- 7.02 Bidder shall submit all questions about the meaning or intent of the Bidding Documents via email to arpowers@peengr.com and must include "Question related to IMU Project" in the subject line. Confirm the email has been received by calling AI Powers at 515-979-7496.
- 7.03 Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all registered plan holders. Questions received less than seven days prior to the date for opening of Bids may not be answered.
- 7.04 Only responses set forth in an Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Responses to questions are not part of the Contract

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

Documents unless set forth in an Addendum that expressly modifies or supplements the Contract Documents.

ARTICLE 8—BID SECURITY

- 8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of **5** percent of Bidder's maximum Bid price (determined by adding the base bid and all alternates) and in the form prescribed in the NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING.
- 8.02 The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract and furnish the required Contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture will be Owner's exclusive remedy if Bidder defaults.
- 8.03 The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of 7 days after the Effective Date of the Contract or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.
- 8.04 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within 7 days after the Bid opening.

ARTICLE 9—CONTRACT TIMES

- 9.01 The number of days within which, or the dates by which, the Work is to be (a) substantially completed and (b) ready for final payment, and (c) Milestones (if any) are to be achieved, are set forth in the Agreement.

ARTICLE 10—SUBSTITUTE AND "OR EQUAL" ITEMS

- 10.01 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or "or-equal" items. In cases in which the Contract allows the Contractor to request that Engineer authorize the use of a substitute or "or-equal" item of material or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract.
- 10.02 All prices that Bidder sets forth in its Bid will be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of “or-equal” or substitution requests are made at Bidder’s sole risk.

ARTICLE 11—SUBCONTRACTORS, SUPPLIERS, AND OTHERS

- 11.01 The apparent Successful Bidder, and any other Bidder so requested, must submit to Owner a list of the Subcontractors or Suppliers proposed for any portion of the Work within five days after Bid opening:
- 11.02 If requested by Owner, such list must be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor or Supplier, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit an acceptable substitute, in which case apparent Successful Bidder will submit a substitute.
- 11.03 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors and Suppliers. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor or Supplier, so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer subject to subsequent revocation of such acceptance as provided in Paragraph 7.07 of the General Conditions.

ARTICLE 12—PREPARATION OF BID

- 12.01 The Bid Form is included with the Bidding Documents.
 - A. All blanks on the Bid Form must be completed in ink and the Bid Form signed in ink. Erasures or alterations must be initialed in ink by the person signing the Bid Form. A Bid price must be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.
 - B. If the Bid Form expressly indicates that submitting pricing on a specific alternate item is optional, and Bidder elects to not furnish pricing for such optional alternate item, then Bidder may enter the words “No Bid” or “Not Applicable.”
- 12.02 If Bidder has obtained the Bidding Documents as Electronic Documents, then Bidder shall prepare its Bid on a paper copy of the Bid Form printed from the Electronic Documents version of the Bidding Documents. The printed copy of the Bid Form must be clearly legible, printed on 8½ inch by 11-inch paper and as closely identical in appearance to the Electronic Document version of the Bid Form as may be practical. The Owner reserves the right to accept Bid Forms which nominally vary in appearance from the original paper version of the Bid Form, providing that all required information and submittals are included with the Bid.
- 12.03 A Bid by a corporation must be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation must be shown.

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**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

- 12.04 A Bid by a partnership must be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership must be shown.
- 12.05 A Bid by a limited liability company must be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown.
- 12.06 A Bid by an individual must show the Bidder's name and official address.
- 12.07 A Bid by a joint venture must be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The joint venture must have been formally established prior to submittal of a Bid, and the official address of the joint venture must be shown.
- 12.08 All names must be printed in ink below the signatures.
- 12.09 The Bid must contain an acknowledgment of receipt of all Addenda, the numbers of which must be filled in on the Bid Form.
- 12.10 Postal and e-mail addresses and telephone number for communications regarding the Bid must be shown.
- 12.11 The Bid must contain evidence of Bidder's authority to do business in the state where the Project is located, or Bidder must certify in writing that it will obtain such authority within the time for acceptance of Bids and attach such certification to the Bid.
- 12.12 If Bidder is required to be licensed to submit a Bid or perform the Work in the state where the Project is located, the Bid must contain evidence of Bidder's licensure, or Bidder must certify in writing that it will obtain such licensure within the time for acceptance of Bids and attach such certification to the Bid. Bidder's state contractor license number, if any, must also be shown on the Bid Form.

ARTICLE 13—BASIS OF BID

- 13.01 *Lump Sum plus Unit Price*
 - A. Bidders must submit a Bid on a lump sum basis for each item listed in the lump sum section of the Bid Form.
 - B. Bidders must submit a Bid on a unit price basis for each item of Work listed in the unit price section of the Bid Form.
 - C. The "Bid Price" (sometimes referred to as the extended price) for each unit price Bid item will be the product of the "Estimated Quantity", which Owner or its representative has set forth in the Bid Form, for the item and the corresponding "Bid Unit Price" offered by the Bidder. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.
 - D. The total bid price will be the sum of all lump sum bid items plus the sum of all Bid Unit Prices.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

- E. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

ARTICLE 14—SUBMITTAL OF BID

- 14.01 The Bidding Documents include one separate unbound copy of the Bid Form, and, if required, the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 2 of the Bid Form. See Paragraph 12.02 for Bid Documents that are received as Electronic Documents
- 14.02 A Bid must be received no later than the date and time prescribed and at the place indicated in the Advertisement or invitation to bid and must be enclosed in a plainly marked package with the Project title, and, if applicable, the designated portion of the Project for which the Bid is submitted, and the name and address of Bidder. This package shall be plainly labeled "BID ENCLOSED." The package must contain two sealed opaque envelopes, one for the Bid and other required documents and one for the Bid Security.
- 14.03 The sealed envelope containing the Bid and all required documents (except for the bid security) must be plainly marked with the notation "BID ENCLOSED".
- 14.04 The sealed envelope containing the bid security must be plainly marked with the notation "BID SECURITY ENCLOSED".
- 14.05 A Bid sent by mail shall be addressed to:

Indianola Municipal Utilities
Attn: Ms. Chris Longer
210 West 2nd Ave.
Indianola, Iowa 50125
Phone 515-962-5302

- 14.06 A bid sent by delivery service or hand delivered shall be delivered to:

Indianola Municipal Utilities
Attn: Ms. Chris Longer
210 West 2nd Ave.
Indianola, Iowa 50125
Phone 515-962-5302

- 14.07 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

ARTICLE 15—MODIFICATION AND WITHDRAWAL OF BID

- 15.01 An unopened Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted
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**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

- 15.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 15.01 and submit a new Bid prior to the date and time for the opening of Bids.
- 15.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, the Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, the Bidder will be disqualified from further bidding on the Work.

ARTICLE 16—OPENING OF BIDS

- 16.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 17—BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 17.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 18—EVALUATION OF BIDS AND AWARD OF CONTRACT

- 18.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner also reserves the right to waive all minor Bid informalities not involving price, time, or changes in the Work.
- 18.02 Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible.
- 18.03 If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, whether in the Bid itself or in a separate communication to Owner or Engineer, then Owner will reject the Bid as nonresponsive.
- 18.04 If Owner awards the contract for the Work, such award will be to the responsible Bidder whose bid is considered to be in the best interest of the Owner.
- 18.05 *Evaluation of Bids*
- A. In evaluating Bids, Owner will consider whether the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Bidding Requirements
Section 00200 – Instructions to Bidders**

- B. For the determination of the apparent low Bidder when unit price bids are submitted, Bids will be compared on the basis of the total of the products of the estimated quantity of each item and unit price Bid for that item, together with any lump sum items.
- 18.06 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.
- 18.07 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.

ARTICLE 19—BONDS AND INSURANCE

- 19.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds, other required bonds (if any), and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it must be accompanied by required bonds and insurance documentation.
- 19.02 Article 8, Bid Security, of these Instructions, addresses any requirements for providing bid bonds as part of the bidding process.

ARTICLE 20—SIGNING OF AGREEMENT

- 20.01 When Owner issues a Notice of Award to the Successful Bidder, it will be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder must execute and deliver the required number of counterparts of the Agreement and any bonds and insurance documentation required to be delivered by the Contract Documents to Owner. Within 10 days thereafter, Owner will deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and/or electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General Conditions.

ARTICLE 21—SALES AND USE TAXES

- 21.01 Owner is subject to state and local sales and use taxes on materials and equipment to be incorporated in the Work. Said taxes shall be included in the Bid. Refer to Paragraph SC-7.10 of the Supplementary Conditions for additional information.

ARTICLE 22—CONTRACTS TO BE ASSIGNED

- 22.01 This Article is not used.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 00410 – Bid Form for Construction Contract**

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

Indianola Municipal Utilities
210 W Second Ave.
Indianola, Iowa 50125

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

1.02 The Work generally consists of the following major items of work but is not limited to the items listed below.

- a. Convert building electrical services from overhead to underground on nine (9) buildings that are located in the following areas
 - a. Alley north of Ashland Ave. between N. Howard St. and N First St.
 - b. Alley south of Salem Ave. between N First St. and the alley one-half block east
- b. Install underground cable in existing ducts from the utility source point (transformer, pedestal, or handhole) to each building.
- c. Perform work on buildings as shown on the drawings.
- d. Furnish all material required for the completion of the Work.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security;
- B. Evidence of authority to do business in the state of Iowa; or a written covenant to obtain such authority within the time for acceptance of Bids;
- C. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;
- D. A completed Iowa Department of Labor Bidder Status Form (309-6001) regarding the Contractor's resident status within the State of Iowa.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 00410 – Bid Form for Construction Contract**

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 Lump Sum Bids

- A. Bidder (_____) will complete the Work in accordance with the Contract Documents for the following lump sum (stipulated) price(s), together with any Unit Prices indicated in Paragraph 3.02:

1. Lump Sum Price (Single Lump Sum)

Lump Sum Bid Price for Base Bid	\$
---------------------------------	----

3.02 Unit Price Bids

- A. No unit price items are included in this bid

ARTICLE 4—TIME OF COMPLETION

- 4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 Bid Acceptance Period

- A. This Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 Instructions to Bidders

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 00410 – Bid Form for Construction Contract**

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder 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. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder 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, if any, that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder 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. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding 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 Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder 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.

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**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 00410 – Bid Form for Construction Contract**

8. Bidder 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 Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 Bidder's Certifications

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. 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.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. 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.
 - d. 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.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 00410 – Bid Form for Construction Contract

BIDDER hereby submits this Bid as set forth above:

Bidder:

(typed or printed name of organization)

By:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Date:

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Date:

(typed or printed)

Address for giving notices:

Bidder's Contact:

Name:

(typed or printed)

Title:

(typed or printed)

Phone:

Email:

Address:

Bidder's Contractor License No.: (if applicable)

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement**

This Agreement is by and between Indianola Municipal Utilities (“Owner”) and

_____ (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

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:

- a. Convert building electrical services from overhead to underground on eight (8) buildings that are located in the following areas
 - a. Alley north of Ashland Ave. between N. Howard St. and N First St.
 - b. Alley south of Salem Ave. between N First St. and the alley one-half block east
- b. Install underground cable in existing ducts from the utility source point (transformer, pedestal, or handhole) to each building.
- c. Perform work on buildings as shown on the drawings.
- d. Furnish all material required for the completion of the Work.

ARTICLE 2—THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows:

Convert existing utility distribution system from overhead to underground.

ENGINEER

3.01 The Owner has retained P & E Engineering Co. (“Engineer”) to act as Owner’s representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.

3.02 The part of the Project that pertains to the Work has been designed by Engineer.

ARTICLE 3—CONTRACT TIMES

4.01 *Time is 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. See Paragraph 4.0 of Contract Section 01000.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement**

4.02 *Contract Times: Dates*

- A. The Work will be substantially complete on or before May 1, 2026, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before May 15, 2026.

ARTICLE 4—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 Work other than Unit Price Work,
Base Bid (Total Lump Sum Amount), a lump sum of \$ _____.
- B. Not Used

ARTICLE 5—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 the basis of Contractor's Applications for Payment, which is to be submitted on or about the 1st day of each 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 in accordance with the Contract.
 - a. 95 percent of the value of the Work completed (with the balance being retainage).
 - b. 95 percent of cost of materials and equipment stored but not yet incorporated in the Work (with the balance being retainage).
- B. Following Substantial Completion, partial payment of retainage may be made in accordance with the Contract Documents and applicable State Law.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement**

6.03 *Final Payment*

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

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

ARTICLE 6—CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of all of the following:
 - 1. This Agreement.
 - 2. Bonds:
 - a. Performance bond (together with power of attorney).
 - b. Payment bond (together with power of attorney).
 - 3. General Conditions, Section 00700.
 - 4. Supplementary Conditions, Section 00800.
 - 5. General Requirements, section 01000.
 - 6. Specifications as listed in the table of contents of the project manual.
 - 7. Drawings as listed in the table of contents of the project manual.
 - 8. Addenda (numbers ____ to ____, inclusive).
 - 9. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid
 - 10. 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 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.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement**

- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 7—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 Supplementary Conditions (if any), 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.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement

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.
11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

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.

8.03 Standard General Conditions

- A. Owner stipulates 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 (Section 00700 of the Contract), and that all modifications to the standard wording of such published document are shown in the Supplementary Conditions.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00520 – Agreement

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:

Indianola Municipal Utilities

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

Indianola Municipal Utilities

210 West 2nd Ave.

Indianola, Iowa 5012

Contractor:

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

(If **[Type of Entity]** is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

PERFORMANCE BOND

Contractor Name: [Full formal name of Contractor] Address <i>(principal place of business)</i> : [Address of Contractor's principal place of business]	Surety Name: [Full formal name of Surety] Address <i>(principal place of business)</i> : [Address of Surety's principal place of business]
Owner Name: [Full formal name of Owner] Mailing address <i>(principal place of business)</i> : [Address of Owner's principal place of business]	Contract Description <i>(name and location)</i> : [Owner's project/contract name, and location of the project] Contract Price: [Amount from Contract] Effective Date of Contract: [Date from Contract]
Bond Bond Amount: [Amount] Date of Bond: [Date] <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: ☐ None ☐ See Paragraph 16	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
<i>(Full formal name of Contractor)</i>	<i>(Full formal name of Surety) (corporate seal)</i>
By: _____	By: _____
<i>(Signature)</i>	<i>(Signature)(Attach Power of Attorney)</i>
Name: _____	Name: _____
<i>(Printed or typed)</i>	<i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____	Attest: _____
<i>(Signature)</i>	<i>(Signature)</i>
Name: _____	Name: _____
<i>(Printed or typed)</i>	<i>(Printed or typed)</i>
Title: _____	Title: _____
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
 - 3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
 - 3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
 - 5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or
 - 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

- 5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
 - 5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.
- 6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.
- 7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:
 - 7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
 - 7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and
 - 7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
- 8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.
- 9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
- 10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
- 11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.
- 12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.
- 13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such

statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

- 14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
 - 14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.
 - 14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.
 - 14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
 - 14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
16. Modifications to this Bond are as follows: **[Describe modification or enter “None”]**

PAYMENT BOND

Contractor Name: [Full formal name of Contractor] Address <i>(principal place of business)</i> : [Address of Contractor's principal place of business]	Surety Name: [Full formal name of Surety] Address <i>(principal place of business)</i> : [Address of Surety's principal place of business]
Owner Name: [Full formal name of Owner] Mailing address <i>(principal place of business)</i> : [Address of Owner's principal place of business]	Contract Description <i>(name and location)</i> : [Owner's project/contract name, and location of the project] Contract Price: [Amount, from Contract] Effective Date of Contract: [Date, from Contract]
Bond Bond Amount: [Amount] Date of Bond: [Date] <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: ☐ None ☐ See Paragraph 18	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
<i>(Full formal name of Contractor)</i>	<i>(Full formal name of Surety) (corporate seal)</i>
By: _____ <i>(Signature)</i>	By: _____ <i>(Signature)(Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond will arise after the following:
 - 5.1. Claimants who do not have a direct contract with the Contractor
 - 5.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 5.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 7.2. Pay or arrange for payment of any undisputed amounts.
 - 7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.
13. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.
14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.
16. Definitions
 - 16.1. *Claim*—A written statement by the Claimant including at a minimum:
 - 16.1.1. The name of the Claimant;
 - 16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;
 - 16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
 - 16.1.4. A brief description of the labor, materials, or equipment furnished;

- 16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
 - 16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
 - 16.1.7. The total amount of previous payments received by the Claimant; and
 - 16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.
- 16.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.
- 16.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.
- 16.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
- 16.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
18. Modifications to this Bond are as follows: **[Describe modification or enter "None"]**

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

Prepared By



Endorsed By



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STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

TABLE OF CONTENTS

	Page
Article 1—Definitions and Terminology	1
1.01 Defined Terms.....	1
1.02 Terminology.....	6
Article 2—Preliminary Matters	7
2.01 Delivery of Performance and Payment Bonds; Evidence of Insurance	7
2.02 Copies of Documents	8
2.03 Before Starting Construction	8
2.04 Preconstruction Conference; Designation of Authorized Representatives.....	8
2.05 Acceptance of Schedules.....	8
2.06 Electronic Transmittals.....	9
Article 3—Contract Documents: Intent, Requirements, Reuse	9
3.01 Intent.....	9
3.02 Reference Standards	10
3.03 Reporting and Resolving Discrepancies.....	10
3.04 Requirements of the Contract Documents.....	11
3.05 Reuse of Documents	11
Article 4—Commencement and Progress of the Work	12
4.01 Commencement of Contract Times; Notice to Proceed	12
4.02 Starting the Work.....	12
4.03 Reference Points	12
4.04 Progress Schedule	12
4.05 Delays in Contractor’s Progress	13
Article 5—Site; Subsurface and Physical Conditions; Hazardous Environmental Conditions.....	14
5.01 Availability of Lands	14
5.02 Use of Site and Other Areas	14
5.03 Subsurface and Physical Conditions.....	16

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5.04	Differing Subsurface or Physical Conditions	16
5.05	Underground Facilities	18
5.06	Hazardous Environmental Conditions at Site	20
Article 6—Bonds and Insurance		22
6.01	Performance, Payment, and Other Bonds.....	22
6.02	Insurance—General Provisions.....	23
6.03	Contractor’s Insurance	25
6.04	Builder’s Risk and Other Property Insurance.....	26
6.05	Property Losses; Subrogation	27
6.06	Receipt and Application of Property Insurance Proceeds	28
Article 7—Contractor’s Responsibilities		28
7.01	Contractor’s Means and Methods of Construction	28
7.02	Supervision and Superintendence	29
7.03	Labor; Working Hours	29
7.04	Services, Materials, and Equipment.....	29
7.05	“Or Equals”	30
7.06	Substitutes	31
7.07	Concerning Subcontractors and Suppliers	32
7.08	Patent Fees and Royalties	34
7.09	Permits	34
7.10	Taxes.....	34
7.11	Laws and Regulations.....	35
7.12	Record Documents.....	35
7.13	Safety and Protection.....	35
7.14	Hazard Communication Programs	37
7.15	Emergencies.....	37
7.16	Submittals.....	37
7.17	Contractor’s General Warranty and Guarantee	40
7.18	Indemnification.....	41
7.19	Delegation of Professional Design Services.....	41
Article 8—Other Work at the Site		42
8.01	Other Work.....	42

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8.02	Coordination	43
8.03	Legal Relationships.....	43
Article 9—Owner’s Responsibilities		44
9.01	Communications to Contractor	44
9.02	Replacement of Engineer	44
9.03	Furnish Data.....	45
9.04	Pay When Due	45
9.05	Lands and Easements; Reports, Tests, and Drawings	45
9.06	Insurance	45
9.07	Change Orders	45
9.08	Inspections, Tests, and Approvals.....	45
9.09	Limitations on Owner’s Responsibilities.....	45
9.10	Undisclosed Hazardous Environmental Condition.....	45
9.11	Evidence of Financial Arrangements.....	45
9.12	Safety Programs.....	45
Article 10—Engineer’s Status During Construction.....		46
10.01	Owner’s Representative	46
10.02	Visits to Site	46
10.03	Resident Project Representative.....	46
10.04	Engineer’s Authority.....	46
10.05	Determinations for Unit Price Work.....	47
10.06	Decisions on Requirements of Contract Documents and Acceptability of Work	47
10.07	Limitations on Engineer’s Authority and Responsibilities	47
10.08	Compliance with Safety Program.....	48
Article 11—Changes to the Contract.....		48
11.01	Amending and Supplementing the Contract	48
11.02	Change Orders	48
11.03	Work Change Directives	49
11.04	Field Orders.....	49
11.05	Owner-Authorized Changes in the Work.....	49
11.06	Unauthorized Changes in the Work	50
11.07	Change of Contract Price	50

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11.08	Change of Contract Times.....	51
11.09	Change Proposals.....	51
11.10	Notification to Surety	52
Article 12—Claims		53
12.01	Claims	53
Article 13—Cost of the Work; Allowances; Unit Price Work		54
13.01	Cost of the Work	54
13.02	Allowances.....	58
13.03	Unit Price Work.....	58
Article 14—Tests and Inspections; Correction, Removal, or Acceptance of Defective Work		59
14.01	Access to Work.....	59
14.02	Tests, Inspections, and Approvals.....	59
14.03	Defective Work	60
14.04	Acceptance of Defective Work.....	61
14.05	Uncovering Work	61
14.06	Owner May Stop the Work	62
14.07	Owner May Correct Defective Work	62
Article 15—Payments to Contractor; Set-Offs; Completion; Correction Period.....		62
15.01	Progress Payments	62
15.02	Contractor's Warranty of Title	66
15.03	Substantial Completion	66
15.04	Partial Use or Occupancy.....	67
15.05	Final Inspection	67
15.06	Final Payment	68
15.07	Waiver of Claims	69
15.08	Correction Period	69
Article 16—Suspension of Work and Termination.....		70
16.01	Owner May Suspend Work.....	70
16.02	Owner May Terminate for Cause.....	70
16.03	Owner May Terminate for Convenience	72
16.04	Contractor May Stop Work or Terminate.....	72
Article 17—Final Resolution of Disputes		72

17.01	Methods and Procedures	72
Article 18—	Miscellaneous	73
18.01	Giving Notice.....	73
18.02	Computation of Times	73
18.03	Cumulative Remedies.....	73
18.04	Limitation of Damages.....	73
18.05	No Waiver	74
18.06	Survival of Obligations.....	74
18.07	Controlling Law	74
18.08	Assignment of Contract	74
18.09	Successors and Assigns.....	74
18.10	Headings	74

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

- A. Wherever used in the Bidding Requirements or Contract Documents, a term printed with initial capital letters, including the term's singular and plural forms, will have the meaning indicated in the definitions below. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.
1. *Addenda*—Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.
 2. *Agreement*—The written instrument, executed by Owner and Contractor, that sets forth the Contract Price and Contract Times, identifies the parties and the Engineer, and designates the specific items that are Contract Documents.
 3. *Application for Payment*—The document prepared by Contractor, in a form acceptable to Engineer, to request progress or final payments, and which is to be accompanied by such supporting documentation as is required by the Contract Documents.
 4. *Bid*—The offer of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.
 5. *Bidder*—An individual or entity that submits a Bid to Owner.
 6. *Bidding Documents*—The Bidding Requirements, the proposed Contract Documents, and all Addenda.
 7. *Bidding Requirements*—The Advertisement or invitation to bid, Instructions to Bidders, Bid Bond or other Bid security, if any, the Bid Form, and the Bid with any attachments.
 8. *Change Order*—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, or other revision to the Contract, issued on or after the Effective Date of the Contract.
 9. *Change Proposal*—A written request by Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment in Contract Price or Contract Times; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; challenging a set-off against payments due; or seeking other relief with respect to the terms of the Contract.

10. *Claim*

- a. A demand or assertion by Owner directly to Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment of Contract Price or Contract Times; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; contesting Engineer's decision regarding a Change Proposal; seeking resolution of a contractual issue that Engineer has declined to address; or seeking other relief with respect to the terms of the Contract.
 - b. A demand or assertion by Contractor directly to Owner, duly submitted in compliance with the procedural requirements set forth herein, contesting Engineer's decision regarding a Change Proposal, or seeking resolution of a contractual issue that Engineer has declined to address.
 - c. A demand or assertion by Owner or Contractor, duly submitted in compliance with the procedural requirements set forth herein, made pursuant to Paragraph 12.01.A.4, concerning disputes arising after Engineer has issued a recommendation of final payment.
 - d. A demand for money or services by a third party is not a Claim.
11. *Constituent of Concern*—Asbestos, petroleum, radioactive materials, polychlorinated biphenyls (PCBs), lead-based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to Laws and Regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.
12. *Contract*—The entire and integrated written contract between Owner and Contractor concerning the Work.
13. *Contract Documents*—Those items so designated in the Agreement, and which together comprise the Contract.
14. *Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents.
15. *Contract Times*—The number of days or the dates by which Contractor shall: (a) achieve Milestones, if any; (b) achieve Substantial Completion; and (c) complete the Work.
16. *Contractor*—The individual or entity with which Owner has contracted for performance of the Work.
17. *Cost of the Work*—See Paragraph 13.01 for definition.
18. *Drawings*—The part of the Contract that graphically shows the scope, extent, and character of the Work to be performed by Contractor.
19. *Effective Date of the Contract*—The date, indicated in the Agreement, on which the Contract becomes effective.

20. *Electronic Document*—Any Project-related correspondence, attachments to correspondence, data, documents, drawings, information, or graphics, including but not limited to Shop Drawings and other Submittals, that are in an electronic or digital format.
21. *Electronic Means*—Electronic mail (email), upload/download from a secure Project website, or other communications methods that allow: (a) the transmission or communication of Electronic Documents; (b) the documentation of transmissions, including sending and receipt; (c) printing of the transmitted Electronic Document by the recipient; (d) the storage and archiving of the Electronic Document by sender and recipient; and (e) the use by recipient of the Electronic Document for purposes permitted by this Contract. Electronic Means does not include the use of text messaging, or of Facebook, Twitter, Instagram, or similar social media services for transmission of Electronic Documents.
22. *Engineer*—The individual or entity named as such in the Agreement.
23. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but does not change the Contract Price or the Contract Times.
24. *Hazardous Environmental Condition*—The presence at the Site of Constituents of Concern in such quantities or circumstances that may present a danger to persons or property exposed thereto.
- a. The presence at the Site of materials that are necessary for the execution of the Work, or that are to be incorporated into the Work, and that are controlled and contained pursuant to industry practices, Laws and Regulations, and the requirements of the Contract, is not a Hazardous Environmental Condition.
 - b. The presence of Constituents of Concern that are to be removed or remediated as part of the Work is not a Hazardous Environmental Condition.
 - c. The presence of Constituents of Concern as part of the routine, anticipated, and obvious working conditions at the Site, is not a Hazardous Environmental Condition.
25. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and binding decrees, resolutions, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.
26. *Liens*—Charges, security interests, or encumbrances upon Contract-related funds, real property, or personal property.
27. *Milestone*—A principal event in the performance of the Work that the Contract requires Contractor to achieve by an intermediate completion date, or by a time prior to Substantial Completion of all the Work.
28. *Notice of Award*—The written notice by Owner to a Bidder of Owner's acceptance of the Bid.
29. *Notice to Proceed*—A written notice by Owner to Contractor fixing the date on which the Contract Times will commence to run and on which Contractor shall start to perform the Work.

30. *Owner*—The individual or entity with which Contractor has contracted regarding the Work, and which has agreed to pay Contractor for the performance of the Work, pursuant to the terms of the Contract.
31. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising Contractor's plan to accomplish the Work within the Contract Times.
32. *Project*—The total undertaking to be accomplished for Owner by engineers, contractors, and others, including planning, study, design, construction, testing, commissioning, and start-up, and of which the Work to be performed under the Contract Documents is a part.
33. *Resident Project Representative*—The authorized representative of Engineer assigned to assist Engineer at the Site. As used herein, the term Resident Project Representative (RPR) includes any assistants or field staff of Resident Project Representative.
34. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and that establish the standards by which such portion of the Work will be judged.
35. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required submittals and the time requirements for Engineer's review of the submittals.
36. *Schedule of Values*—A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.
37. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Contract Documents.
38. *Site*—Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands or areas furnished by Owner which are designated for the use of Contractor.
39. *Specifications*—The part of the Contract that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.
40. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work.
41. *Submittal*—A written or graphic document, prepared by or for Contractor, which the Contract Documents require Contractor to submit to Engineer, or that is indicated as a Submittal in the Schedule of Submittals accepted by Engineer. Submittals may include Shop Drawings and Samples; schedules; product data; Owner-delegated designs; sustainable design information; information on special procedures; testing plans; results of tests and evaluations, source quality-control testing and inspections, and field or Site quality-control testing and inspections; warranties and certifications; Suppliers'

instructions and reports; records of delivery of spare parts and tools; operations and maintenance data; Project photographic documentation; record documents; and other such documents required by the Contract Documents. Submittals, whether or not approved or accepted by Engineer, are not Contract Documents. Change Proposals, Change Orders, Claims, notices, Applications for Payment, and requests for interpretation or clarification are not Submittals.

42. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms “substantially complete” and “substantially completed” as applied to all or part of the Work refer to Substantial Completion of such Work.
43. *Successful Bidder*—The Bidder to which the Owner makes an award of contract.
44. *Supplementary Conditions*—The part of the Contract that amends or supplements these General Conditions.
45. *Supplier*—A manufacturer, fabricator, supplier, distributor, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.
46. *Technical Data*
 - a. Those items expressly identified as Technical Data in the Supplementary Conditions, with respect to either (1) existing subsurface conditions at or adjacent to the Site, or existing physical conditions at or adjacent to the Site including existing surface or subsurface structures (except Underground Facilities) or (2) Hazardous Environmental Conditions at the Site.
 - b. If no such express identifications of Technical Data have been made with respect to conditions at the Site, then Technical Data is defined, with respect to conditions at the Site under Paragraphs 5.03, 5.04, and 5.06, as the data contained in boring logs, recorded measurements of subsurface water levels, assessments of the condition of subsurface facilities, laboratory test results, and other factual, objective information regarding conditions at the Site that are set forth in any geotechnical, environmental, or other Site or facilities conditions report prepared for the Project and made available to Contractor.
 - c. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data, and instead Underground Facilities are shown or indicated on the Drawings.
47. *Underground Facilities*—All active or not-in-service underground lines, pipelines, conduits, ducts, encasements, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or systems at the Site, including but not limited to those facilities or systems that produce, transmit, distribute, or convey telephone or other communications, cable television, fiber optic transmissions, power, electricity, light, heat, gases, oil, crude oil products, liquid petroleum products, water, steam, waste, wastewater, storm water,

other liquids or chemicals, or traffic or other control systems. An abandoned facility or system is not an Underground Facility.

48. *Unit Price Work*—Work to be paid for on the basis of unit prices.

49. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.

50. *Work Change Directive*—A written directive to Contractor issued on or after the Effective Date of the Contract, signed by Owner and recommended by Engineer, ordering an addition, deletion, or revision in the Work.

1.02 Terminology

- A. The words and terms discussed in Paragraphs 1.02.B, C, D, and E are not defined terms that require initial capital letters, but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.
- B. *Intent of Certain Terms or Adjectives*: The Contract Documents include the terms “as allowed,” “as approved,” “as ordered,” “as directed” or terms of like effect or import to authorize an exercise of professional judgment by Engineer. In addition, the adjectives “reasonable,” “suitable,” “acceptable,” “proper,” “satisfactory,” or adjectives of like effect or import are used to describe an action or determination of Engineer as to the Work. It is intended that such exercise of professional judgment, action, or determination will be solely to evaluate, in general, the Work for compliance with the information in the Contract Documents and with the design concept of the Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective is not intended to and shall not be effective to assign to Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility contrary to the provisions of Article 10 or any other provision of the Contract Documents.
- C. *Day*: The word “day” means a calendar day of 24 hours measured from midnight to the next midnight.
- D. *Defective*: The word “defective,” when modifying the word “Work,” refers to Work that is unsatisfactory, faulty, or deficient in that it:
 - 1. does not conform to the Contract Documents;
 - 2. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or
 - 3. has been damaged prior to Engineer’s recommendation of final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion in accordance with Paragraph 15.03 or Paragraph 15.04).

E. *Furnish, Install, Perform, Provide*

1. The word “furnish,” when used in connection with services, materials, or equipment, means to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.
2. The word “install,” when used in connection with services, materials, or equipment, means to put into use or place in final position said services, materials, or equipment complete and ready for intended use.
3. The words “perform” or “provide,” when used in connection with services, materials, or equipment, means to furnish and install said services, materials, or equipment complete and ready for intended use.
4. If the Contract Documents establish an obligation of Contractor with respect to specific services, materials, or equipment, but do not expressly use any of the four words “furnish,” “install,” “perform,” or “provide,” then Contractor shall furnish and install said services, materials, or equipment complete and ready for intended use.

F. *Contract Price or Contract Times*: References to a change in “Contract Price or Contract Times” or “Contract Times or Contract Price” or similar, indicate that such change applies to (1) Contract Price, (2) Contract Times, or (3) both Contract Price and Contract Times, as warranted, even if the term “or both” is not expressed.

G. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

ARTICLE 2—PRELIMINARY MATTERS

2.01 *Delivery of Performance and Payment Bonds; Evidence of Insurance*

- A. *Performance and Payment Bonds*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner the performance bond and payment bond (if the Contract requires Contractor to furnish such bonds).
- B. *Evidence of Contractor's Insurance*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner, with copies to each additional insured (as identified in the Contract), the certificates, endorsements, and other evidence of insurance required to be provided by Contractor in accordance with Article 6, except to the extent the Supplementary Conditions expressly establish other dates for delivery of specific insurance policies.
- C. *Evidence of Owner's Insurance*: After receipt of the signed counterparts of the Agreement and all required bonds and insurance documentation, Owner shall promptly deliver to Contractor, with copies to each additional insured (as identified in the Contract), the certificates and other evidence of insurance required to be provided by Owner under Article 6.

2.02 *Copies of Documents*

- A. Owner shall furnish to Contractor four printed copies of the Contract (including one fully signed counterpart of the Agreement), and one copy in electronic portable document format (PDF). Additional printed copies will be furnished upon request at the cost of reproduction.
- B. Owner shall maintain and safeguard at least one original printed record version of the Contract, including Drawings and Specifications signed and sealed by Engineer and other design professionals. Owner shall make such original printed record version of the Contract available to Contractor for review. Owner may delegate the responsibilities under this provision to Engineer.

2.03 *Before Starting Construction*

- A. *Preliminary Schedules:* Within 10 days after the Effective Date of the Contract (or as otherwise required by the Contract Documents), Contractor shall submit to Engineer for timely review:
 - 1. a preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract;
 - 2. a preliminary Schedule of Submittals; and
 - 3. a preliminary Schedule of Values for all of the Work which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

2.04 *Preconstruction Conference; Designation of Authorized Representatives*

- A. Before any Work at the Site is started, a conference attended by Owner, Contractor, Engineer, and others as appropriate will be held to establish a working understanding among the parties as to the Work, and to discuss the schedules referred to in Paragraph 2.03.A, procedures for handling Shop Drawings, Samples, and other Submittals, processing Applications for Payment, electronic or digital transmittals, and maintaining required records.
- B. At this conference Owner and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit and receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.05 *Acceptance of Schedules*

- A. At least 10 days before submission of the first Application for Payment a conference, attended by Contractor, Engineer, and others as appropriate, will be held to review the schedules submitted in accordance with Paragraph 2.03.A. No progress payment will be made to Contractor until acceptable schedules are submitted to Engineer.
 - 1. The Progress Schedule will be acceptable to Engineer if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Engineer responsibility for the Progress Schedule, for sequencing, scheduling, or

progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.

2. Contractor's Schedule of Submittals will be acceptable to Engineer if it provides a workable arrangement for reviewing and processing the required submittals.
3. Contractor's Schedule of Values will be acceptable to Engineer as to form and substance if it provides a reasonable allocation of the Contract Price to the component parts of the Work.
4. If a schedule is not acceptable, Contractor will have an additional 10 days to revise and resubmit the schedule.

2.06 *Electronic Transmittals*

- A. Except as otherwise stated elsewhere in the Contract, the Owner, Engineer, and Contractor may send, and shall accept, Electronic Documents transmitted by Electronic Means.
- B. If the Contract does not establish protocols for Electronic Means, then Owner, Engineer, and Contractor shall jointly develop such protocols.
- C. Subject to any governing protocols for Electronic Means, when transmitting Electronic Documents by Electronic Means, the transmitting party makes no representations as to long-term compatibility, usability, or readability of the Electronic Documents resulting from the recipient's use of software application packages, operating systems, or computer hardware differing from those used in the drafting or transmittal of the Electronic Documents.

ARTICLE 3—CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE

3.01 *Intent*

- A. The Contract Documents are complementary; what is required by one Contract Document is as binding as if required by all.
- B. It is the intent of the Contract Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents.
- C. Unless otherwise stated in the Contract Documents, if there is a discrepancy between the electronic versions of the Contract Documents (including any printed copies derived from such electronic versions) and the printed record version, the printed record version will govern.
- D. The Contract supersedes prior negotiations, representations, and agreements, whether written or oral.
- E. Engineer will issue clarifications and interpretations of the Contract Documents as provided herein.
- F. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and Contractor, which agree that the Contract Documents will 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.

G. Nothing in the Contract Documents creates:

1. any contractual relationship between Owner or Engineer and any Subcontractor, Supplier, or other individual or entity performing or furnishing any of the Work, for the benefit of such Subcontractor, Supplier, or other individual or entity; or
2. any obligation on the part of Owner or Engineer to pay or to see to the payment of any money due any such Subcontractor, Supplier, or other individual or entity, except as may otherwise be required by Laws and Regulations.

3.02 *Reference Standards*

A. *Standards Specifications, Codes, Laws and Regulations*

1. Reference in the Contract Documents to standard specifications, manuals, reference standards, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, means the standard specification, manual, reference standard, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Contract if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.
2. No provision of any such standard specification, manual, reference standard, or code, and no instruction of a Supplier, will be effective to change the duties or responsibilities of Owner, Contractor, or Engineer from those set forth in the part of the Contract Documents prepared by or for Engineer. No such provision or instruction shall be effective to assign to Owner or Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility inconsistent with the provisions of the part of the Contract Documents prepared by or for Engineer.

3.03 *Reporting and Resolving Discrepancies*

A. *Reporting Discrepancies*

1. *Contractor's Verification of Figures and Field Measurements:* Before undertaking each part of the Work, Contractor shall carefully study the Contract Documents, and check and verify pertinent figures and dimensions therein, particularly with respect to applicable field measurements. Contractor shall promptly report in writing to Engineer any conflict, error, ambiguity, or discrepancy that Contractor discovers, or has actual knowledge of, and shall not proceed with any Work affected thereby until the conflict, error, ambiguity, or discrepancy is resolved by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.
2. *Contractor's Review of Contract Documents:* If, before or during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents, or between the Contract Documents and (a) any applicable Law or Regulation, (b) actual field conditions, (c) any standard specification, manual, reference standard, or code, or (d) any instruction of any Supplier, then Contractor shall promptly report it to Engineer in writing. Contractor shall not proceed with the Work affected thereby (except in an emergency as required by Paragraph 7.15) until the conflict, error,

ambiguity, or discrepancy is resolved, by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.

3. Contractor shall not be liable to Owner or Engineer for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor had actual knowledge thereof.

B. *Resolving Discrepancies*

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the part of the Contract Documents prepared by or for Engineer take precedence in resolving any conflict, error, ambiguity, or discrepancy between such provisions of the Contract Documents and:
 - a. the provisions of any standard specification, manual, reference standard, or code, or the instruction of any Supplier (whether or not specifically incorporated by reference as a Contract Document); or
 - b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Requirements of the Contract Documents*

- A. During the performance of the Work and until final payment, Contractor and Owner shall submit to the Engineer in writing all matters in question concerning the requirements of the Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Contract Documents, as soon as possible after such matters arise. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work.
- B. Engineer will, with reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Contract Documents. Engineer's written clarification, interpretation, or decision will be final and binding on Contractor, unless it appeals by submitting a Change Proposal, and on Owner, unless it appeals by filing a Claim.
- C. If a submitted matter in question concerns terms and conditions of the Contract Documents that do not involve (1) the performance or acceptability of the Work under the Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly notify Owner and Contractor in writing that Engineer is unable to provide a decision or interpretation. If Owner and Contractor are unable to agree on resolution of such a matter in question, either party may pursue resolution as provided in Article 12.

3.05 *Reuse of Documents*

- A. Contractor and its Subcontractors and Suppliers shall not:
 1. have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by or bearing the seal of Engineer or its consultants, including electronic media versions, or reuse any such Drawings,

Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of Owner and Engineer and specific written verification or adaptation by Engineer; or

2. have or acquire any title or ownership rights in any other Contract Documents, reuse any such Contract Documents for any purpose without Owner's express written consent, or violate any copyrights pertaining to such Contract Documents.
- B. The prohibitions of this Paragraph 3.05 will survive final payment, or termination of the Contract. Nothing herein precludes Contractor from retaining copies of the Contract Documents for record purposes.

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

4.01 *Commencement of Contract Times; Notice to Proceed*

- A. The Contract Times will commence to run on the 30th day after the Effective Date of the Contract or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Contract. In no event will the Contract Times commence to run later than the 60th day after the day of Bid opening or the 30th day after the Effective Date of the Contract, whichever date is earlier.

4.02 *Starting the Work*

- A. Contractor shall start to perform the Work on the date when the Contract Times commence to run. No Work may be done at the Site prior to such date.

4.03 *Reference Points*

- A. Owner shall provide engineering surveys to establish reference points for construction which in Engineer's judgment are necessary to enable Contractor to proceed with the Work. Contractor shall be responsible for laying out the Work, shall protect and preserve the established reference points and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Contractor shall report to Engineer whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.04 *Progress Schedule*

- A. Contractor shall adhere to the Progress Schedule established in accordance with Paragraph 2.05 as it may be adjusted from time to time as provided below.
1. Contractor shall submit to Engineer for acceptance (to the extent indicated in Paragraph 2.05) proposed adjustments in the Progress Schedule that will not result in changing the Contract Times.
 2. Proposed adjustments in the Progress Schedule that will change the Contract Times must be submitted in accordance with the requirements of Article 11.

- B. Contractor shall carry on the Work and adhere to the Progress Schedule during all disputes or disagreements with Owner. No Work will be delayed or postponed pending resolution of any disputes or disagreements, or during any appeal process, except as permitted by Paragraph 16.04, or as Owner and Contractor may otherwise agree in writing.

4.05 *Delays in Contractor's Progress*

- A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times.
- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor. Delay, disruption, and interference attributable to and within the control of a Subcontractor or Supplier shall be deemed to be within the control of Contractor.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times. Such an adjustment will be Contractor's sole and exclusive remedy for the delays, disruption, and interference described in this paragraph. Causes of delay, disruption, or interference that may give rise to an adjustment in Contract Times under this paragraph include but are not limited to the following:
 - 1. Severe and unavoidable natural catastrophes such as fires, floods, epidemics, and earthquakes;
 - 2. Abnormal weather conditions;
 - 3. Acts or failures to act of third-party utility owners or other third-party entities (other than those third-party utility owners or other third-party entities performing other work at or adjacent to the Site as arranged by or under contract with Owner, as contemplated in Article 8); and
 - 4. Acts of war or terrorism.
- D. Contractor's entitlement to an adjustment of Contract Times or Contract Price is limited as follows:
 - 1. Contractor's entitlement to an adjustment of the Contract Times is conditioned on the delay, disruption, or interference adversely affecting an activity on the critical path to completion of the Work, as of the time of the delay, disruption, or interference.
 - 2. Contractor shall not be entitled to an adjustment in Contract Price for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor. Such a concurrent delay by Contractor shall not preclude an adjustment of Contract Times to which Contractor is otherwise entitled.
 - 3. Adjustments of Contract Times or Contract Price are subject to the provisions of Article 11.

- E. Each Contractor request or Change Proposal seeking an increase in Contract Times or Contract Price must be supplemented by supporting data that sets forth in detail the following:
1. The circumstances that form the basis for the requested adjustment;
 2. The date upon which each cause of delay, disruption, or interference began to affect the progress of the Work;
 3. The date upon which each cause of delay, disruption, or interference ceased to affect the progress of the Work;
 4. The number of days' increase in Contract Times claimed as a consequence of each such cause of delay, disruption, or interference; and
 5. The impact on Contract Price, in accordance with the provisions of Paragraph 11.07.
- Contractor shall also furnish such additional supporting documentation as Owner or Engineer may require including, where appropriate, a revised progress schedule indicating all the activities affected by the delay, disruption, or interference, and an explanation of the effect of the delay, disruption, or interference on the critical path to completion of the Work.
- F. Delays, disruption, and interference to the performance or progress of the Work resulting from the existence of a differing subsurface or physical condition, an Underground Facility that was not shown or indicated by the Contract Documents, or not shown or indicated with reasonable accuracy, and those resulting from Hazardous Environmental Conditions, are governed by Article 5, together with the provisions of Paragraphs 4.05.D and 4.05.E.
- G. Paragraph 8.03 addresses delays, disruption, and interference to the performance or progress of the Work resulting from the performance of certain other work at or adjacent to the Site.

ARTICLE 5—SITE; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS

5.01 *Availability of Lands*

- A. Owner shall furnish the Site. Owner shall notify Contractor in writing of any encumbrances or restrictions not of general application but specifically related to use of the Site with which Contractor must comply in performing the Work.
- B. Upon reasonable written request, Owner shall furnish Contractor with a current statement of record legal title and legal description of the lands upon which permanent improvements are to be made and Owner's interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws and Regulations.
- C. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

5.02 *Use of Site and Other Areas*

- A. *Limitation on Use of Site and Other Areas*
1. Contractor shall confine construction equipment, temporary construction facilities, the storage of materials and equipment, and the operations of workers to the Site, adjacent

areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas permitted by Laws and Regulations, and shall not unreasonably encumber the Site and such other adjacent areas with construction equipment or other materials or equipment. Contractor shall assume full responsibility for (a) damage to the Site; (b) damage to any such other adjacent areas used for Contractor's operations; (c) damage to any other adjacent land or areas, or to improvements, structures, utilities, or similar facilities located at such adjacent lands or areas; and (d) for injuries and losses sustained by the owners or occupants of any such land or areas; provided that such damage or injuries result from the performance of the Work or from other actions or conduct of the Contractor or those for which Contractor is responsible.

2. If a damage or injury claim is made by the owner or occupant of any such land or area because of the performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible, Contractor shall (a) take immediate corrective or remedial action as required by Paragraph 7.13, or otherwise; (b) promptly attempt to settle the claim as to all parties through negotiations with such owner or occupant, or otherwise resolve the claim by arbitration or other dispute resolution proceeding, or in a court of competent jurisdiction; and (c) to the fullest extent permitted by Laws and Regulations, indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against any such claim, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, Engineer, or any other party indemnified hereunder to the extent caused directly or indirectly, in whole or in part by, or based upon, Contractor's performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible.
- B. *Removal of Debris During Performance of the Work:* During the progress of the Work the Contractor shall keep the Site and other adjacent areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris will conform to applicable Laws and Regulations.
 - C. *Cleaning:* Prior to Substantial Completion of the Work Contractor shall clean the Site and the Work and make it ready for utilization by Owner. At the completion of the Work Contractor shall remove from the Site and adjacent areas all tools, appliances, construction equipment and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.
 - D. *Loading of Structures:* Contractor shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Contractor subject any part of the Work or adjacent structures or land to stresses or pressures that will endanger them.

5.03 *Subsurface and Physical Conditions*

A. *Reports and Drawings*: The Supplementary Conditions identify:

1. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data;
2. Those drawings of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data; and
3. Technical Data contained in such reports and drawings.

B. *Underground Facilities*: Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05, and not in the drawings referred to in Paragraph 5.03.A. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.

C. *Reliance by Contractor on Technical Data*: Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely upon the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b.

D. *Limitations of Other Data and Documents*: Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, and safety precautions and programs incident thereto;
2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings;
3. the contents of other Site-related documents made available to Contractor, such as record drawings from other projects at or adjacent to the Site, or Owner's archival documents concerning the Site; or
4. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions, or information.

5.04 *Differing Subsurface or Physical Conditions*

A. *Notice by Contractor*: If Contractor believes that any subsurface or physical condition that is uncovered or revealed at the Site:

1. is of such a nature as to establish that any Technical Data on which Contractor is entitled to rely as provided in Paragraph 5.03 is materially inaccurate;
2. is of such a nature as to require a change in the Drawings or Specifications;

3. differs materially from that shown or indicated in the Contract Documents; or
4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.

- B. *Engineer's Review:* After receipt of written notice as required by the preceding paragraph, Engineer will promptly review the subsurface or physical condition in question; determine whether it is necessary for Owner to obtain additional exploration or tests with respect to the condition; conclude whether the condition falls within any one or more of the differing site condition categories in Paragraph 5.04.A; obtain any pertinent cost or schedule information from Contractor; prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and advise Owner in writing of Engineer's findings, conclusions, and recommendations.
- C. *Owner's Statement to Contractor Regarding Site Condition:* After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.
- D. *Early Resumption of Work:* If at any time Engineer determines that Work in connection with the subsurface or physical condition in question may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the condition in question has been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.
- E. *Possible Price and Times Adjustments*
 1. Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times, to the extent that the existence of a differing subsurface or physical condition, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:
 - a. Such condition must fall within any one or more of the categories described in Paragraph 5.04.A;
 - b. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03; and,

- c. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E.
- 2. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times with respect to a subsurface or physical condition if:
 - a. Contractor knew of the existence of such condition at the time Contractor made a commitment to Owner with respect to Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract, or otherwise;
 - b. The existence of such condition reasonably could have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas expressly required by the Bidding Requirements or Contract Documents to be conducted by or for Contractor prior to Contractor's making such commitment; or
 - c. Contractor failed to give the written notice required by Paragraph 5.04.A.
- 3. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.
- 4. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the subsurface or physical condition in question.
- F. *Underground Facilities; Hazardous Environmental Conditions*: Paragraph 5.05 governs rights and responsibilities regarding the presence or location of Underground Facilities. Paragraph 5.06 governs rights and responsibilities regarding Hazardous Environmental Conditions. The provisions of Paragraphs 5.03 and 5.04 are not applicable to the presence or location of Underground Facilities, or to Hazardous Environmental Conditions.

5.05 *Underground Facilities*

- A. *Contractor's Responsibilities*: Unless it is otherwise expressly provided in the Supplementary Conditions, the cost of all of the following are included in the Contract Price, and Contractor shall have full responsibility for:
 - 1. reviewing and checking all information and data regarding existing Underground Facilities at the Site;
 - 2. complying with applicable state and local utility damage prevention Laws and Regulations;
 - 3. verifying the actual location of those Underground Facilities shown or indicated in the Contract Documents as being within the area affected by the Work, by exposing such Underground Facilities during the course of construction;
 - 4. coordination of the Work with the owners (including Owner) of such Underground Facilities, during construction; and

5. the safety and protection of all existing Underground Facilities at the Site, and repairing any damage thereto resulting from the Work.
- B. *Notice by Contractor:* If Contractor believes that an Underground Facility that is uncovered or revealed at the Site was not shown or indicated on the Drawings, or was not shown or indicated on the Drawings with reasonable accuracy, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing regarding such Underground Facility.
- C. *Engineer's Review:* Engineer will:
1. promptly review the Underground Facility and conclude whether such Underground Facility was not shown or indicated on the Drawings, or was not shown or indicated with reasonable accuracy;
 2. identify and communicate with the owner of the Underground Facility; prepare recommendations to Owner (and if necessary issue any preliminary instructions to Contractor) regarding the Contractor's resumption of Work in connection with the Underground Facility in question;
 3. obtain any pertinent cost or schedule information from Contractor; determine the extent, if any, to which a change is required in the Drawings or Specifications to reflect and document the consequences of the existence or location of the Underground Facility; and
 4. advise Owner in writing of Engineer's findings, conclusions, and recommendations.
- During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.
- D. *Owner's Statement to Contractor Regarding Underground Facility:* After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the Underground Facility in question addressing the resumption of Work in connection with such Underground Facility, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations in whole or in part.
- E. *Early Resumption of Work:* If at any time Engineer determines that Work in connection with the Underground Facility may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the Underground Facility in question and conditions affected by its presence have been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.
- F. *Possible Price and Times Adjustments*
1. Contractor shall be entitled to an equitable adjustment in the Contract Price or Contract Times, to the extent that any existing Underground Facility at the Site that was not shown or indicated on the Drawings, or was not shown or indicated with reasonable accuracy, or any related delay, disruption, or interference, causes an increase or decrease in

Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:

- a. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03;
 - b. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E; and
 - c. Contractor gave the notice required in Paragraph 5.05.B.
2. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.
 3. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the Underground Facility in question.
 4. The information and data shown or indicated on the Drawings with respect to existing Underground Facilities at the Site is based on information and data (a) furnished by the owners of such Underground Facilities, or by others, (b) obtained from available records, or (c) gathered in an investigation conducted in accordance with the current edition of ASCE 38, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, by the American Society of Civil Engineers. If such information or data is incorrect or incomplete, Contractor's remedies are limited to those set forth in this Paragraph 5.05.F.

5.06 *Hazardous Environmental Conditions at Site*

A. *Reports and Drawings:* The Supplementary Conditions identify:

1. those reports known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site;
2. drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site; and
3. Technical Data contained in such reports and drawings.

B. *Reliance by Contractor on Technical Data Authorized:* Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely on the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b. Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences and procedures

- of construction to be employed by Contractor, and safety precautions and programs incident thereto;
2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings; or
 3. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions or information.
- C. Contractor shall not be responsible for removing or remediating any Hazardous Environmental Condition encountered, uncovered, or revealed at the Site unless such removal or remediation is expressly identified in the Contract Documents to be within the scope of the Work.
- D. Contractor shall be responsible for controlling, containing, and duly removing all Constituents of Concern brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible, and for any associated costs; and for the costs of removing and remediating any Hazardous Environmental Condition created by the presence of any such Constituents of Concern.
- E. If Contractor encounters, uncovers, or reveals a Hazardous Environmental Condition whose removal or remediation is not expressly identified in the Contract Documents as being within the scope of the Work, or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition, then Contractor shall immediately: (1) secure or otherwise isolate such condition; (2) stop all Work in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 7.15); and (3) notify Owner and Engineer (and promptly thereafter confirm such notice in writing). Owner shall promptly consult with Engineer concerning the necessity for Owner to retain a qualified expert to evaluate such condition or take corrective action, if any. Promptly after consulting with Engineer, Owner shall take such actions as are necessary to permit Owner to timely obtain required permits and provide Contractor the written notice required by Paragraph 5.06.F. If Contractor or anyone for whom Contractor is responsible created the Hazardous Environmental Condition in question, then Owner may remove and remediate the Hazardous Environmental Condition, and impose a set-off against payments to account for the associated costs.
- F. Contractor shall not resume Work in connection with such Hazardous Environmental Condition or in any affected area until after Owner has obtained any required permits related thereto, and delivered written notice to Contractor either (1) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work, or (2) specifying any special conditions under which such Work may be resumed safely.
- G. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, as a result of such Work stoppage, such special conditions under which Work is agreed to be resumed by Contractor, or any costs or expenses incurred in response to the Hazardous Environmental Condition, then within 30 days of Owner's written notice regarding the resumption of Work, Contractor may submit a Change Proposal, or Owner may impose a set-off. Entitlement to any such adjustment is subject to the provisions of Paragraphs 4.05.D, 4.05.E, 11.07, and 11.08.

- H. If, after receipt of such written notice, Contractor does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special conditions, then Owner may order the portion of the Work that is in the area affected by such condition to be deleted from the Work, following the contractual change procedures in Article 11. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 8.
- I. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition, provided that such Hazardous Environmental Condition (1) was not shown or indicated in the Drawings, Specifications, or other Contract Documents, identified as Technical Data entitled to limited reliance pursuant to Paragraph 5.06.B, or identified in the Contract Documents to be included within the scope of the Work, and (2) was not created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.I obligates Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- J. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the failure to control, contain, or remove a Constituent of Concern brought to the Site by Contractor or by anyone for whom Contractor is responsible, or to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.J obligates Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- K. The provisions of Paragraphs 5.03, 5.04, and 5.05 do not apply to the presence of Constituents of Concern or to a Hazardous Environmental Condition uncovered or revealed at the Site.

ARTICLE 6—BONDS AND INSURANCE

6.01 *Performance, Payment, and Other Bonds*

- A. Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of Contractor's obligations under the Contract. These bonds must remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 15.08, whichever is later, except as provided otherwise by Laws or Regulations, the terms of a prescribed bond form, the Supplementary Conditions, or other provisions of the Contract.

- B. Contractor shall also furnish such other bonds (if any) as are required by the Supplementary Conditions or other provisions of the Contract.
- C. All bonds must be in the form included in the Bidding Documents or otherwise specified by Owner prior to execution of the Contract, except as provided otherwise by Laws or Regulations, and must be issued and signed by a surety named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Department Circular 570 (as amended and supplemented) by the Bureau of the Fiscal Service, U.S. Department of the Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority must show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.
- D. Contractor shall obtain the required bonds from surety companies that are duly licensed or authorized, in the state or jurisdiction in which the Project is located, to issue bonds in the required amounts.
- E. If the surety on a bond furnished by Contractor is declared bankrupt or becomes insolvent, or the surety ceases to meet the requirements above, then Contractor shall promptly notify Owner and Engineer in writing and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which must comply with the bond and surety requirements above.
- F. If Contractor has failed to obtain a required bond, Owner may exclude the Contractor from the Site and exercise Owner's termination rights under Article 16.
- G. Upon request to Owner from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Owner shall provide a copy of the payment bond to such person or entity.
- H. Upon request to Contractor from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Contractor shall provide a copy of the payment bond to such person or entity.

6.02 *Insurance—General Provisions*

- A. Owner and Contractor shall obtain and maintain insurance as required in this article and in the Supplementary Conditions.
- B. All insurance required by the Contract to be purchased and maintained by Owner or Contractor shall be obtained from insurance companies that are duly licensed or authorized in the state or jurisdiction in which the Project is located to issue insurance policies for the required limits and coverages. Unless a different standard is indicated in the Supplementary Conditions, all companies that provide insurance policies required under this Contract shall have an A.M. Best rating of A-VII or better.
- C. Alternative forms of insurance coverage, including but not limited to self-insurance and "Occupational Accident and Excess Employer's Indemnity Policies," are not sufficient to meet the insurance requirements of this Contract, unless expressly allowed in the Supplementary Conditions.

- D. Contractor shall deliver to Owner, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Contractor has obtained and is maintaining the policies and coverages required by the Contract. Upon request by Owner or any other insured, Contractor shall also furnish other evidence of such required insurance, including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, full disclosure of all relevant exclusions, and evidence of insurance required to be purchased and maintained by Subcontractors or Suppliers. In any documentation furnished under this provision, Contractor, Subcontractors, and Suppliers may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those applicable to this Contract.
- E. Owner shall deliver to Contractor, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Owner has obtained and is maintaining the policies and coverages required of Owner by the Contract (if any). Upon request by Contractor or any other insured, Owner shall also provide other evidence of such required insurance (if any), including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, and full disclosure of all relevant exclusions. In any documentation furnished under this provision, Owner may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those relevant to this Contract.
- F. Failure of Owner or Contractor to demand such certificates or other evidence of the other party's full compliance with these insurance requirements, or failure of Owner or Contractor to identify a deficiency in compliance from the evidence provided, will not be construed as a waiver of the other party's obligation to obtain and maintain such insurance.
- G. In addition to the liability insurance required to be provided by Contractor, the Owner, at Owner's option, may purchase and maintain Owner's own liability insurance. Owner's liability policies, if any, operate separately and independently from policies required to be provided by Contractor, and Contractor cannot rely upon Owner's liability policies for any of Contractor's obligations to the Owner, Engineer, or third parties.
- H. Contractor shall require:
 - 1. Subcontractors to purchase and maintain worker's compensation, commercial general liability, and other insurance that is appropriate for their participation in the Project, and to name as additional insureds Owner and Engineer (and any other individuals or entities identified in the Supplementary Conditions as additional insureds on Contractor's liability policies) on each Subcontractor's commercial general liability insurance policy; and
 - 2. Suppliers to purchase and maintain insurance that is appropriate for their participation in the Project.
- I. If either party does not purchase or maintain the insurance required of such party by the Contract, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage.

- J. If Contractor has failed to obtain and maintain required insurance, Contractor's entitlement to enter or remain at the Site will end immediately, and Owner may impose an appropriate set-off against payment for any associated costs (including but not limited to the cost of purchasing necessary insurance coverage), and exercise Owner's termination rights under Article 16.
- K. Without prejudice to any other right or remedy, if a party has failed to obtain required insurance, the other party may elect (but is in no way obligated) to obtain equivalent insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and the Contract Price will be adjusted accordingly.
- L. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor or Contractor's interests. Contractor is responsible for determining whether such coverage and limits are adequate to protect its interests, and for obtaining and maintaining any additional insurance that Contractor deems necessary.
- M. The insurance and insurance limits required herein will not be deemed as a limitation on Contractor's liability, or that of its Subcontractors or Suppliers, under the indemnities granted to Owner and other individuals and entities in the Contract or otherwise.
- N. All the policies of insurance required to be purchased and maintained under this Contract will contain a provision or endorsement that the coverage afforded will not be canceled, or renewal refused, until at least 10 days prior written notice has been given to the purchasing policyholder. Within three days of receipt of any such written notice, the purchasing policyholder shall provide a copy of the notice to each other insured and Engineer.

6.03 *Contractor's Insurance*

- A. *Required Insurance:* Contractor shall purchase and maintain Worker's Compensation, Commercial General Liability, and other insurance pursuant to the specific requirements of the Supplementary Conditions.
- B. *General Provisions:* The policies of insurance required by this Paragraph 6.03 as supplemented must:
 - 1. include at least the specific coverages required;
 - 2. be written for not less than the limits provided, or those required by Laws or Regulations, whichever is greater;
 - 3. remain in effect at least until the Work is complete (as set forth in Paragraph 15.06.D), and longer if expressly required elsewhere in this Contract, and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work as a warranty or correction obligation, or otherwise, or returning to the Site to conduct other tasks arising from the Contract;
 - 4. apply with respect to the performance of the Work, whether such performance is by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable; and

5. include all necessary endorsements to support the stated requirements.
- C. *Additional Insureds*: The Contractor's commercial general liability, automobile liability, employer's liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies, if required by this Contract, must:
1. include and list as additional insureds Owner and Engineer, and any individuals or entities identified as additional insureds in the Supplementary Conditions;
 2. include coverage for the respective officers, directors, members, partners, employees, and consultants of all such additional insureds;
 3. afford primary coverage to these additional insureds for all claims covered thereby (including as applicable those arising from both ongoing and completed operations);
 4. not seek contribution from insurance maintained by the additional insured; and
 5. as to commercial general liability insurance, apply to additional insureds with respect to liability caused in whole or in part by Contractor's acts or omissions, or the acts and omissions of those working on Contractor's behalf, in the performance of Contractor's operations.

6.04 *Builder's Risk and Other Property Insurance*

- A. *Builder's Risk*: Unless otherwise provided in the Supplementary Conditions, Contractor shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the Work's full insurable replacement cost (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). The specific requirements applicable to the builder's risk insurance are set forth in the Supplementary Conditions.
- B. *Property Insurance for Facilities of Owner Where Work Will Occur*: Owner is responsible for obtaining and maintaining property insurance covering each existing structure, building, or facility in which any part of the Work will occur, or to which any part of the Work will attach or be adjoined. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, providing coverage consistent with that required for the builder's risk insurance, and will be maintained until the Work is complete, as set forth in Paragraph 15.06.D.
- C. *Property Insurance for Substantially Complete Facilities*: Promptly after Substantial Completion, and before actual occupancy or use of the substantially completed Work, Owner will obtain property insurance for such substantially completed Work, and maintain such property insurance at least until the Work is complete, as set forth in Paragraph 15.06.D. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, and provide coverage consistent with that required for the builder's risk insurance. The builder's risk insurance may terminate upon written confirmation of Owner's procurement of such property insurance.
- D. *Partial Occupancy or Use by Owner*: If Owner will occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, as provided in Paragraph 15.04, then Owner (directly, if it is the purchaser of the builder's risk policy, or through Contractor) will

provide advance notice of such occupancy or use to the builder's risk insurer, and obtain an endorsement consenting to the continuation of coverage prior to commencing such partial occupancy or use.

- E. *Insurance of Other Property; Additional Insurance:* If the express insurance provisions of the Contract do not require or address the insurance of a property item or interest, then the entity or individual owning such property item will be responsible for insuring it. If Contractor elects to obtain other special insurance to be included in or supplement the builder's risk or property insurance policies provided under this Paragraph 6.04, it may do so at Contractor's expense.

6.05 *Property Losses; Subrogation*

- A. The builder's risk insurance policy purchased and maintained in accordance with Paragraph 6.04 (or an installation floater policy if authorized by the Supplementary Conditions), will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against Engineer or its consultants, or their officers, directors, members, partners, employees, agents, consultants, or subcontractors.
 - 1. Owner and Contractor waive all rights against each other and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from any of the perils, risks, or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Engineer, its consultants, all individuals or entities identified in the Supplementary Conditions as builder's risk or installation floater insureds, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, under such policies for losses and damages so caused.
 - 2. None of the above waivers extends to the rights that any party making such waiver may have to the proceeds of insurance held by Owner or Contractor as trustee or fiduciary, or otherwise payable under any policy so issued.
- B. Any property insurance policy maintained by Owner covering any loss, damage, or consequential loss to Owner's existing structures, buildings, or facilities in which any part of the Work will occur, or to which any part of the Work will attach or adjoin; to adjacent structures, buildings, or facilities of Owner; or to part or all of the completed or substantially completed Work, during partial occupancy or use pursuant to Paragraph 15.04, after Substantial Completion pursuant to Paragraph 15.03, or after final payment pursuant to Paragraph 15.06, will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against Contractor, Subcontractors, or Engineer, or the officers, directors, members, partners, employees, agents, consultants, or subcontractors of each and any of them, and that the insured is allowed to waive the insurer's rights of subrogation in a written contract executed prior to the loss, damage, or consequential loss.
 - 1. Owner waives all rights against Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, for all losses and damages caused by, arising out

of, or resulting from fire or any of the perils, risks, or causes of loss covered by such policies.

- C. The waivers in this Paragraph 6.05 include the waiver of rights due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other insured peril, risk, or cause of loss.
- D. Contractor shall be responsible for assuring that each Subcontract contains provisions whereby the Subcontractor waives all rights against Owner, Contractor, all individuals or entities identified in the Supplementary Conditions as insureds, the Engineer and its consultants, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, relating to, or resulting from fire or other peril, risk, or cause of loss covered by builder's risk insurance, installation floater, and any other property insurance applicable to the Work.

6.06 *Receipt and Application of Property Insurance Proceeds*

- A. Any insured loss under the builder's risk and other policies of property insurance required by Paragraph 6.04 will be adjusted and settled with the named insured that purchased the policy. Such named insured shall act as fiduciary for the other insureds, and give notice to such other insureds that adjustment and settlement of a claim is in progress. Any other insured may state its position regarding a claim for insured loss in writing within 15 days after notice of such claim.
- B. Proceeds for such insured losses may be made payable by the insurer either jointly to multiple insureds, or to the named insured that purchased the policy in its own right and as fiduciary for other insureds, subject to the requirements of any applicable mortgage clause. A named insured receiving insurance proceeds under the builder's risk and other policies of insurance required by Paragraph 6.04 shall maintain such proceeds in a segregated account, and distribute such proceeds in accordance with such agreement as the parties in interest may reach, or as otherwise required under the dispute resolution provisions of this Contract or applicable Laws and Regulations.
- C. If no other special agreement is reached, Contractor shall repair or replace the damaged Work, using allocated insurance proceeds.

ARTICLE 7—CONTRACTOR'S RESPONSIBILITIES

7.01 *Contractor's Means and Methods of Construction*

- A. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.
- B. If the Contract Documents note, or Contractor determines, that professional engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor shall cause such services to be provided by a properly licensed design professional, at Contractor's expense. Such services are not Owner-delegated professional design services under this Contract, and neither Owner nor Engineer has any responsibility with respect to

(1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

7.02 *Supervision and Superintendence*

- A. Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents.
- B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who will not be replaced without written notice to Owner and Engineer except under extraordinary circumstances.

7.03 *Labor; Working Hours*

- A. Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. Contractor shall maintain good discipline and order at the Site.
- B. Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of Contractor's employees; of Suppliers and Subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work, just as Contractor is responsible for Contractor's own acts and omissions.
- C. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site will be performed during regular working hours, Monday through Friday. Contractor will not perform Work on a Saturday, Sunday, or any legal holiday. Contractor may perform Work outside regular working hours or on Saturdays, Sundays, or legal holidays only with Owner's written consent, which will not be unreasonably withheld.

7.04 *Services, Materials, and Equipment*

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.
- B. All materials and equipment incorporated into the Work must be new and of good quality, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications will expressly run to the benefit of Owner. If required by Engineer, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.
- C. All materials and equipment must be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

7.05 “Or Equals”

- A. *Contractor’s Request; Governing Criteria:* Whenever an item of equipment or material is specified or described in the Contract Documents by using the names of one or more proprietary items or specific Suppliers, the Contract Price has been based upon Contractor furnishing such item as specified. The specification or description of such an item is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or “or equal” item is permitted, Contractor may request that Engineer authorize the use of other items of equipment or material, or items from other proposed Suppliers, under the circumstances described below.
1. If Engineer in its sole discretion determines that an item of equipment or material proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in related Work will be required, Engineer will deem it an “or equal” item. For the purposes of this paragraph, a proposed item of equipment or material will be considered functionally equal to an item so named if:
 - a. in the exercise of reasonable judgment Engineer determines that the proposed item:
 - 1) is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;
 - 2) will reliably perform at least equally well the function and achieve the results imposed by the design concept of the completed Project as a functioning whole;
 - 3) has a proven record of performance and availability of responsive service; and
 - 4) is not objectionable to Owner.
 - b. Contractor certifies that, if the proposed item is approved and incorporated into the Work:
 - 1) there will be no increase in cost to the Owner or increase in Contract Times; and
 - 2) the item will conform substantially to the detailed requirements of the item named in the Contract Documents.
- B. *Contractor’s Expense:* Contractor shall provide all data in support of any proposed “or equal” item at Contractor’s expense.
- C. *Engineer’s Evaluation and Determination:* Engineer will be allowed a reasonable time to evaluate each “or-equal” request. Engineer may require Contractor to furnish additional data about the proposed “or-equal” item. Engineer will be the sole judge of acceptability. No “or-equal” item will be ordered, furnished, installed, or utilized until Engineer’s review is complete and Engineer determines that the proposed item is an “or-equal,” which will be evidenced by an approved Shop Drawing or other written communication. Engineer will advise Contractor in writing of any negative determination.
- D. *Effect of Engineer’s Determination:* Neither approval nor denial of an “or-equal” request will result in any change in Contract Price. The Engineer’s denial of an “or-equal” request will be final and binding, and may not be reversed through an appeal under any provision of the Contract.

- E. *Treatment as a Substitution Request*: If Engineer determines that an item of equipment or material proposed by Contractor does not qualify as an “or-equal” item, Contractor may request that Engineer consider the item a proposed substitute pursuant to Paragraph 7.06.

7.06 Substitutes

- A. *Contractor’s Request; Governing Criteria*: Unless the specification or description of an item of equipment or material required to be furnished under the Contract Documents contains or is followed by words reading that no substitution is permitted, Contractor may request that Engineer authorize the use of other items of equipment or material under the circumstances described below. To the extent possible such requests must be made before commencement of related construction at the Site.
1. Contractor shall submit sufficient information as provided below to allow Engineer to determine if the item of material or equipment proposed is functionally equivalent to that named and an acceptable substitute therefor. Engineer will not accept requests for review of proposed substitute items of equipment or material from anyone other than Contractor.
 2. The requirements for review by Engineer will be as set forth in Paragraph 7.06.B, as supplemented by the Specifications, and as Engineer may decide is appropriate under the circumstances.
 3. Contractor shall make written application to Engineer for review of a proposed substitute item of equipment or material that Contractor seeks to furnish or use. The application:
 - a. will certify that the proposed substitute item will:
 - 1) perform adequately the functions and achieve the results called for by the general design;
 - 2) be similar in substance to the item specified; and
 - 3) be suited to the same use as the item specified.
 - b. will state:
 - 1) the extent, if any, to which the use of the proposed substitute item will necessitate a change in Contract Times;
 - 2) whether use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with Owner for other work on the Project) to adapt the design to the proposed substitute item; and
 - 3) whether incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty.
 - c. will identify:
 - 1) all variations of the proposed substitute item from the item specified; and
 - 2) available engineering, sales, maintenance, repair, and replacement services.

- d. will contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including but not limited to changes in Contract Price, shared savings, costs of redesign, and claims of other contractors affected by any resulting change.
- B. *Engineer's Evaluation and Determination*: Engineer will be allowed a reasonable time to evaluate each substitute request, and to obtain comments and direction from Owner. Engineer may require Contractor to furnish additional data about the proposed substitute item. Engineer will be the sole judge of acceptability. No substitute will be ordered, furnished, installed, or utilized until Engineer's review is complete and Engineer determines that the proposed item is an acceptable substitute. Engineer's determination will be evidenced by a Field Order or a proposed Change Order accounting for the substitution itself and all related impacts, including changes in Contract Price or Contract Times. Engineer will advise Contractor in writing of any negative determination.
- C. *Special Guarantee*: Owner may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute.
- D. *Reimbursement of Engineer's Cost*: Engineer will record Engineer's costs in evaluating a substitute proposed or submitted by Contractor. Whether or not Engineer approves a substitute so proposed or submitted by Contractor, Contractor shall reimburse Owner for the reasonable charges of Engineer for evaluating each such proposed substitute. Contractor shall also reimburse Owner for the reasonable charges of Engineer for making changes in the Contract Documents (or in the provisions of any other direct contract with Owner) resulting from the acceptance of each proposed substitute.
- E. *Contractor's Expense*: Contractor shall provide all data in support of any proposed substitute at Contractor's expense.
- F. *Effect of Engineer's Determination*: If Engineer approves the substitution request, Contractor shall execute the proposed Change Order and proceed with the substitution. The Engineer's denial of a substitution request will be final and binding, and may not be reversed through an appeal under any provision of the Contract. Contractor may challenge the scope of reimbursement costs imposed under Paragraph 7.06.D, by timely submittal of a Change Proposal.

7.07 *Concerning Subcontractors and Suppliers*

- A. Contractor may retain Subcontractors and Suppliers for the performance of parts of the Work. Such Subcontractors and Suppliers must be acceptable to Owner. The Contractor's retention of a Subcontractor or Supplier for the performance of parts of the Work will not relieve Contractor's obligation to Owner to perform and complete the Work in accordance with the Contract Documents.
- B. Contractor shall retain specific Subcontractors and Suppliers for the performance of designated parts of the Work if required by the Contract to do so.
- C. Subsequent to the submittal of Contractor's Bid or final negotiation of the terms of the Contract, Owner may not require Contractor to retain any Subcontractor or Supplier to furnish or perform any of the Work against which Contractor has reasonable objection.

- D. Prior to entry into any binding subcontract or purchase order, Contractor shall submit to Owner the identity of the proposed Subcontractor or Supplier (unless Owner has already deemed such proposed Subcontractor or Supplier acceptable during the bidding process or otherwise). Such proposed Subcontractor or Supplier shall be deemed acceptable to Owner unless Owner raises a substantive, reasonable objection within 5 days.
- E. Owner may require the replacement of any Subcontractor or Supplier. Owner also may require Contractor to retain specific replacements; provided, however, that Owner may not require a replacement to which Contractor has a reasonable objection. If Contractor has submitted the identity of certain Subcontractors or Suppliers for acceptance by Owner, and Owner has accepted it (either in writing or by failing to make written objection thereto), then Owner may subsequently revoke the acceptance of any such Subcontractor or Supplier so identified solely on the basis of substantive, reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor or Supplier.
- F. If Owner requires the replacement of any Subcontractor or Supplier retained by Contractor to perform any part of the Work, then Contractor shall be entitled to an adjustment in Contract Price or Contract Times, with respect to the replacement; and Contractor shall initiate a Change Proposal for such adjustment within 30 days of Owner's requirement of replacement.
- G. No acceptance by Owner of any such Subcontractor or Supplier, whether initially or as a replacement, will constitute a waiver of the right of Owner to the completion of the Work in accordance with the Contract Documents.
- H. On a monthly basis, Contractor shall submit to Engineer a complete list of all Subcontractors and Suppliers having a direct contract with Contractor, and of all other Subcontractors and Suppliers known to Contractor at the time of submittal.
- I. Contractor shall be solely responsible for scheduling and coordinating the work of Subcontractors and Suppliers.
- J. The divisions and sections of the Specifications and the identifications of any Drawings do not control Contractor in dividing the Work among Subcontractors or Suppliers, or in delineating the Work to be performed by any specific trade.
- K. All Work performed for Contractor by a Subcontractor or Supplier must be pursuant to an appropriate contractual agreement that specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract for the benefit of Owner and Engineer.
- L. Owner may furnish to any Subcontractor or Supplier, to the extent practicable, information about amounts paid to Contractor for Work performed for Contractor by the Subcontractor or Supplier.
- M. Contractor shall restrict all Subcontractors and Suppliers from communicating with Engineer or Owner, except through Contractor or in case of an emergency, or as otherwise expressly allowed in this Contract.

7.08 *Patent Fees and Royalties*

- A. Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If an invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if, to the actual knowledge of Owner or Engineer, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights will be disclosed in the Contract Documents.
- B. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, and its officers, directors, members, partners, employees, agents, consultants, and subcontractors, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device specified in the Contract Documents, but not identified as being subject to payment of any license fee or royalty to others required by patent rights or copyrights.
- C. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

7.09 *Permits*

- A. Unless otherwise provided in the Contract Documents, Contractor shall obtain and pay for all construction permits, licenses, and certificates of occupancy. Owner shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of the submission of Contractor's Bid (or when Contractor became bound under a negotiated contract). Owner shall pay all charges of utility owners for connections for providing permanent service to the Work.

7.10 *Taxes*

- A. Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

7.11 *Laws and Regulations*

- A. Contractor shall give all notices required by and shall comply with all Laws and Regulations applicable to the performance of the Work. Neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- B. If Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work or other action. It is not Contractor's responsibility to make certain that the Work described in the Contract Documents is in accordance with Laws and Regulations, but this does not relieve Contractor of its obligations under Paragraph 3.03.
- C. Owner or Contractor may give written notice to the other party of any changes after the submission of Contractor's Bid (or after the date when Contractor became bound under a negotiated contract) in Laws or Regulations having an effect on the cost or time of performance of the Work, including but not limited to changes in Laws or Regulations having an effect on procuring permits and on sales, use, value-added, consumption, and other similar taxes. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times resulting from such changes, then within 30 days of such written notice Contractor may submit a Change Proposal, or Owner may initiate a Claim.

7.12 *Record Documents*

- A. Contractor shall maintain in a safe place at the Site one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved Shop Drawings. Contractor shall keep such record documents in good order and annotate them to show changes made during construction. These record documents, together with all approved Samples, will be available to Engineer for reference. Upon completion of the Work, Contractor shall deliver these record documents to Engineer.

7.13 *Safety and Protection*

- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations.
- B. Contractor shall designate a qualified and experienced safety representative whose duties and responsibilities are the prevention of Work-related accidents and the maintenance and supervision of safety precautions and programs.

- C. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. all persons on the Site or who may be affected by the Work;
 - 2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - 3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.
- D. All damage, injury, or loss to any property referred to in Paragraph 7.13.C.2 or 7.13.C.3 caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of Owner or Engineer or anyone employed by any of them, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them).
- E. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.
- F. Contractor shall notify Owner; the owners of adjacent property; the owners of Underground Facilities and other utilities (if the identity of such owners is known to Contractor); and other contractors and utility owners performing work at or adjacent to the Site, in writing, when Contractor knows that prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property or work in progress.
- G. Contractor shall comply with the applicable requirements of Owner's safety programs, if any. Any Owner's safety programs that are applicable to the Work are identified or included in the Supplementary Conditions or Specifications.
- H. Contractor shall inform Owner and Engineer of the specific requirements of Contractor's safety program with which Owner's and Engineer's employees and representatives must comply while at the Site.
- I. Contractor's duties and responsibilities for safety and protection will continue until all the Work is completed, Engineer has issued a written notice to Owner and Contractor in accordance with Paragraph 15.06.C that the Work is acceptable, and Contractor has left the Site (except as otherwise expressly provided in connection with Substantial Completion).
- J. Contractor's duties and responsibilities for safety and protection will resume whenever Contractor or any Subcontractor or Supplier returns to the Site to fulfill warranty or correction obligations, or to conduct other tasks arising from the Contract Documents.

7.14 *Hazard Communication Programs*

- A. Contractor shall be responsible for coordinating any exchange of safety data sheets (formerly known as material safety data sheets) or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

7.15 *Emergencies*

- A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor is obligated to act to prevent damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused by an emergency, or are required as a result of Contractor's response to an emergency. If Engineer determines that a change in the Contract Documents is required because of an emergency or Contractor's response, a Work Change Directive or Change Order will be issued.

7.16 *Submittals*

A. *Shop Drawing and Sample Requirements*

1. Before submitting a Shop Drawing or Sample, Contractor shall:
 - a. review and coordinate the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;
 - b. determine and verify:
 - 1) all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect to the Submittal;
 - 2) the suitability of all materials and equipment offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and
 - 3) all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto;
 - c. confirm that the Submittal is complete with respect to all related data included in the Submittal.
2. Each Shop Drawing or Sample must bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that Submittal, and that Contractor approves the Submittal.
3. With each Shop Drawing or Sample, Contractor shall give Engineer specific written notice of any variations that the Submittal may have from the requirements of the Contract Documents. This notice must be set forth in a written communication separate from the Submittal; and, in addition, in the case of a Shop Drawing by a specific notation made on the Shop Drawing itself.

- B. *Submittal Procedures for Shop Drawings and Samples*: Contractor shall label and submit Shop Drawings and Samples to Engineer for review and approval in accordance with the accepted Schedule of Submittals.
1. *Shop Drawings*
 - a. Contractor shall submit the number of copies required in the Specifications.
 - b. Data shown on the Shop Drawings must be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show Engineer the services, materials, and equipment Contractor proposes to provide, and to enable Engineer to review the information for the limited purposes required by Paragraph 7.16.C.
 2. *Samples*
 - a. Contractor shall submit the number of Samples required in the Specifications.
 - b. Contractor shall clearly identify each Sample as to material, Supplier, pertinent data such as catalog numbers, the use for which intended and other data as Engineer may require to enable Engineer to review the Submittal for the limited purposes required by Paragraph 7.16.C.
 3. Where a Shop Drawing or Sample is required by the Contract Documents or the Schedule of Submittals, any related Work performed prior to Engineer's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.
- C. *Engineer's Review of Shop Drawings and Samples*
1. Engineer will provide timely review of Shop Drawings and Samples in accordance with the accepted Schedule of Submittals. Engineer's review and approval will be only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Contract Documents, and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.
 2. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto.
 3. Engineer's review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.
 4. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for any variation from the requirements of the Contract Documents unless Contractor has complied with the requirements of Paragraph 7.16.A.3 and Engineer has given written approval of each such variation by specific written notation thereof incorporated in or accompanying the Shop Drawing or Sample. Engineer will document any such approved variation from the requirements of the Contract Documents in a Field Order or other appropriate Contract modification.
 5. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for complying with the requirements of Paragraphs 7.16.A and B.

6. Engineer's review and approval of a Shop Drawing or Sample, or of a variation from the requirements of the Contract Documents, will not, under any circumstances, change the Contract Times or Contract Price, unless such changes are included in a Change Order.
7. Neither Engineer's receipt, review, acceptance, or approval of a Shop Drawing or Sample will result in such item becoming a Contract Document.
8. Contractor shall perform the Work in compliance with the requirements and commitments set forth in approved Shop Drawings and Samples, subject to the provisions of Paragraph 7.16.C.4.

D. Resubmittal Procedures for Shop Drawings and Samples

1. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous Submittals.
2. Contractor shall furnish required Shop Drawing and Sample submittals with sufficient information and accuracy to obtain required approval of an item with no more than two resubmittals. Engineer will record Engineer's time for reviewing a third or subsequent resubmittal of a Shop Drawing or Sample, and Contractor shall be responsible for Engineer's charges to Owner for such time. Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges.
3. If Contractor requests a change of a previously approved Shop Drawing or Sample, Contractor shall be responsible for Engineer's charges to Owner for its review time, and Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges, unless the need for such change is beyond the control of Contractor.

E. Submittals Other than Shop Drawings, Samples, and Owner-Delegated Designs

1. The following provisions apply to all Submittals other than Shop Drawings, Samples, and Owner-delegated designs:
 - a. Contractor shall submit all such Submittals to the Engineer in accordance with the Schedule of Submittals and pursuant to the applicable terms of the Contract Documents.
 - b. Engineer will provide timely review of all such Submittals in accordance with the Schedule of Submittals and return such Submittals with a notation of either Accepted or Not Accepted. Any such Submittal that is not returned within the time established in the Schedule of Submittals will be deemed accepted.
 - c. Engineer's review will be only to determine if the Submittal is acceptable under the requirements of the Contract Documents as to general form and content of the Submittal.
 - d. If any such Submittal is not accepted, Contractor shall confer with Engineer regarding the reason for the non-acceptance, and resubmit an acceptable document.
2. Procedures for the submittal and acceptance of the Progress Schedule, the Schedule of Submittals, and the Schedule of Values are set forth in Paragraphs 2.03, 2.04, and 2.05.

- F. Owner-delegated Designs: Submittals pursuant to Owner-delegated designs are governed by the provisions of Paragraph 7.19.

7.17 Contractor's General Warranty and Guarantee

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer is entitled to rely on Contractor's warranty and guarantee.
- B. Owner's rights under this warranty and guarantee are in addition to, and are not limited by, Owner's rights under the correction period provisions of Paragraph 15.08. The time in which Owner may enforce its warranty and guarantee rights under this Paragraph 7.17 is limited only by applicable Laws and Regulations restricting actions to enforce such rights; provided, however, that after the end of the correction period under Paragraph 15.08:
 - 1. Owner shall give Contractor written notice of any defective Work within 60 days of the discovery that such Work is defective; and
 - 2. Such notice will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the notice.
- C. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:
 - 1. abuse, or improper modification, maintenance, or operation, by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or
 - 2. normal wear and tear under normal usage.
- D. Contractor's obligation to perform and complete the Work in accordance with the Contract Documents is absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents, a release of Contractor's obligation to perform the Work in accordance with the Contract Documents, or a release of Owner's warranty and guarantee rights under this Paragraph 7.17:
 - 1. Observations by Engineer;
 - 2. Recommendation by Engineer or payment by Owner of any progress or final payment;
 - 3. The issuance of a certificate of Substantial Completion by Engineer or any payment related thereto by Owner;
 - 4. Use or occupancy of the Work or any part thereof by Owner;
 - 5. Any review and approval of a Shop Drawing or Sample submittal;
 - 6. The issuance of a notice of acceptability by Engineer;
 - 7. The end of the correction period established in Paragraph 15.08;
 - 8. Any inspection, test, or approval by others; or
 - 9. Any correction of defective Work by Owner.

- E. If the Contract requires the Contractor to accept the assignment of a contract entered into by Owner, then the specific warranties, guarantees, and correction obligations contained in the assigned contract will govern with respect to Contractor's performance obligations to Owner for the Work described in the assigned contract.

7.18 *Indemnification*

- A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Work, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable.
- B. In any and all claims against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 7.18.A will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

7.19 *Delegation of Professional Design Services*

- A. Owner may require Contractor to provide professional design services for a portion of the Work by express delegation in the Contract Documents. Such delegation will specify the performance and design criteria that such services must satisfy, and the Submittals that Contractor must furnish to Engineer with respect to the Owner-delegated design.
- B. Contractor shall cause such Owner-delegated professional design services to be provided pursuant to the professional standard of care by a properly licensed design professional, whose signature and seal must appear on all drawings, calculations, specifications, certifications, and Submittals prepared by such design professional. Such design professional must issue all certifications of design required by Laws and Regulations.
- C. If a Shop Drawing or other Submittal related to the Owner-delegated design is prepared by Contractor, a Subcontractor, or others for submittal to Engineer, then such Shop Drawing or other Submittal must bear the written approval of Contractor's design professional when submitted by Contractor to Engineer.

- D. Owner and Engineer shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, and approvals performed or provided by the design professionals retained or employed by Contractor under an Owner-delegated design, subject to the professional standard of care and the performance and design criteria stated in the Contract Documents.
- E. Pursuant to this Paragraph 7.19, Engineer's review, approval, and other determinations regarding design drawings, calculations, specifications, certifications, and other Submittals furnished by Contractor pursuant to an Owner-delegated design will be only for the following limited purposes:
 - 1. Checking for conformance with the requirements of this Paragraph 7.19;
 - 2. Confirming that Contractor (through its design professionals) has used the performance and design criteria specified in the Contract Documents; and
 - 3. Establishing that the design furnished by Contractor is consistent with the design concept expressed in the Contract Documents.
- F. Contractor shall not be responsible for the adequacy of performance or design criteria specified by Owner or Engineer.
- G. Contractor is not required to provide professional services in violation of applicable Laws and Regulations.

ARTICLE 8—OTHER WORK AT THE SITE

8.01 *Other Work*

- A. In addition to and apart from the Work under the Contract Documents, the Owner may perform other work at or adjacent to the Site. Such other work may be performed by Owner's employees, or through contracts between the Owner and third parties. Owner may also arrange to have third-party utility owners perform work on their utilities and facilities at or adjacent to the Site.
- B. If Owner performs other work at or adjacent to the Site with Owner's employees, or through contracts for such other work, then Owner shall give Contractor written notice thereof prior to starting any such other work. If Owner has advance information regarding the start of any third-party utility work that Owner has arranged to take place at or adjacent to the Site, Owner shall provide such information to Contractor.
- C. Contractor shall afford proper and safe access to the Site to each contractor that performs such other work, each utility owner performing other work, and Owner, if Owner is performing other work with Owner's employees, and provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work.
- D. Contractor shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating, or otherwise altering such work; provided, however, that Contractor may cut or

alter others' work with the written consent of Engineer and the others whose work will be affected.

- E. If the proper execution or results of any part of Contractor's Work depends upon work performed by others, Contractor shall inspect such other work and promptly report to Engineer in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of Contractor's Work. Contractor's failure to so report will constitute an acceptance of such other work as fit and proper for integration with Contractor's Work except for latent defects and deficiencies in such other work.
- F. The provisions of this article are not applicable to work that is performed by third-party utilities or other third-party entities without a contract with Owner, or that is performed without having been arranged by Owner. If such work occurs, then any related delay, disruption, or interference incurred by Contractor is governed by the provisions of Paragraph 4.05.C.3.

8.02 *Coordination*

- A. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, to perform other work at or adjacent to the Site with Owner's employees, or to arrange to have utility owners perform work at or adjacent to the Site, the following will be set forth in the Supplementary Conditions or provided to Contractor prior to the start of any such other work:
 - 1. The identity of the individual or entity that will have authority and responsibility for coordination of the activities among the various contractors;
 - 2. An itemization of the specific matters to be covered by such authority and responsibility; and
 - 3. The extent of such authority and responsibilities.
- B. Unless otherwise provided in the Supplementary Conditions, Owner shall have sole authority and responsibility for such coordination.

8.03 *Legal Relationships*

- A. If, in the course of performing other work for Owner at or adjacent to the Site, the Owner's employees, any other contractor working for Owner, or any utility owner that Owner has arranged to perform work, causes damage to the Work or to the property of Contractor or its Subcontractors, or delays, disrupts, interferes with, or increases the scope or cost of the performance of the Work, through actions or inaction, then Contractor shall be entitled to an equitable adjustment in the Contract Price or the Contract Times. Contractor must submit any Change Proposal seeking an equitable adjustment in the Contract Price or the Contract Times under this paragraph within 30 days of the damaging, delaying, disrupting, or interfering event. The entitlement to, and extent of, any such equitable adjustment will take into account information (if any) regarding such other work that was provided to Contractor in the Contract Documents prior to the submittal of the Bid or the final negotiation of the terms of the Contract, and any remedies available to Contractor under Laws or Regulations concerning utility action or inaction. When applicable, any such equitable adjustment in Contract Price

will be conditioned on Contractor assigning to Owner all Contractor's rights against such other contractor or utility owner with respect to the damage, delay, disruption, or interference that is the subject of the adjustment. Contractor's entitlement to an adjustment of the Contract Times or Contract Price is subject to the provisions of Paragraphs 4.05.D and 4.05.E.

- B. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.
 - 1. If Contractor fails to take such measures and as a result damages, delays, disrupts, or interferes with the work of any such other contractor or utility owner, then Owner may impose a set-off against payments due Contractor, and assign to such other contractor or utility owner the Owner's contractual rights against Contractor with respect to the breach of the obligations set forth in this Paragraph 8.03.B.
 - 2. When Owner is performing other work at or adjacent to the Site with Owner's employees, Contractor shall be liable to Owner for damage to such other work, and for the reasonable direct delay, disruption, and interference costs incurred by Owner as a result of Contractor's failure to take reasonable and customary measures with respect to Owner's other work. In response to such damage, delay, disruption, or interference, Owner may impose a set-off against payments due Contractor.
- C. If Contractor damages, delays, disrupts, or interferes with the work of any other contractor, or any utility owner performing other work at or adjacent to the Site, through Contractor's failure to take reasonable and customary measures to avoid such impacts, or if any claim arising out of Contractor's actions, inactions, or negligence in performance of the Work at or adjacent to the Site is made by any such other contractor or utility owner against Contractor, Owner, or Engineer, then Contractor shall (1) promptly attempt to settle the claim as to all parties through negotiations with such other contractor or utility owner, or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law, and (2) indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against any such claims, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such damage, delay, disruption, or interference.

ARTICLE 9—OWNER'S RESPONSIBILITIES

9.01 *Communications to Contractor*

- A. Except as otherwise provided in these General Conditions, Owner shall issue all communications to Contractor through Engineer.

9.02 *Replacement of Engineer*

- A. Owner may at its discretion appoint an engineer to replace Engineer, provided Contractor makes no reasonable objection to the replacement engineer. The replacement engineer's status under the Contract Documents will be that of the former Engineer.

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- 9.03 *Furnish Data*
- A. Owner shall promptly furnish the data required of Owner under the Contract Documents.
- 9.04 *Pay When Due*
- A. Owner shall make payments to Contractor when they are due as provided in the Agreement.
- 9.05 *Lands and Easements; Reports, Tests, and Drawings*
- A. Owner's duties with respect to providing lands and easements are set forth in Paragraph 5.01.
- B. Owner's duties with respect to providing engineering surveys to establish reference points are set forth in Paragraph 4.03.
- C. Article 5 refers to Owner's identifying and making available to Contractor copies of reports of explorations and tests of conditions at the Site, and drawings of physical conditions relating to existing surface or subsurface structures at the Site.
- 9.06 *Insurance*
- A. Owner's responsibilities, if any, with respect to purchasing and maintaining liability and property insurance are set forth in Article 6.
- 9.07 *Change Orders*
- A. Owner's responsibilities with respect to Change Orders are set forth in Article 11.
- 9.08 *Inspections, Tests, and Approvals*
- A. Owner's responsibility with respect to certain inspections, tests, and approvals is set forth in Paragraph 14.02.B.
- 9.09 *Limitations on Owner's Responsibilities*
- A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- 9.10 *Undisclosed Hazardous Environmental Condition*
- A. Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition is set forth in Paragraph 5.06.
- 9.11 *Evidence of Financial Arrangements*
- A. Upon request of Contractor, Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the Contract (including obligations under proposed changes in the Work).
- 9.12 *Safety Programs*
- A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.

- B. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

ARTICLE 10—ENGINEER'S STATUS DURING CONSTRUCTION

10.01 *Owner's Representative*

- A. Engineer will be Owner's representative during the construction period. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in the Contract.

10.02 *Visits to Site*

- A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe, as an experienced and qualified design professional, the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Engineer's efforts will be directed toward providing for Owner a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.
- B. Engineer's visits and observations are subject to all the limitations on Engineer's authority and responsibility set forth in Paragraph 10.07. Particularly, but without limitation, during or as a result of Engineer's visits or observations of Contractor's Work, Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work.

10.03 *Resident Project Representative*

- A. If Owner and Engineer have agreed that Engineer will furnish a Resident Project Representative to represent Engineer at the Site and assist Engineer in observing the progress and quality of the Work, then the authority and responsibilities of any such Resident Project Representative will be as provided in the Supplementary Conditions, and limitations on the responsibilities thereof will be as provided in the Supplementary Conditions and in Paragraph 10.07.
- B. If Owner designates an individual or entity who is not Engineer's consultant, agent, or employee to represent Owner at the Site, then the responsibilities and authority of such individual or entity will be as provided in the Supplementary Conditions.

10.04 *Engineer's Authority*

- A. Engineer has the authority to reject Work in accordance with Article 14.
- B. Engineer's authority as to Submittals is set forth in Paragraph 7.16.

- C. Engineer's authority as to design drawings, calculations, specifications, certifications and other Submittals from Contractor in response to Owner's delegation (if any) to Contractor of professional design services, is set forth in Paragraph 7.19.
- D. Engineer's authority as to changes in the Work is set forth in Article 11.
- E. Engineer's authority as to Applications for Payment is set forth in Article 15.

10.05 *Determinations for Unit Price Work*

- A. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor as set forth in Paragraph 13.03.

10.06 *Decisions on Requirements of Contract Documents and Acceptability of Work*

- A. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth herein for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

10.07 *Limitations on Engineer's Authority and Responsibilities*

- A. Neither Engineer's authority or responsibility under this Article 10 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, will create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.
- D. Engineer's review of the final Application for Payment and accompanying documentation, and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Contractor under Paragraph 15.06.A, will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents.
- E. The limitations upon authority and responsibility set forth in this Paragraph 10.07 also apply to the Resident Project Representative, if any.

10.08 *Compliance with Safety Program*

- A. While at the Site, Engineer's employees and representatives will comply with the specific applicable requirements of Owner's and Contractor's safety programs of which Engineer has been informed.

ARTICLE 11—CHANGES TO THE CONTRACT

11.01 *Amending and Supplementing the Contract*

- A. The Contract may be amended or supplemented by a Change Order, a Work Change Directive, or a Field Order.
- B. If an amendment or supplement to the Contract includes a change in the Contract Price or the Contract Times, such amendment or supplement must be set forth in a Change Order.
- C. All changes to the Contract that involve (1) the performance or acceptability of the Work, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, must be supported by Engineer's recommendation. Owner and Contractor may amend other terms and conditions of the Contract without the recommendation of the Engineer.

11.02 *Change Orders*

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in Contract Price resulting from an Owner set-off, unless Contractor has duly contested such set-off;
 - 3. Changes in the Work which are: (a) ordered by Owner pursuant to Paragraph 11.05, (b) required because of Owner's acceptance of defective Work under Paragraph 14.04 or Owner's correction of defective Work under Paragraph 14.07, or (c) agreed to by the parties, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters; and
 - 4. Changes that embody the substance of any final and binding results under: Paragraph 11.03.B, resolving the impact of a Work Change Directive; Paragraph 11.09, concerning Change Proposals; Article 12, Claims; Paragraph 13.02.D, final adjustments resulting from allowances; Paragraph 13.03.D, final adjustments relating to determination of quantities for Unit Price Work; and similar provisions.
- B. If Owner or Contractor refuses to execute a Change Order that is required to be executed under the terms of Paragraph 11.02.A, it will be deemed to be of full force and effect, as if fully executed.

11.03 *Work Change Directives*

- A. A Work Change Directive will not change the Contract Price or the Contract Times but is evidence that the parties expect that the modification ordered or documented by a Work Change Directive will be incorporated in a subsequently issued Change Order, following negotiations by the parties as to the Work Change Directive's effect, if any, on the Contract Price and Contract Times; or, if negotiations are unsuccessful, by a determination under the terms of the Contract Documents governing adjustments, expressly including Paragraph 11.07 regarding change of Contract Price.
- B. If Owner has issued a Work Change Directive and:
 - 1. Contractor believes that an adjustment in Contract Times or Contract Price is necessary, then Contractor shall submit any Change Proposal seeking such an adjustment no later than 30 days after the completion of the Work set out in the Work Change Directive.
 - 2. Owner believes that an adjustment in Contract Times or Contract Price is necessary, then Owner shall submit any Claim seeking such an adjustment no later than 60 days after issuance of the Work Change Directive.

11.04 *Field Orders*

- A. Engineer may authorize minor changes in the Work if the changes do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Such changes will be accomplished by a Field Order and will be binding on Owner and also on Contractor, which shall perform the Work involved promptly.
- B. If Contractor believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, then before proceeding with the Work at issue, Contractor shall submit a Change Proposal as provided herein.

11.05 *Owner-Authorized Changes in the Work*

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work. Changes involving the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters will be supported by Engineer's recommendation.
- B. Such changes in the Work may be accomplished by a Change Order, if Owner and Contractor have agreed as to the effect, if any, of the changes on Contract Times or Contract Price; or by a Work Change Directive. Upon receipt of any such document, Contractor shall promptly proceed with the Work involved; or, in the case of a deletion in the Work, promptly cease construction activities with respect to such deleted Work. Added or revised Work must be performed under the applicable conditions of the Contract Documents.
- C. Nothing in this Paragraph 11.05 obligates Contractor to undertake work that Contractor reasonably concludes cannot be performed in a manner consistent with Contractor's safety obligations under the Contract Documents or Laws and Regulations.

11.06 *Unauthorized Changes in the Work*

- A. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents, as amended, modified, or supplemented, except in the case of an emergency as provided in Paragraph 7.15 or in the case of uncovering Work as provided in Paragraph 14.05.C.2.

11.07 *Change of Contract Price*

- A. The Contract Price may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Price must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment of Contract Price must comply with the provisions of Article 12.
- B. An adjustment in the Contract Price will be determined as follows:
 - 1. Where the Work involved is covered by unit prices contained in the Contract Documents, then by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 13.03);
 - 2. Where the Work involved is not covered by unit prices contained in the Contract Documents, then by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.07.C.2); or
 - 3. Where the Work involved is not covered by unit prices contained in the Contract Documents and the parties do not reach mutual agreement to a lump sum, then on the basis of the Cost of the Work (determined as provided in Paragraph 13.01) plus a Contractor's fee for overhead and profit (determined as provided in Paragraph 11.07.C).
- C. *Contractor's Fee:* When applicable, the Contractor's fee for overhead and profit will be determined as follows:
 - 1. A mutually acceptable fixed fee; or
 - 2. If a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:
 - a. For costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2, the Contractor's fee will be 15 percent;
 - b. For costs incurred under Paragraph 13.01.B.3, the Contractor's fee will be 5 percent;
 - c. Where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 11.07.C.2.a and 11.07.C.2.b is that the Contractor's fee will be based on: (1) a fee of 15 percent of the costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2 by the Subcontractor that actually performs the Work, at whatever tier, and (2) with respect to Contractor itself and to any Subcontractors of a tier higher than that of the Subcontractor that actually performs the Work, a fee of 5 percent of the amount (fee plus underlying costs incurred) attributable to the next lower tier Subcontractor; provided, however, that for any such subcontracted Work the maximum total fee to be paid by Owner will be no greater than 27 percent of the costs incurred by the Subcontractor that actually performs the Work;

- d. No fee will be payable on the basis of costs itemized under Paragraphs 13.01.B.4, 13.01.B.5, and 13.01.C;
- e. The amount of credit to be allowed by Contractor to Owner for any change which results in a net decrease in Cost of the Work will be the amount of the actual net decrease in Cost of the Work and a deduction of an additional amount equal to 5 percent of such actual net decrease in Cost of the Work; and
- f. When both additions and credits are involved in any one change or Change Proposal, the adjustment in Contractor's fee will be computed by determining the sum of the costs in each of the cost categories in Paragraph 13.01.B (specifically, payroll costs, Paragraph 13.01.B.1; incorporated materials and equipment costs, Paragraph 13.01.B.2; Subcontract costs, Paragraph 13.01.B.3; special consultants costs, Paragraph 13.01.B.4; and other costs, Paragraph 13.01.B.5) and applying to each such cost category sum the appropriate fee from Paragraphs 11.07.C.2.a through 11.07.C.2.e, inclusive.

11.08 *Change of Contract Times*

- A. The Contract Times may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Times must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment in the Contract Times must comply with the provisions of Article 12.
- B. Delay, disruption, and interference in the Work, and any related changes in Contract Times, are addressed in and governed by Paragraph 4.05.

11.09 *Change Proposals*

- A. *Purpose and Content:* Contractor shall submit a Change Proposal to Engineer to request an adjustment in the Contract Times or Contract Price; contest an initial decision by Engineer concerning the requirements of the Contract Documents or relating to the acceptability of the Work under the Contract Documents; challenge a set-off against payment due; or seek other relief under the Contract. The Change Proposal will specify any proposed change in Contract Times or Contract Price, or other proposed relief, and explain the reason for the proposed change, with citations to any governing or applicable provisions of the Contract Documents. Each Change Proposal will address only one issue, or a set of closely related issues.
- B. *Change Proposal Procedures*
 - 1. *Submittal:* Contractor shall submit each Change Proposal to Engineer within 30 days after the start of the event giving rise thereto, or after such initial decision.
 - 2. *Supporting Data:* The Contractor shall submit supporting data, including the proposed change in Contract Price or Contract Time (if any), to the Engineer and Owner within 15 days after the submittal of the Change Proposal.
 - a. Change Proposals based on or related to delay, interruption, or interference must comply with the provisions of Paragraphs 4.05.D and 4.05.E.

- b. Change proposals related to a change of Contract Price must include full and detailed accounts of materials incorporated into the Work and labor and equipment used for the subject Work.

The supporting data must be accompanied by a written statement that the supporting data are accurate and complete, and that any requested time or price adjustment is the entire adjustment to which Contractor believes it is entitled as a result of said event.

- 3. *Engineer's Initial Review:* Engineer will advise Owner regarding the Change Proposal, and consider any comments or response from Owner regarding the Change Proposal. If in its discretion Engineer concludes that additional supporting data is needed before conducting a full review and making a decision regarding the Change Proposal, then Engineer may request that Contractor submit such additional supporting data by a date specified by Engineer, prior to Engineer beginning its full review of the Change Proposal.
- 4. *Engineer's Full Review and Action on the Change Proposal:* Upon receipt of Contractor's supporting data (including any additional data requested by Engineer), Engineer will conduct a full review of each Change Proposal and, within 30 days after such receipt of the Contractor's supporting data, either approve the Change Proposal in whole, deny it in whole, or approve it in part and deny it in part. Such actions must be in writing, with a copy provided to Owner and Contractor. If Engineer does not take action on the Change Proposal within 30 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of Engineer's inaction the Change Proposal is deemed denied, thereby commencing the time for appeal of the denial under Article 12.
- 5. *Binding Decision:* Engineer's decision is final and binding upon Owner and Contractor, unless Owner or Contractor appeals the decision by filing a Claim under Article 12.
- C. *Resolution of Certain Change Proposals:* If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties in writing that the Engineer is unable to resolve the Change Proposal. For purposes of further resolution of such a Change Proposal, such notice will be deemed a denial, and Contractor may choose to seek resolution under the terms of Article 12.
- D. *Post-Completion:* Contractor shall not submit any Change Proposals after Engineer issues a written recommendation of final payment pursuant to Paragraph 15.06.B.

11.10 Notification to Surety

- A. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 12—CLAIMS

12.01 *Claims*

- A. *Claims Process*: The following disputes between Owner and Contractor are subject to the Claims process set forth in this article:
1. Appeals by Owner or Contractor of Engineer's decisions regarding Change Proposals;
 2. Owner demands for adjustments in the Contract Price or Contract Times, or other relief under the Contract Documents;
 3. Disputes that Engineer has been unable to address because they do not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters; and
 4. Subject to the waiver provisions of Paragraph 15.07, any dispute arising after Engineer has issued a written recommendation of final payment pursuant to Paragraph 15.06.B.
- B. *Submittal of Claim*: The party submitting a Claim shall deliver it directly to the other party to the Contract promptly (but in no event later than 30 days) after the start of the event giving rise thereto; in the case of appeals regarding Change Proposals within 30 days of the decision under appeal. The party submitting the Claim shall also furnish a copy to the Engineer, for its information only. The responsibility to substantiate a Claim rests with the party making the Claim. In the case of a Claim by Contractor seeking an increase in the Contract Times or Contract Price, Contractor shall certify that the Claim is made in good faith, that the supporting data are accurate and complete, and that to the best of Contractor's knowledge and belief the amount of time or money requested accurately reflects the full amount to which Contractor is entitled.
- C. *Review and Resolution*: The party receiving a Claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the Claim through the exchange of information and direct negotiations. The parties may extend the time for resolving the Claim by mutual agreement. All actions taken on a Claim will be stated in writing and submitted to the other party, with a copy to Engineer.
- D. *Mediation*
1. At any time after initiation of a Claim, Owner and Contractor may mutually agree to mediation of the underlying dispute. The agreement to mediate will stay the Claim submittal and response process.
 2. If Owner and Contractor agree to mediation, then after 60 days from such agreement, either Owner or Contractor may unilaterally terminate the mediation process, and the Claim submittal and decision process will resume as of the date of the termination. If the mediation proceeds but is unsuccessful in resolving the dispute, the Claim submittal and decision process will resume as of the date of the conclusion of the mediation, as determined by the mediator.
 3. Owner and Contractor shall each pay one-half of the mediator's fees and costs.

- E. *Partial Approval*: If the party receiving a Claim approves the Claim in part and denies it in part, such action will be final and binding unless within 30 days of such action the other party invokes the procedure set forth in Article 17 for final resolution of disputes.
- F. *Denial of Claim*: If efforts to resolve a Claim are not successful, the party receiving the Claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the Claim within 90 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of the inaction, the Claim is deemed denied, thereby commencing the time for appeal of the denial. A denial of the Claim will be final and binding unless within 30 days of the denial the other party invokes the procedure set forth in Article 17 for the final resolution of disputes.
- G. *Final and Binding Results*: If the parties reach a mutual agreement regarding a Claim, whether through approval of the Claim, direct negotiations, mediation, or otherwise; or if a Claim is approved in part and denied in part, or denied in full, and such actions become final and binding; then the results of the agreement or action on the Claim will be incorporated in a Change Order or other written document to the extent they affect the Contract, including the Work, the Contract Times, or the Contract Price.

ARTICLE 13—COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

13.01 Cost of the Work

- A. *Purposes for Determination of Cost of the Work*: The term Cost of the Work means the sum of all costs necessary for the proper performance of the Work at issue, as further defined below. The provisions of this Paragraph 13.01 are used for two distinct purposes:
 - 1. To determine Cost of the Work when Cost of the Work is a component of the Contract Price, under cost-plus-fee, time-and-materials, or other cost-based terms; or
 - 2. When needed to determine the value of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price. When the value of any such adjustment is determined on the basis of Cost of the Work, Contractor is entitled only to those additional or incremental costs required because of the change in the Work or because of the event giving rise to the adjustment.
- B. *Costs Included*: Except as otherwise may be agreed to in writing by Owner, costs included in the Cost of the Work will be in amounts no higher than those commonly incurred in the locality of the Project, will not include any of the costs itemized in Paragraph 13.01.C, and will include only the following items:
 - 1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor in advance of the subject Work. Such employees include, without limitation, superintendents, foremen, safety managers, safety representatives, and other personnel employed full time on the Work. Payroll costs for employees not employed full time on the Work will be apportioned on the basis of their time spent on the Work. Payroll costs include, but are not limited to, salaries and wages plus the cost of fringe benefits, which include social security contributions, unemployment, excise, and payroll taxes, workers'

compensation, health and retirement benefits, sick leave, and vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, will be included in the above to the extent authorized by Owner.

2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts will accrue to Owner. All trade discounts, rebates, and refunds and returns from sale of surplus materials and equipment will accrue to Owner, and Contractor shall make provisions so that they may be obtained.
3. Payments made by Contractor to Subcontractors for Work performed by Subcontractors. If required by Owner, Contractor shall obtain competitive bids from subcontractors acceptable to Owner and Contractor and shall deliver such bids to Owner, which will then determine, with the advice of Engineer, which bids, if any, will be acceptable. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee will be determined in the same manner as Contractor's Cost of the Work and fee as provided in this Paragraph 13.01.
4. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed or retained for services specifically related to the Work.
5. Other costs consisting of the following:
 - a. The proportion of necessary transportation, travel, and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.
 - b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Contractor.
 - 1) In establishing included costs for materials such as scaffolding, plating, or sheeting, consideration will be given to the actual or the estimated life of the material for use on other projects; or rental rates may be established on the basis of purchase or salvage value of such items, whichever is less. Contractor will not be eligible for compensation for such items in an amount that exceeds the purchase cost of such item.
 - c. *Construction Equipment Rental*
 - 1) Rentals of all construction equipment and machinery, and the parts thereof, in accordance with rental agreements approved by Owner as to price (including any surcharge or special rates applicable to overtime use of the construction equipment or machinery), and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs will be in accordance with the terms of said rental agreements. The rental of any such equipment,

machinery, or parts must cease when the use thereof is no longer necessary for the Work.

- 2) Costs for equipment and machinery owned by Contractor or a Contractor-related entity will be paid at a rate shown for such equipment in the equipment rental rate book specified in the Supplementary Conditions. An hourly rate will be computed by dividing the monthly rates by 176. These computed rates will include all operating costs.
 - 3) With respect to Work that is the result of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price ("changed Work"), included costs will be based on the time the equipment or machinery is in use on the changed Work and the costs of transportation, loading, unloading, assembly, dismantling, and removal when directly attributable to the changed Work. The cost of any such equipment or machinery, or parts thereof, must cease to accrue when the use thereof is no longer necessary for the changed Work.
- d. Sales, consumer, use, and other similar taxes related to the Work, and for which Contractor is liable, as imposed by Laws and Regulations.
 - e. Deposits lost for causes other than negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.
 - f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by Contractor in connection with the performance of the Work (except losses and damages within the deductible amounts of builder's risk or other property insurance established in accordance with Paragraph 6.04), provided such losses and damages have resulted from causes other than the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses will be included in the Cost of the Work for the purpose of determining Contractor's fee.
 - g. The cost of utilities, fuel, and sanitary facilities at the Site.
 - h. Minor expenses such as communication service at the Site, express and courier services, and similar petty cash items in connection with the Work.
 - i. The costs of premiums for all bonds and insurance that Contractor is required by the Contract Documents to purchase and maintain.
- C. *Costs Excluded*: The term Cost of the Work does not include any of the following items:
1. Payroll costs and other compensation of Contractor's officers, executives, principals, general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks, and other personnel employed by Contractor, whether at the Site or in Contractor's principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 13.01.B.1 or specifically covered

by Paragraph 13.01.B.4. The payroll costs and other compensation excluded here are to be considered administrative costs covered by the Contractor's fee.

2. The cost of purchasing, renting, or furnishing small tools and hand tools.
3. Expenses of Contractor's principal and branch offices other than Contractor's office at the Site.
4. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.
5. Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.
6. Expenses incurred in preparing and advancing Claims.
7. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 13.01.B.

D. Contractor's Fee

1. When the Work as a whole is performed on the basis of cost-plus-a-fee, then:
 - a. Contractor's fee for the Work set forth in the Contract Documents as of the Effective Date of the Contract will be determined as set forth in the Agreement.
 - b. for any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work, Contractor's fee will be determined as follows:
 - 1) When the fee for the Work as a whole is a percentage of the Cost of the Work, the fee will automatically adjust as the Cost of the Work changes.
 - 2) When the fee for the Work as a whole is a fixed fee, the fee for any additions or deletions will be determined in accordance with Paragraph 11.07.C.2.
2. When the Work as a whole is performed on the basis of a stipulated sum, or any other basis other than cost-plus-a-fee, then Contractor's fee for any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work will be determined in accordance with Paragraph 11.07.C.2.

E. Documentation and Audit: Whenever the Cost of the Work for any purpose is to be determined pursuant to this Article 13, Contractor and pertinent Subcontractors will establish and maintain records of the costs in accordance with generally accepted accounting practices. Subject to prior written notice, Owner will be afforded reasonable access, during normal business hours, to all Contractor's accounts, records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to the Cost of the Work and Contractor's fee. Contractor shall preserve all such documents for a period of three years after the final payment by Owner. Pertinent Subcontractors will afford such access to Owner, and preserve such documents, to the same extent required of Contractor.

13.02 Allowances

- A. It is understood that Contractor has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums and by such persons or entities as may be acceptable to Owner and Engineer.
- B. *Cash Allowances*: Contractor agrees that:
 - 1. the cash allowances include the cost to Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and
 - 2. Contractor's costs for unloading and handling on the Site, labor, installation, overhead, profit, and other expenses contemplated for the cash allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment for any of the foregoing will be valid.
- C. *Owner's Contingency Allowance*: Contractor agrees that an Owner's contingency allowance, if any, is for the sole use of Owner to cover unanticipated costs.
- D. Prior to final payment, an appropriate Change Order will be issued as recommended by Engineer to reflect actual amounts due Contractor for Work covered by allowances, and the Contract Price will be correspondingly adjusted.

13.03 Unit Price Work

- A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement.
- B. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Payments to Contractor for Unit Price Work will be based on actual quantities.
- C. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.
- D. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Engineer will review with Contractor the Engineer's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Engineer's written decision thereon will be final and binding (except as modified by Engineer to reflect changed factual conditions or more accurate data) upon Owner and Contractor, and the final adjustment of Contract Price will be set forth in a Change Order, subject to the provisions of the following paragraph.

E. *Adjustments in Unit Price*

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:
 - a. the quantity of the item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and
 - b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.
2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.
3. Adjusted unit prices will apply to all units of that item.

ARTICLE 14—TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

14.01 *Access to Work*

- A. Owner, Engineer, their consultants and other representatives and personnel of Owner, independent testing laboratories, and authorities having jurisdiction have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor's safety procedures and programs so that they may comply with such procedures and programs as applicable.

14.02 *Tests, Inspections, and Approvals*

- A. Contractor shall give Engineer timely notice of readiness of the Work (or specific parts thereof) for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- B. Owner shall retain and pay for the services of an independent inspector, testing laboratory, or other qualified individual or entity to perform all inspections and tests expressly required by the Contract Documents to be furnished and paid for by Owner, except that costs incurred in connection with tests or inspections of covered Work will be governed by the provisions of Paragraph 14.05.
- C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish Engineer the required certificates of inspection or approval.

- D. Contractor shall be responsible for arranging, obtaining, and paying for all inspections and tests required:
1. by the Contract Documents, unless the Contract Documents expressly allocate responsibility for a specific inspection or test to Owner;
 2. to attain Owner's and Engineer's acceptance of materials or equipment to be incorporated in the Work;
 3. by manufacturers of equipment furnished under the Contract Documents;
 4. for testing, adjusting, and balancing of mechanical, electrical, and other equipment to be incorporated into the Work; and
 5. for acceptance of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work.

Such inspections and tests will be performed by independent inspectors, testing laboratories, or other qualified individuals or entities acceptable to Owner and Engineer.

- E. If the Contract Documents require the Work (or part thereof) to be approved by Owner, Engineer, or another designated individual or entity, then Contractor shall assume full responsibility for arranging and obtaining such approvals.
- F. If any Work (or the work of others) that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering will be at Contractor's expense unless Contractor had given Engineer timely notice of Contractor's intention to cover the same and Engineer had not acted with reasonable promptness in response to such notice.

14.03 Defective Work

- A. *Contractor's Obligation:* It is Contractor's obligation to assure that the Work is not defective.
- B. *Engineer's Authority:* Engineer has the authority to determine whether Work is defective, and to reject defective Work.
- C. *Notice of Defects:* Prompt written notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.
- D. *Correction, or Removal and Replacement:* Promptly after receipt of written notice of defective Work, Contractor shall correct all such defective Work, whether or not fabricated, installed, or completed, or, if Engineer has rejected the defective Work, remove it from the Project and replace it with Work that is not defective.
- E. *Preservation of Warranties:* When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
- F. *Costs and Damages:* In addition to its correction, removal, and replacement obligations with respect to defective Work, Contractor shall pay all claims, costs, losses, and damages arising out of or relating to defective Work, including but not limited to the cost of the inspection, testing, correction, removal, replacement, or reconstruction of such defective Work, fines levied against Owner by governmental authorities because the Work is defective, and the

costs of repair or replacement of work of others resulting from defective Work. Prior to final payment, if Owner and Contractor are unable to agree as to the measure of such claims, costs, losses, and damages resulting from defective Work, then Owner may impose a reasonable set-off against payments due under Article 15.

14.04 *Acceptance of Defective Work*

- A. If, instead of requiring correction or removal and replacement of defective Work, Owner prefers to accept it, Owner may do so (subject, if such acceptance occurs prior to final payment, to Engineer's confirmation that such acceptance is in general accord with the design intent and applicable engineering principles, and will not endanger public safety). Contractor shall pay all claims, costs, losses, and damages attributable to Owner's evaluation of and determination to accept such defective Work (such costs to be approved by Engineer as to reasonableness), and for the diminished value of the Work to the extent not otherwise paid by Contractor. If any such acceptance occurs prior to final payment, the necessary revisions in the Contract Documents with respect to the Work will be incorporated in a Change Order. If the parties are unable to agree as to the decrease in the Contract Price, reflecting the diminished value of Work so accepted, then Owner may impose a reasonable set-off against payments due under Article 15. If the acceptance of defective Work occurs after final payment, Contractor shall pay an appropriate amount to Owner.

14.05 *Uncovering Work*

- A. Engineer has the authority to require additional inspection or testing of the Work, whether or not the Work is fabricated, installed, or completed.
- B. If any Work is covered contrary to the written request of Engineer, then Contractor shall, if requested by Engineer, uncover such Work for Engineer's observation, and then replace the covering, all at Contractor's expense.
- C. If Engineer considers it necessary or advisable that covered Work be observed by Engineer or inspected or tested by others, then Contractor, at Engineer's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as Engineer may require, that portion of the Work in question, and provide all necessary labor, material, and equipment.
 - 1. If it is found that the uncovered Work is defective, Contractor shall be responsible for all claims, costs, losses, and damages arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction (including but not limited to all costs of repair or replacement of work of others); and pending Contractor's full discharge of this responsibility the Owner shall be entitled to impose a reasonable set-off against payments due under Article 15.
 - 2. If the uncovered Work is not found to be defective, Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Times, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to agree as to the amount or extent thereof, then Contractor may submit a Change Proposal within 30 days of the determination that the Work is not defective.

14.06 *Owner May Stop the Work*

- A. If the Work is defective, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop the Work will not give rise to any duty on the part of Owner to exercise this right for the benefit of Contractor, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

14.07 *Owner May Correct Defective Work*

- A. If Contractor fails within a reasonable time after written notice from Engineer to correct defective Work, or to remove and replace defective Work as required by Engineer, then Owner may, after 7 days' written notice to Contractor, correct or remedy any such deficiency.
- B. In exercising the rights and remedies under this Paragraph 14.07, Owner shall proceed expeditiously. In connection with such corrective or remedial action, Owner may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor's services related thereto, and incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, Owner's representatives, agents and employees, Owner's other contractors, and Engineer and Engineer's consultants access to the Site to enable Owner to exercise the rights and remedies under this paragraph.
- C. All claims, costs, losses, and damages incurred or sustained by Owner in exercising the rights and remedies under this Paragraph 14.07 will be charged against Contractor as set-offs against payments due under Article 15. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Contractor's defective Work.
- D. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to the exercise by Owner of Owner's rights and remedies under this Paragraph 14.07.

ARTICLE 15—PAYMENTS TO CONTRACTOR; SET-OFFS; COMPLETION; CORRECTION PERIOD

15.01 *Progress Payments*

- A. *Basis for Progress Payments:* The Schedule of Values established as provided in Article 2 will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to Engineer. Progress payments for Unit Price Work will be based on the number of units completed during the pay period, as determined under the provisions of Paragraph 13.03. Progress payments for cost-based Work will be based on Cost of the Work completed by Contractor during the pay period.
- B. *Applications for Payments*
 - 1. At least 20 days before the date established in the Agreement for each progress payment (but not more often than once a month), Contractor shall submit to Engineer for review an Application for Payment filled out and signed by Contractor covering the Work

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completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents.

2. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment must also be accompanied by: (a) a bill of sale, invoice, copies of subcontract or purchase order payments, or other documentation establishing full payment by Contractor for the materials and equipment; (b) at Owner's request, documentation warranting that Owner has received the materials and equipment free and clear of all Liens; and (c) evidence that the materials and equipment are covered by appropriate property insurance, a warehouse bond, or other arrangements to protect Owner's interest therein, all of which must be satisfactory to Owner.
3. Beginning with the second Application for Payment, each Application must include an affidavit of Contractor stating that all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.
4. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

C. Review of Applications

1. Engineer will, within 10 days after receipt of each Application for Payment, including each resubmittal, either indicate in writing a recommendation of payment and present the Application to Owner, or return the Application to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. In the latter case, Contractor may make the necessary corrections and resubmit the Application.
2. Engineer's recommendation of any payment requested in an Application for Payment will constitute a representation by Engineer to Owner, based on Engineer's observations of the executed Work as an experienced and qualified design professional, and on Engineer's review of the Application for Payment and the accompanying data and schedules, that to the best of Engineer's knowledge, information and belief:
 - a. the Work has progressed to the point indicated;
 - b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, the results of any subsequent tests called for in the Contract Documents, a final determination of quantities and classifications for Unit Price Work under Paragraph 13.03, and any other qualifications stated in the recommendation); and
 - c. the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work.

3. By recommending any such payment Engineer will not thereby be deemed to have represented that:
 - a. inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract; or
 - b. there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.
4. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment, including final payment, will impose responsibility on Engineer:
 - a. to supervise, direct, or control the Work;
 - b. for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto;
 - c. for Contractor's failure to comply with Laws and Regulations applicable to Contractor's performance of the Work;
 - d. to make any examination to ascertain how or for what purposes Contractor has used the money paid by Owner; or
 - e. to determine that title to any of the Work, materials, or equipment has passed to Owner free and clear of any Liens.
5. Engineer may refuse to recommend the whole or any part of any payment if, in Engineer's opinion, it would be incorrect to make the representations to Owner stated in Paragraph 15.01.C.2.
6. Engineer will recommend reductions in payment (set-offs) necessary in Engineer's opinion to protect Owner from loss because:
 - a. the Work is defective, requiring correction or replacement;
 - b. the Contract Price has been reduced by Change Orders;
 - c. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;
 - d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible; or
 - e. Engineer has actual knowledge of the occurrence of any of the events that would constitute a default by Contractor and therefore justify termination for cause under the Contract Documents.

D. Payment Becomes Due

1. Ten days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended (subject to any Owner set-offs) will become due, and when due will be paid by Owner to Contractor.

E. Reductions in Payment by Owner

1. In addition to any reductions in payment (set-offs) recommended by Engineer, Owner is entitled to impose a set-off against payment based on any of the following:
 - a. Claims have been made against Owner based on Contractor's conduct in the performance or furnishing of the Work, or Owner has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of the Work, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, non-compliance with Laws and Regulations, and patent infringement;
 - b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with other work at or adjacent to the Site;
 - c. Contractor has failed to provide and maintain required bonds or insurance;
 - d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;
 - e. Owner has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;
 - f. The Work is defective, requiring correction or replacement;
 - g. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;
 - h. The Contract Price has been reduced by Change Orders;
 - i. An event has occurred that would constitute a default by Contractor and therefore justify a termination for cause;
 - j. Liquidated or other damages have accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or final completion of the Work;
 - k. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens; or
 - l. Other items entitle Owner to a set-off against the amount recommended.
2. If Owner imposes any set-off against payment, whether based on its own knowledge or on the written recommendations of Engineer, Owner will give Contractor immediate written notice (with a copy to Engineer) stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the

amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits a Change Proposal contesting the reduction.

3. Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld will be treated as an amount due as determined by Paragraph 15.01.D.1 and subject to interest as provided in the Agreement.

15.02 *Contractor's Warranty of Title*

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all Liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than 7 days after the time of payment by Owner.

15.03 *Substantial Completion*

- A. When Contractor considers the entire Work ready for its intended use Contractor shall notify Owner and Engineer in writing that the entire Work is substantially complete and request that Engineer issue a certificate of Substantial Completion. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.
- B. Promptly after Contractor's notification, Owner, Contractor, and Engineer shall make an inspection of the Work to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor in writing giving the reasons therefor.
- C. If Engineer considers the Work substantially complete, Engineer will deliver to Owner a preliminary certificate of Substantial Completion which will fix the date of Substantial Completion. Engineer shall attach to the certificate a punch list of items to be completed or corrected before final payment. Owner shall have 7 days after receipt of the preliminary certificate during which to make written objection to Engineer as to any provisions of the certificate or attached punch list. If, after considering the objections to the provisions of the preliminary certificate, Engineer concludes that the Work is not substantially complete, Engineer will, within 14 days after submission of the preliminary certificate to Owner, notify Contractor in writing that the Work is not substantially complete, stating the reasons therefor. If Owner does not object to the provisions of the certificate, or if despite consideration of Owner's objections Engineer concludes that the Work is substantially complete, then Engineer will, within said 14 days, execute and deliver to Owner and Contractor a final certificate of Substantial Completion (with a revised punch list of items to be completed or corrected) reflecting such changes from the preliminary certificate as Engineer believes justified after consideration of any objections from Owner.
- D. At the time of receipt of the preliminary certificate of Substantial Completion, Owner and Contractor will confer regarding Owner's use or occupancy of the Work following Substantial Completion, review the builder's risk insurance policy with respect to the end of the builder's risk coverage, and confirm the transition to coverage of the Work under a permanent property insurance policy held by Owner. Unless Owner and Contractor agree otherwise in writing, Owner shall bear responsibility for security, operation, protection of the Work,

property insurance, maintenance, heat, and utilities upon Owner's use or occupancy of the Work.

- E. After Substantial Completion the Contractor shall promptly begin work on the punch list of items to be completed or corrected prior to final payment. In appropriate cases Contractor may submit monthly Applications for Payment for completed punch list items, following the progress payment procedures set forth above.
- F. Owner shall have the right to exclude Contractor from the Site after the date of Substantial Completion subject to allowing Contractor reasonable access to remove its property and complete or correct items on the punch list.

15.04 *Partial Use or Occupancy*

- A. Prior to Substantial Completion of all the Work, Owner may use or occupy any substantially completed part of the Work which has specifically been identified in the Contract Documents, or which Owner, Engineer, and Contractor agree constitutes a separately functioning and usable part of the Work that can be used by Owner for its intended purpose without significant interference with Contractor's performance of the remainder of the Work, subject to the following conditions:
 - 1. At any time, Owner may request in writing that Contractor permit Owner to use or occupy any such part of the Work that Owner believes to be substantially complete. If and when Contractor agrees that such part of the Work is substantially complete, Contractor, Owner, and Engineer will follow the procedures of Paragraph 15.03.A through 15.03.E for that part of the Work.
 - 2. At any time, Contractor may notify Owner and Engineer in writing that Contractor considers any such part of the Work substantially complete and request Engineer to issue a certificate of Substantial Completion for that part of the Work.
 - 3. Within a reasonable time after either such request, Owner, Contractor, and Engineer shall make an inspection of that part of the Work to determine its status of completion. If Engineer does not consider that part of the Work to be substantially complete, Engineer will notify Owner and Contractor in writing giving the reasons therefor. If Engineer considers that part of the Work to be substantially complete, the provisions of Paragraph 15.03 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.
 - 4. No use or occupancy or separate operation of part of the Work may occur prior to compliance with the requirements of Paragraph 6.04 regarding builder's risk or other property insurance.

15.05 *Final Inspection*

- A. Upon written notice from Contractor that the entire Work or an agreed portion thereof is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

15.06 *Final Payment*

A. *Application for Payment*

1. After Contractor has, in the opinion of Engineer, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents (as provided in Paragraph 7.12), and other documents, Contractor may make application for final payment.
 2. The final Application for Payment must be accompanied (except as previously delivered) by:
 - a. all documentation called for in the Contract Documents;
 - b. consent of the surety, if any, to final payment;
 - c. satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any Liens or other title defects, or will so pass upon final payment.
 - d. a list of all duly pending Change Proposals and Claims; and
 - e. complete and legally effective releases or waivers (satisfactory to Owner) of all Lien rights arising out of the Work, and of Liens filed in connection with the Work.
 3. In lieu of the releases or waivers of Liens specified in Paragraph 15.06.A.2 and as approved by Owner, Contractor may furnish receipts or releases in full and an affidavit of Contractor that: (a) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (b) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which Owner might in any way be responsible, or which might in any way result in liens or other burdens on Owner's property, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Contractor may furnish a bond or other collateral satisfactory to Owner to indemnify Owner against any Lien, or Owner at its option may issue joint checks payable to Contractor and specified Subcontractors and Suppliers.
- B. *Engineer's Review of Final Application and Recommendation of Payment:* If, on the basis of Engineer's observation of the Work during construction and final inspection, and Engineer's review of the final Application for Payment and accompanying documentation as required by the Contract Documents, Engineer is satisfied that the Work has been completed and Contractor's other obligations under the Contract have been fulfilled, Engineer will, within 10 days after receipt of the final Application for Payment, indicate in writing Engineer's recommendation of final payment and present the final Application for Payment to Owner for payment. Such recommendation will account for any set-offs against payment that are necessary in Engineer's opinion to protect Owner from loss for the reasons stated above with respect to progress payments. Otherwise, Engineer will return the Application for Payment to Contractor, indicating in writing the reasons for refusing to recommend final payment, in which case Contractor shall make the necessary corrections and resubmit the Application for Payment.

- C. *Notice of Acceptability*: In support of its recommendation of payment of the final Application for Payment, Engineer will also give written notice to Owner and Contractor that the Work is acceptable, subject to stated limitations in the notice and to the provisions of Paragraph 15.07.
- D. *Completion of Work*: The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment and issuance of notice of the acceptability of the Work.
- E. *Final Payment Becomes Due*: Upon receipt from Engineer of the final Application for Payment and accompanying documentation, Owner shall set off against the amount recommended by Engineer for final payment any further sum to which Owner is entitled, including but not limited to set-offs for liquidated damages and set-offs allowed under the provisions of this Contract with respect to progress payments. Owner shall pay the resulting balance due to Contractor within 30 days of Owner's receipt of the final Application for Payment from Engineer.

15.07 *Waiver of Claims*

- A. By making final payment, Owner waives its claim or right to liquidated damages or other damages for late completion by Contractor, except as set forth in an outstanding Claim, appeal under the provisions of Article 17, set-off, or express reservation of rights by Owner. Owner reserves all other claims or rights after final payment.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted as a Claim, or appealed under the provisions of Article 17.

15.08 *Correction Period*

- A. If within one year after the date of Substantial Completion (or such longer period of time as may be prescribed by the Supplementary Conditions or the terms of any applicable special guarantee required by the Contract Documents), Owner gives Contractor written notice that any Work has been found to be defective, or that Contractor's repair of any damages to the Site or adjacent areas has been found to be defective, then after receipt of such notice of defect Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions:
 - 1. correct the defective repairs to the Site or such adjacent areas;
 - 2. correct such defective Work;
 - 3. remove the defective Work from the Project and replace it with Work that is not defective, if the defective Work has been rejected by Owner, and
 - 4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others, or to other land or areas resulting from the corrective measures.
- B. Owner shall give any such notice of defect within 60 days of the discovery that such Work or repairs is defective. If such notice is given within such 60 days but after the end of the correction period, the notice will be deemed a notice of defective Work under Paragraph 7.17.B.

- C. If, after receipt of a notice of defect within 60 days and within the correction period, Contractor does not promptly comply with the terms of Owner's written instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. Contractor shall pay all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others). Contractor's failure to pay such costs, losses, and damages within 10 days of invoice from Owner will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the failure to pay.
- D. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.
- E. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this paragraph, the correction period hereunder with respect to such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.
- F. Contractor's obligations under this paragraph are in addition to all other obligations and warranties. The provisions of this paragraph are not to be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

ARTICLE 16—SUSPENSION OF WORK AND TERMINATION

16.01 *Owner May Suspend Work*

- A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times directly attributable to any such suspension. Any Change Proposal seeking such adjustments must be submitted no later than 30 days after the date fixed for resumption of Work.

16.02 *Owner May Terminate for Cause*

- A. The occurrence of any one or more of the following events will constitute a default by Contractor and justify termination for cause:
 - 1. Contractor's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment, or failure to adhere to the Progress Schedule);
 - 2. Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents;
 - 3. Contractor's disregard of Laws or Regulations of any public body having jurisdiction; or

4. Contractor's repeated disregard of the authority of Owner or Engineer.
- B. If one or more of the events identified in Paragraph 16.02.A occurs, then after giving Contractor (and any surety) 10 days' written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
 1. declare Contractor to be in default, and give Contractor (and any surety) written notice that the Contract is terminated; and
 2. enforce the rights available to Owner under any applicable performance bond.
- C. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- D. Owner may not proceed with termination of the Contract under Paragraph 16.02.B if Contractor within 7 days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
- E. If Owner proceeds as provided in Paragraph 16.02.B, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds the cost to complete the Work, including all related claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals) sustained by Owner, such excess will be paid to Contractor. If the cost to complete the Work including such related claims, costs, losses, and damages exceeds such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Engineer as to their reasonableness and, when so approved by Engineer, incorporated in a Change Order. When exercising any rights or remedies under this paragraph, Owner shall not be required to obtain the lowest price for the Work performed.
- F. Where Contractor's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue, or any rights or remedies of Owner against Contractor or any surety under any payment bond or performance bond. Any retention or payment of money due Contractor by Owner will not release Contractor from liability.
- G. If and to the extent that Contractor has provided a performance bond under the provisions of Paragraph 6.01.A, the provisions of that bond will govern over any inconsistent provisions of Paragraphs 16.02.B and 16.02.D.

16.03 *Owner May Terminate for Convenience*

- A. Upon 7 days' written notice to Contractor and Engineer, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for (without duplication of any items):
 - 1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 - 2. expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
 - 3. other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.
- B. Contractor shall not be paid for any loss of anticipated profits or revenue, post-termination overhead costs, or other economic loss arising out of or resulting from such termination.

16.04 *Contractor May Stop Work or Terminate*

- A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Engineer fails to act on any Application for Payment within 30 days after it is submitted, or (3) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon 7 days' written notice to Owner and Engineer, and provided Owner or Engineer do not remedy such suspension or failure within that time, terminate the contract and recover from Owner payment on the same terms as provided in Paragraph 16.03.
- B. In lieu of terminating the Contract and without prejudice to any other right or remedy, if Engineer has failed to act on an Application for Payment within 30 days after it is submitted, or Owner has failed for 30 days to pay Contractor any sum finally determined to be due, Contractor may, 7 days after written notice to Owner and Engineer, stop the Work until payment is made of all such amounts due Contractor, including interest thereon. The provisions of this paragraph are not intended to preclude Contractor from submitting a Change Proposal for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Contractor's stopping the Work as permitted by this paragraph.

ARTICLE 17—FINAL RESOLUTION OF DISPUTES

17.01 *Methods and Procedures*

- A. *Disputes Subject to Final Resolution:* The following disputed matters are subject to final resolution under the provisions of this article:
 - 1. A timely appeal of an approval in part and denial in part of a Claim, or of a denial in full, pursuant to Article 12; and

2. Disputes between Owner and Contractor concerning the Work, or obligations under the Contract Documents, that arise after final payment has been made.
- B. *Final Resolution of Disputes:* For any dispute subject to resolution under this article, Owner or Contractor may:
1. elect in writing to invoke the dispute resolution process provided for in the Supplementary Conditions;
 2. agree with the other party to submit the dispute to another dispute resolution process; or
 3. if no dispute resolution process is provided for in the Supplementary Conditions or mutually agreed to, give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction.

ARTICLE 18—MISCELLANEOUS

18.01 *Giving Notice*

- A. Whenever any provision of the Contract requires the giving of written notice to Owner, Engineer, or Contractor, it will be deemed to have been validly given only if delivered:
1. in person, by a commercial courier service or otherwise, to the recipient's place of business;
 2. by registered or certified mail, postage prepaid, to the recipient's place of business; or
 3. by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line.

18.02 *Computation of Times*

- A. When any period of time is referred to in the Contract by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

18.03 *Cumulative Remedies*

- A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

18.04 *Limitation of Damages*

- A. With respect to any and all Change Proposals, Claims, disputes subject to final resolution, and other matters at issue, neither Owner nor Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to

Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

18.05 *No Waiver*

- A. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Contract.

18.06 *Survival of Obligations*

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination of the Contract or of the services of Contractor.

18.07 *Controlling Law*

- A. This Contract is to be governed by the law of the state in which the Project is located.

18.08 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party to this Contract of any rights under or interests in the Contract will be binding on the other party 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.

18.09 *Successors and Assigns*

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

18.10 *Headings*

- A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions.

SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT



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SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT

TABLE OF CONTENTS

	Page
Article 1— Definitions and Terminology	1
Article 2— Preliminary Matters	1
Article 3— Contract Documents: Intent, Requirements, Reuse	4
Article 4— Commencement and Progress of the Work	4
Article 5— Site, Subsurface and Physical Conditions, Hazardous Environmental Conditions	5
Article 6— Bonds and Insurance	6
Article 7— Contractor’s Responsibilities	100
Article 8— Other Work at the Site	111
Article 9— Owner’s Responsibilities	111
Article 10— Engineer’s Status During Construction.....	12
Article 11— Changes to the Contract.....	122
Article 12— Claims	122
Article 13— Cost of Work; Allowances, Unit Price Work	122
Article 14— Tests and Inspections; Correction, Removal, or Acceptance of Defective Work	122
Article 15— Payments to Contractor, Set Offs; Completions; Correction Period.....	122
Article 16— Suspension of Work and Termination.....	133
Article 17— Final Resolutions of Disputes.....	133
Article 18— Miscellaneous	155
Exhibit A— Software Requirements for Electronic Document Exchange.....	1

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

**SUPPLEMENTARY CONDITIONS
OF THE CONSTRUCTION CONTRACT**

These Supplementary Conditions amend or supplement EJCDC® C-700, Standard General Conditions of the Construction Contract (2018), Section 00700 of this Contract. The General Conditions remain in full force and effect except as amended.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The address system used in these Supplementary Conditions is the same as the address system used in the General Conditions, with the prefix "SC" added—for example, "Paragraph SC-4.05."

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

SC-1.01 Add the following

IMU Contractor or Utility Contractor: Contractor as defined in the General Conditions, *The* individual or entity with which Owner has contracted for performance of the Work.

Owner: Indianola Municipal Utilities

Engineer: P & E Engineering Co., Des Moines, Iowa

ARTICLE 2—PRELIMINARY MATTERS

SC-2.06 *Electronic Transmittals*

SC-2.06 Delete Paragraphs 2.06.B and 2.06.C in their entirety and insert the following in their place:

- B. *Electronic Documents Protocol:* The parties shall conform to the following provisions in Paragraphs 2.06.B and 2.06.C, together referred to as the Electronic Documents Protocol ("EDP" or "Protocol") for exchange of electronic transmittals.
 - 1. *Basic Requirements*
 - a. To the fullest extent practical, the parties agree to and will transmit and accept Electronic Documents in an electronic or digital format using the procedures described in this Protocol. Use of the Electronic Documents and any information contained therein is subject to the requirements of this Protocol and other provisions of the Contract.
 - b. The contents of the information in any Electronic Document will be the responsibility of the transmitting party.
 - c. Electronic Documents as exchanged by this Protocol may be used in the same manner as the printed versions of the same documents that are exchanged using

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

non-electronic format and methods, subject to the same governing requirements, limitations, and restrictions, set forth in the Contract Documents.

- d. Except as otherwise explicitly stated herein, the terms of this Protocol will be incorporated into any other agreement or subcontract between a party and any third party for any portion of the Work on the Project, or any Project-related services, where that third party is, either directly or indirectly, required to exchange Electronic Documents with a party or with Engineer. Nothing herein will modify the requirements of the Contract regarding communications between and among the parties and their subcontractors and consultants.
- e. When transmitting Electronic Documents, the transmitting party makes no representations as to long term compatibility, usability, or readability of the items resulting from the receiving party's use of software application packages, operating systems, or computer hardware differing from those established in this Protocol.
- f. Nothing herein negates any obligation 1) in the Contract to create, provide, or maintain an original printed record version of Drawings and Specifications, signed and sealed according to applicable Laws and Regulations; 2) to comply with any applicable Law or Regulation governing the signing and sealing of design documents or the signing and electronic transmission of any other documents; or 3) to comply with the notice requirements of Paragraph 18.01 of the General Conditions.

2. *System Infrastructure for Electronic Document Exchange*

- a. Each party will provide hardware, operating system(s) software, internet, e-mail, and large file transfer functions ("System Infrastructure") at its own cost and sufficient for complying with the EDP requirements. With the exception of minimum standards set forth in this EDP, and any explicit system requirements specified by attachment to this EDP, it is the obligation of each party to determine, for itself, its own System Infrastructure.
 - 1) The maximum size of an email attachment for exchange of Electronic Documents under this EDP is 5.0 MB. Attachments larger than that may be exchanged using large file transfer functions or physical media.
 - 2) Each Party assumes full and complete responsibility for any and all of its own costs, delays, deficiencies, and errors associated with converting, translating, updating, verifying, licensing, or otherwise enabling its System Infrastructure, including operating systems and software, for use with respect to this EDP.
- b. Each party is responsible for its own system operations, security, back-up, archiving, audits, printing resources, and other Information Technology ("IT") for maintaining operations of its System Infrastructure during the Project, including coordination with the party's individual(s) or entity responsible for managing its System Infrastructure and capable of addressing routine communications and other IT issues affecting the exchange of Electronic Documents.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

- c. Each party will operate and maintain industry-standard, industry-accepted, ISO-standard, commercial-grade security software and systems that are intended to protect the other party from: software viruses and other malicious software like worms, trojans, adware; data breaches; loss of confidentiality; and other threats in the transmission to or storage of information from the other parties, including transmission of Electronic Documents by physical media such as CD/DVD/flash drive/hard drive. To the extent that a party maintains and operates such security software and systems, it shall not be liable to the other party for any breach of system security.
- d. In the case of disputes, conflicts, or modifications to the EDP required to address issues affecting System Infrastructure, the parties shall cooperatively resolve the issues; but, failing resolution, the Owner is authorized to make and require reasonable and necessary changes to the EDP to effectuate its original intent. If the changes cause additional cost or time to Contractor, not reasonably anticipated under the original EDP, Contractor may seek an adjustment in price or time under the appropriate process in the Contract.
- e. Each party is responsible for its own back-up and archive of documents sent and received during the term of the contract under this EDP, unless this EDP establishes a Project document archive, either as part of a mandatory Project website or other communications protocol, upon which the parties may rely for document archiving during the specified term of operation of such Project document archive. Further, each party remains solely responsible for its own post-Project back-up and archive of Project documents after the term of the Contract, or after termination of the Project document archive, if one is established, for as long as required by the Contract and as each party deems necessary for its own purposes.
- f. If a receiving party receives an obviously corrupted, damaged, or unreadable Electronic Document, the receiving party will advise the sending party of the incomplete transmission.
- g. The parties will bring any non-conforming Electronic Documents into compliance with the EDP. The parties will attempt to complete a successful transmission of the Electronic Document or use an alternative delivery method to complete the communication.

C. *Software Requirements for Electronic Document Exchange; Limitations*

- 1. Each party will acquire the software and software licenses necessary to create and transmit Electronic Documents and to read and to use any Electronic Documents received from the other party (and if relevant from third parties), using the software formats required in this section of the EDP.
 - a. Prior to using any updated version of the software required in this section for sending Electronic Documents to the other party, the originating party will first notify and receive concurrence from the other party for use of the updated version or adjust its transmission to comply with this EDP.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

2. The parties agree not to intentionally edit, reverse engineer, decrypt, remove security or encryption features, or convert to another format for modification purposes any Electronic Document or information contained therein that was transmitted in a software data format, including Portable Document Format (PDF), intended by sender not to be modified, unless the receiving party obtains the permission of the sending party or is citing or quoting excerpts of the Electronic Document for Project purposes.
3. Software and data formats for exchange of Electronic Documents will conform to the requirements set forth in Exhibit A to this EDP, including software versions, if listed.

ARTICLE 3—CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE

3.06 *Drawings*

SC-3.06 Add the following new paragraph immediately after Paragraph 3.05:

3.06 *Drawings*

- A. Details of construction and other engineering data are shown on the included Drawings. In addition to these drawings, other drawings or data may hereafter be furnished and issued by Engineer to explain portions of the work covered by these Specifications in more detail.
- B. The Drawings, in general, are to scale, but figured dimensions shall always be followed and Drawings shall not be scaled.
- C. Engineer will give Contractor reasonable assistance in interpreting the Drawings and Specifications, but such assistance shall not relieve Contractor from any responsibility for his work.

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

4.03 *Starting the Work*

SC-4.02 Add the following paragraphs immediately after Paragraph 4.02.A.

- B. The Contractor shall notify Owner and Engineer 24 hours before starting operations under this Contract, both initially and after any lapse of work lasting more than seven (7) consecutive calendar days.
- C. Contractor shall notify Owner each day in a manner set by Owner regarding when and where Contractor is working on Owner's properties. At no time shall Contractor be on Owner's property or working on or around Owner's system without Owner's knowledge of said fact.

4.03 *Reference Points*

SC-4.03 Add the following paragraph immediately after Paragraph 4.03.A.

- B. Engineer will provide staking for the Project as defined in the General Requirements, Staking and Layout Section.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions
ARTICLE 5—SITE, SUBSURFACE AND PHYSICAL CONDITIONS, HAZARDOUS ENVIRONMENTAL
CONDITIONS**

5.03 Subsurface and Physical Conditions

SC-5.03 Add the following new paragraphs immediately after Paragraph 5.03.D:

- E. The following table lists the reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data, and specifically identifies the Technical Data in the report upon which Contractor may rely:

Report Title	Date of Report	Technical Data
No reports of explorations or tests of subsurface conditions at or adjacent to the Site are known to the Owner or Engineer.		None

- F. The following table lists the drawings of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data, and specifically identifies the Technical Data upon which Contractor may rely:

Drawings Title	Date of Drawings	Technical Data
No drawings showing existing physical conditions at or adjacent to the Site are known to the Owner or Engineer.		None

- G. Contractor may examine copies of reports and drawings identified in SC-5.03.E and SC-5.03.F that were not included with the Bidding Documents at the office of the Engineer during regular business hours, or may request copies from Engineer.

5.05 Underground Facilities

SC-5.05.A Delete Paragraph 5.05 and insert the following in its place:

5.05 Underground Facilities

Only limited underground excavation is anticipated for this Contract. Contractor shall comply with applicable state and local utility damage prevention Laws and Regulations before making any underground disturbance, including the installation of ground rods.

5.06 Hazardous Environmental Conditions

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

SC-5.06 Add the following new paragraphs immediately after Paragraph 5.06.A.3:

4. The following table lists the reports known to Owner relating to Hazardous Environmental Conditions at or adjacent to the Site, and the Technical Data (if any) upon which Contractor may rely:

Report Title	Date of Report	Technical Data
No reports of Hazardous Environmental Conditions at or adjacent to the Site are known to the Owner or Engineer.		None

5. The following table lists the drawings known to Owner relating to Hazardous Environmental Conditions at or adjacent to the Site, and Technical Data (if any) contained in such Drawings upon which Contractor may rely: **[If there are no such drawings, so indicate in the table]**

Drawings Title	Date of Drawings	Technical Data
No drawings showing hazardous environmental conditions at or adjacent to the Site are known to the Owner or Engineer.		None

ARTICLE 6—BONDS AND INSURANCE

6.01 Performance, Payment, and Other Bonds

SC-6.01 Add the following paragraphs immediately after Paragraph 6.01.A:

1. *Required Performance Bond Form:* The performance bond that Contractor furnishes will be in the form of EJCDC® C-610, Performance Bond (2010, 2013, or 2018 edition), or an alternative form that is acceptable to the Owner. A sample of the EJCDC form is included in Section 00610 of this Contract,
2. *Required Payment Bond Form:* The payment bond that Contractor furnishes will be in the form of EJCDC® C-615, Payment Bond (2010, 2013, or 2018 edition), or an alternative form that is acceptable to the Owner. A sample of this form is included in Section 00615 of this Contract.

6.02 Insurance—General Provisions

SC-6.02 Add the following paragraph immediately after Paragraph 6.02.B:

1. Contractor may obtain worker's compensation insurance from an insurance company that has not been rated by A.M. Best, provided that such company (a) is domiciled in

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

the state in which the Project is located, (b) is certified or authorized as a worker's compensation insurance provider by the appropriate state agency, and (c) has been accepted to provide worker's compensation insurance for similar projects by the state within the last 12 months.

6.03 Contractor's Insurance

SC-6.03 Supplement Paragraph 6.03 with the following provisions after Paragraph 6.03.C:

- D. Not Used
- E. *Workers' Compensation and Employer's Liability:* Contractor shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions).

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Employer's Liability	
Each accident	\$1,000,000
Each employee	\$1,000,000
Policy limit	\$1,000,000

- F. *Commercial General Liability—Claims Covered:* Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:
1. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
 2. damages insured by reasonably available personal injury liability coverage, and
 3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.
- G. *Commercial General Liability—Form and Content:* Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:
1. Products and completed operations coverage.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

- a. Such insurance must be maintained for three years after final payment.
 - b. Contractor shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
2. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations in Paragraph 7.18.
3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
4. Not Used.
5. Personal injury coverage.
6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 2010 and CG 2037 (together), editions 10/01, 07/04, or 04/13.
7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.
- H. *Commercial General Liability—Excluded Content:* The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:
 1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
 2. Any exclusion for water intrusion or water damage.
 3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
 4. Any exclusion of coverage relating to earth subsidence or movement.
 5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
 6. Any limitation or exclusion based on the nature of Contractor's work.
 7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

I. *Commercial General Liability—Minimum Policy Limits*

Commercial General Liability	Policy limits of not less than:
General Aggregate	\$1,000,000
Products—Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000

- J. *Automobile Liability:* Contractor shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Bodily Injury	
Each Person	\$500,000
Each Accident	\$500,000
Property Damage	
Each Accident	\$500,000
or	
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000

- K. *Umbrella or Excess Liability:* Contractor shall purchase and maintain umbrella or excess liability insurance written over the underlying employer's liability, commercial general liability, and automobile liability insurance described in the Paragraphs above. The coverage afforded must be at least as broad as that of each and every one of the underlying policies.

Excess or Umbrella Liability	Policy limits of not less than:
Each Occurrence	\$1,000,000
General Aggregate	\$1,000,000

L. Not used.

M. Not Used.

N. Not Used.

6.04 *Builder's Risk and Other Property Insurance*

SC-6.04.A Builder's Risk insurance coverage is not required for this Contract.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

SC-6.04.B Owner's property insurance coverage is not required for this Contract.

SC6.04.C Property insurance for Substantially Complete Facilities is not required for this Contract.

SC-6.04.D Delete Paragraph 6.04.D and insert the following in its place:

D. All portions of the Work are subject to Partial Use or Utilization as soon as the wires, cable, equipment, and other materials are installed and energized by the Contractor.

ARTICLE 7—CONTRACTOR'S RESPONSIBILITIES

7.03 Labor; Working Hours

SC-7.03 Add the following new subparagraphs immediately after Paragraph 7.03.C:

1. Regular working hours are limited to 7:00 AM to 7:00 PM, Monday through Friday. Work within buildings or affecting the electric supply to buildings may be further restricted by the Building Owner's requirements.

SC-7.03 Add the following new paragraph immediately after Paragraph 7.03.C:

- D. Owner shall be responsible for the cost of any overtime pay or other expense incurred by the Owner, Engineer, Owner's representative, and construction observation services, occasioned by the performance of Work on Saturday, Sunday, any legal holiday, or as overtime on any regular work day, except as provided in Paragraph 18.4 of the General Requirements (Section 01000).

7.10 Taxes

SC-7.10 Add a new paragraph immediately after Paragraph 7.10.A:

- B. The Owner is not exempt from State of Iowa Sales and Use tax for materials that are incorporated into an electric utility project. Contractor shall include all applicable taxes in the bid amount.

7.13 Safety and Protection

SC-7.13 Add a new paragraph immediately after Paragraph 7.13.J;

- K. Contractor will be required to follow all Owner's safety rules included in the Safety Manual for the City of Indianola. The pertinent safety rules are shown on page 14 of this manual, which is attached to and made a part of this Contract in Section 0850. The entire Safety Manual can be viewed at the IMU main office at 210 W Second Ave, Indianola, Iowa.

7.16 Submittals

SC-7.16 Delete Paragraphs 7.16.A, 7.16.B, 7.16.C, and 7.16.D, and insert the following in its place:

- A. Shop drawings and samples will be required for Contractor furnished materials, including all meter sockets, panelboards, and similar equipment.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions
ARTICLE 8—OTHER WORK AT THE SITE**

There are no Supplementary Conditions referring to this Article.

ARTICLE 9—OWNER’S RESPONSIBILITIES

9.13 *Owner’s Site Representative*

SC-9.13 Add the following new paragraph immediately after Paragraph 9.12 of the General Conditions:

9.13 *Owner’s Site Representative*

- A. The Owner’s Site Representative will be an employee of the Owner and will be identified prior to the start of construction. The Owner’s Site Representative is not Engineer’s consultant, agent, or employee. The Owner’s Site Representative will:
 - 1. Be the primary day to day contact for the Contractor’s on-site project manager
 - 2. Coordinate the interaction between Contractor’s work and the Owner’s system
 - 3. Not Used
 - 4. Review Contractor’s Work and notify Engineer of any concerns regarding the acceptability of the Work.
 - 5. Provide information to Engineer on the progress of the work as needed for Engineer to review Applications for Payment
 - 6. Authorize minor deviations from the Contract Documents or substitution of materials or equipment (including “or-equal” items) that will not change the Contract Price or Contract Times.
- D. The Owner’s Site Representative will not:
 - 1. Authorize any deviation from the Contract Documents.
 - 3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers; nor of Engineer (except as specifically listed above).
 - 4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction.
 - 5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
 - 6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
 - 7. Provide any tools, equipment, or labor that is included in the Contractor’s scope of responsibility.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions
ARTICLE 10—ENGINEER’S STATUS DURING CONSTRUCTION**

There are no Supplementary Conditions referring to this Article.

ARTICLE 11—CHANGES TO THE CONTRACT

There are no Supplementary Conditions referring to this Article.

ARTICLE 12—CLAIMS

There are no Supplementary Conditions referring to this Article.

ARTICLE 13—COST OF WORK; ALLOWANCES, UNIT PRICE WORK

13.01 *Cost of the Work*

SC-13.01 Supplement Paragraph 13.01.B.5.c.(2) by adding the following sentence:

When Contractor’s compensation (including the value of Extra Work) is determined in whole or in part by the hourly cost of equipment, the hourly rate shall not exceed the greater of the rate shown in the most current edition of the Rental Rate Blue Book for Construction Equipment, and the AED Green Book: Rental Rates & Specifications for Construction Equipment.

SC-13.01 Supplement Paragraph 13.01.C.2 by adding the following definition of small tools and hand tools:

- a. For purposes of this paragraph, “small tools and hand tools” means any tool or equipment whose current price if it were purchased new at retail would be less than \$500.

ARTICLE 14—TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

There are no Supplementary Conditions referring to this Article.

ARTICLE 15—PAYMENTS TO CONTRACTOR, SET OFFS; COMPLETIONS; CORRECTION PERIOD

15.01 *Progress Payments*

SC-15.01 Amend Paragraph 15.01.D.1 to read as follows:

Thirty days after presentation of the Application for Payment to Owner with Engineer’s recommendation, the amount recommended (subject to any Owner set-offs) will become due, and when due will be paid by Owner to Contractor.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

15.04 *Partial Use or Occupancy*

SC-15.04 Delete Paragraph 15.04 and insert the following in its place:

15.04 *Partial Use or Occupancy*

- A. The Contractor acknowledges the intent of the Owner that all portions of the system are subject to partial use as soon as they are installed and energized by the Contractor, so long as such partial utilization will not damage or hinder the Contractor's Work.

15.06 *Final Payment*

SC-15.06.A Add the following new Paragraph 15.06.A.2.f:

- f. A list of any and all third party claims that the Contractor has received or is otherwise aware of that relate in any manner to the work performed under the Contract (including claims described in Paragraph 5.02.A.2 or 7.13.D of the General Conditions), the status of each claim, and the potential liability related to any claims that have not been settled. Documentation must be provided to verify the resolution of each claim that has been settled.

SC-15.06.E Delete Paragraph 15.06.E and insert the following in its place:

- E. The balance of the amount due, less any sum to which Owner is entitled, including but not limited to set-offs allowed under the provisions of this Contract, and less the potential liability associated with any unresolved third party claims as described in Paragraph SC-15.06.A.2.f, will be paid no earlier than 31 days from final acceptance of the improvements by Owner, subject to the conditions and in accordance with the provisions of Chapter 384 and 573 of the Code of Iowa.
- F. If an amount is withheld from the final payment to cover the potential liability associated with third party claims as described in Paragraph SC-15.06.A.2.f, this amount will be paid within 30 days of Contractor providing evidence satisfactory to Owner and Engineer that the claim(s) have been resolved.

ARTICLE 16—SUSPENSION OF WORK AND TERMINATION

There are no Supplementary Conditions referring to this Article.

ARTICLE 17—FINAL RESOLUTIONS OF DISPUTES

17.02 *Arbitration*

SC-17.02 Add the following new paragraph immediately after Paragraph 17.01.

17.02 *Arbitration*

- A. All matters subject to final resolution under this Article will be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (subject to the conditions and limitations of this Paragraph SC-17.02). Any controversy or claim in the amount of \$100,000 or less will be

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions

settled in accordance with the American Arbitration Association's supplemental rules for Fixed Time and Cost Construction Arbitration. This agreement to arbitrate will be specifically enforceable under the prevailing law of any court having jurisdiction.

- B. The demand for arbitration will be filed in writing with the other party to the Contract and with the selected arbitration administrator, and a copy will be sent to Engineer for information. The demand for arbitration will be made within the specific time required in Article 17, or if no specified time is applicable within a reasonable time after the matter in question has arisen, and in no event will any such demand be made after the date when institution of legal or equitable proceedings based on such matter in question would be barred by the applicable statute of limitations.
- C. The arbitrator(s) must be licensed engineers, contractors, attorneys, or construction managers. Hearings will take place pursuant to the standard procedures of the Construction Arbitration Rules that contemplate in-person hearings. The arbitrators will have no authority to award punitive or other damages not measured by the prevailing party's actual damages, except as may be required by statute or the Contract. Any award in an arbitration initiated under this clause will be limited to monetary damages and include no injunction or direction to any party other than the direction to pay a monetary amount.
- D. The Arbitrators will have the authority to allocate the costs of the arbitration process among the parties, but will only have the authority to allocate attorneys' fees if a specific Law or Regulation or this Contract permits them to do so.
- E. The award of the arbitrators must be accompanied by a reasoned written opinion and a concise breakdown of the award. The written opinion will cite the Contract provisions deemed applicable and relied on in making the award.
- F. The parties agree that failure or refusal of a party to pay its required share of the deposits for arbitrator compensation or administrative charges will constitute a waiver by that party to present evidence or cross-examine witness. In such event, the other party shall be required to present evidence and legal argument as the arbitrator(s) may require for the making of an award. Such waiver will not allow for a default judgment against the non-paying party in the absence of evidence presented as provided for above.
- G. No arbitration arising out of or relating to the Contract will include by consolidation, joinder, or in any other manner any other individual or entity (including Engineer, and Engineer's consultants and the officers, directors, partners, agents, employees or consultants of any of them) who is not a party to this Contract unless:
 - 1. the inclusion of such other individual or entity will allow complete relief to be afforded among those who are already parties to the arbitration;
 - 2. such other individual or entity is substantially involved in a question of law or fact which is common to those who are already parties to the arbitration, and which will arise in such proceedings;
 - 3. such other individual or entity is subject to arbitration under a contract with either Owner or Contractor, or consents to being joined in the arbitration; and

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

4. the consolidation or joinder is in compliance with the arbitration administrator's procedural rules.
- H. The award will be final. Judgment may be entered upon it in any court having jurisdiction thereof, and it will not be subject to modification or appeal, subject to provisions of the Laws and Regulations relating to vacating or modifying an arbitral award.
- I. Except as may be required by Laws or Regulations, neither party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties, with the exception of any disclosure required by Laws and Regulations or the Contract. To the extent any disclosure is allowed pursuant to the exception, the disclosure must be strictly and narrowly limited to maintain confidentiality to the extent possible.

17.03 Attorneys' Fees

SC-17.03 Add the following new paragraph immediately after Paragraph 17.02.

17.03 Attorneys' Fees

- A. For any matter subject to final resolution under this Article, the prevailing party shall be entitled to an award of its attorneys' fees incurred in the final resolution proceedings, in an equitable amount to be determined in the discretion of the court, arbitrator, arbitration panel, or other arbiter of the matter subject to final resolution, taking into account the parties' initial demand or defense positions in comparison with the final result.

ARTICLE 18—MISCELLANEOUS

There are no Supplementary Conditions referring to this Article.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Contract Documents
Section 00800 – Supplementary Conditions**

EXHIBIT A—SOFTWARE REQUIREMENTS FOR ELECTRONIC DOCUMENT EXCHANGE

Item	Electronic Documents	Transmittal Means	Data Format	Note (1)
a.1	General communications, transmittal covers, meeting notices and responses to general information requests for which there is no specific prescribed form.	Email	Email	
a.2	Meeting agendas, meeting minutes, RFI's and responses to RFI's, and Contract forms.	Email w/ Attachment	PDF	(2)
a.3	Contactors Submittals (Shop Drawings, "or equal" requests, substitution requests, documentation accompanying Sample submittals and other submittals) to Owner and Engineer, and Owner's and Engineer's responses to Contractor's Submittals, Shop Drawings, correspondence, and Applications for Payment.	Email w/ Attachment	PDF	
a.4	Correspondence; milestone and final version Submittals of reports, layouts, Drawings, maps, calculations and spreadsheets, Specifications, Drawings and other Submittals from Contractor to Owner or Engineer and for responses from Engineer and Owner to Contractor regarding Submittals.	Email w/ Attachment or LFE	PDF	
a.5	Correspondence, reports and Specifications to be submitted to Owner for future word processing use and modification.	Email w/ Attachment or LFE	DOC	
a.6	Spreadsheets and data to be submitted to Owner for future data processing use and modification.	Email w/ Attachment or LFE	EXC	
Notes				
(1)	All exchanges and uses of transmitted data are subject to the appropriate provisions of Contract Documents.			
(2)	Transmittal of written notices is governed by Paragraph 18.01 of the General Conditions.			
Key				
Email	Standard Email formats (.htm, .rtf, or .txt). Do not use stationery formatting or other features that impair legibility of content on screen or in printed copies			
LFE	Agreed upon Large File Exchange method (FTP, CD, DVD, hard drive)			
PDF	Portable Document Format Version 4.1			
DOC	Microsoft® Word .docx format Version 2013			
EXC	Microsoft® Excel .xlsx format Version 2013			

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 00850 – IMU Safety Requirements

1.0 IMU Safety Requirements

- 1.1 See Supplementary Conditions Paragraph SC-7.13 and Paragraph 10.0 in Section 01000 for additional requirements related to working with energized conductors and general safety considerations.
- 1.2 The following three pages contain the pertinent sections of the IMU Safety Manual. The requirements of this manual are incorporated into this Contract.
- 1.3 The complete IMU Safety Manual is available for viewing at the IMU office at 210 W. Second Ave, Indianola, Iowa.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 00850 – IMU Safety Requirements**

(Page 12)

Outside Contractors

In hiring short-term contractors, the City of Indianola and/or Indianola Municipal Utilities will require the contractors to submit proof of their safety programs and successful safety training. Before a contractor commences work in the City of Indianola or Indianola Municipal Utilities workplace, the project coordinator and/or supervisor who controls the work area will be responsible for informing all outside contractors of the elements of all safety programs of the city/IMU that affect the project.

Contractors who fail to follow safety program requirements will be asked to leave the premises. Contractors with an insufficient program will not be allowed to begin work until their program meets or exceeds the requirements of this program.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 00850 – IMU Safety Requirements**

(Page 14)
Basic Safety Rules

General Safety Rules

1. Each employee will be required to comprehend and abide by the contents of this safety program.
2. All accidents, incidents and near misses no matter how minor, shall be reported immediately to the supervisor.
3. All hazardous conditions, actions and/or practices shall be reported to the supervisor.
4. Work areas, including the inside and outside of vehicles and buildings, shall be kept clean and orderly at all times.
5. Employees are only to operate equipment/tools that they are trained and authorized to operate.
6. Smoking is prohibited in areas where there is a danger to equipment, materials, coworkers or buildings, or where "No Smoking" signs are posted.
7. Employees must use all safety devices and personal protective equipment provided for their protection.
8. Employees shall wear clothing and shoes suitable for the particular work they are doing.
9. Employees must use assisted lifting devices or obtain assistance from a coworker when lifting heavy objects.
10. Guards are never to be removed except when authorized to make repairs or adjustments. Replace guard immediately upon completion of work.
11. The use of drugs and alcohol during working hours is prohibited. Any employee reporting for work under the influence of alcohol or controlled substances is subject to disciplinary action.
12. Any employee taking prescription drugs or over-the-counter drugs that could impair assigned work shall report this fact to the supervisor.
13. Employees shall not engage in practical jokes or horseplay that could result in injury to themselves, others or cause property damage.

**INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 00850 – IMU Safety Requirements**

Specific Safety Programs and Procedures

Employees will be trained on specific programs and procedures in their departments that may include the following:

- A. Personal Protective Equipment
- B. Respiratory Protection
- C. Hearing Conservation
- D. Lockout/Tagout
- E. Confined Spaces Entry
- F. Hazardous Communications
- G. Blood-Borne Exposure Control Plan

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
SECTION 01000 – General Requirements

1.0 **PROJECT DESCRIPTION**

- 1.1 The project Site is located within the city limits of Indianola, Iowa for the Indianola Municipal Utilities, Indianola, Iowa. This project includes furnishing all material, labor, tools, equipment, and other items necessary to complete the entire project as defined by these Contract Documents.

2.0 **SCOPE OF WORK**

- 2.1 Bidder shall make his proposal with the understanding that these Drawings and Specifications are intended to cover all of the materials, equipment, and work necessary to complete this project as described, except for those items that are specifically listed as being supplied or completed by Owner or by others. Any intended omissions must be stated by the proposer in writing in his proposal.

Work generally consists of the following major items of work but is not limited to the items listed below.

- a. Convert building electrical services from overhead to underground on eight (8) buildings that are located in the following areas
 - a. Alley north of Ashland Ave. between N. Howard St. and N First St.
 - b. Alley south of Salem Ave. between N First St. and the alley one-half block east
- b. Install underground cable in existing ducts from the utility source point (transformer, pedestal, or handhole) to each building.
- c. Perform work on buildings as shown on the drawings.
- d. Furnish all material required for the completion of the Work.

Contractor shall provide as built data for the system as installed. This shall include notations on drawings showing any field changes to footages, equipment type or location, or connections.

3.0 **WORK BY OWNER OR BY OTHERS**

- 3.1 The following work is not a part of this Contract and will be performed by the Owner or others.
- a. Removal of overhead service drops and attachments.
 - b. Specific items identified on drawings as "BY OTHERS".

4.0 **SCHEDULE**

- 4.1 Contractor may begin work at any time after receiving a Notice to Proceed. The Notice to Proceed is expected to be issued on or about Nov. 1, 2025. All Work must be substantially completed by May 1, 2026; with Final Completion by May 15, 2026.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
SECTION 01000 – General Requirements

4.2 Not Used

4.3 Work hours will be restricted to Monday through Friday, 7:00 AM to 7:00 PM, unless arrangements are made in advance for specific tasks. See Paragraph 18 for scheduling of outages.

5.0 SEQUENCE OF WORK

5.1 With the exception of the specific requirements in Paragraph 4.0, the work sequence is at the discretion of the Contractor.

6.0 NOT USED

7.0 STORAGE OF MATERIAL AND EQUIPMENT

7.1 Any storage space required by the Contractor must be arranged for by Contractor.

8.0 MATERIALS

8.1 Contractor is to furnish and pay for all materials necessary for the completion of the Work. All materials supplied by Contractor shall be new and unused.

8.2 Not Used

8.3 Distances shown in the staking sheet or on drawings shall not be used by the Contractor for ordering or cutting lengths without field verification.

8.4 If the total amount of cable or the quantities of major equipment items actually installed differs from that shown in the Contract Documents an appropriate adjustment will be made in the final Contract Amount.

8.5 The Bill of Material is provided solely as a reference and guide for Contractor. All material and labor that is required to complete the Work as described by the Contract Documents is to be provided by Contractor, regardless of whether or not any specific items are included in the Bill of Material and regardless of the quantities shown.

8.6 It is the responsibility of Contractor to verify all existing conductor and equipment information and data before ordering conductor sensitive hardware, including connectors, sleeves, lugs, terminals, etc. All hardware must be rated by the manufacturer for use with the specific conductor that it is installed on.

8.7 Contractor is responsible for supplying Owner with a list of all major equipment, including panels, cabinets, circuit breakers, meter sockets and other similar items to be supplied for use on the project, complete with manufacturer and catalog number, within one week of the issuing of the Notice to Proceed. All substitutions and "Or-Equal" items shall be

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
SECTION 01000 – General Requirements

identified and presented as described in Paragraph 6.05 of the General Conditions. The Costs described in Paragraph 6.05.E. of the General Conditions will not be assessed for the evaluation of substitutions that involve standard equipment items manufactured by well-known and reputable suppliers.

- 8.8 Contractor will dispose of all removed materials.
- 8.9 Contractor is responsible for cutting, patching, repairing, and replacing building surfaces and structures as required to complete conversion of electric services from overhead to underground, using persons or firms skilled in the specific trades involved. All sub-contractors providing work on buildings must be approved by Owner prior to starting work.
- 8.10 IMU will provide building owner contact information and copies of the signed agreements between the building owner and IMU for the prosecution of the work. Building modifications shown on the drawings, including wall penetrations for conduit installation and other possible relocation or modification of peripheral items must be coordinated with the building owner. Contractor is responsible for contacting the building owners, confirming the nature and extent of the planned work, and ensuring that the owner understands and agrees to the work.
- 9.0 SITE AND OTHER AREAS
- 9.1 Contractor shall cooperate with businesses to minimize the interference with normal operations. Contractor will be expected to exhibit reasonable flexibility in working with commercial customers to accommodate work schedules and specific timing requests. This includes adjusting working hours to allow specific work to be completed either before or after normal hours.
- 10.0 ENERGIZED EQUIPMENT
- 10.1 Contractor acknowledges that Contractor's employees are aware of the potentially dangerous nature of electricity and are qualified to work on and in the vicinity of secondary (600 volt class) and primary (15kV class) electric facilities that have not been de-energized. The existing facilities shall remain in operation and energized at all times except when outages are scheduled on individual circuits. Contractor shall take whatever steps are necessary to protect the existing facilities and maintain them so that they do not interfere with or pose a danger to either the new construction, his operation, Owner's workers, or the general public. The cost of such actions shall be included in Contractor's prices as no separate payment will be made.
- 10.2 Contractor is to provide labor and equipment to provide protection for Contractor's work crews.
- 10.3 In the event the work cannot be performed safely, Contractor shall notify Owner and Engineer, and shall cease work until arrangements are made to proceed safely.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
SECTION 01000 – General Requirements

10.4 Contractor shall ensure that only qualified persons are permitted to work on or near energized facilities, and that all applicable standards and regulations are followed, including observance of approach boundaries as specified in the current edition of NFPA 70E.

10.5 See Supplementary Conditions Paragraph SC-7.13 and Contract Section 00850 for Owner's safety requirements.

11.0 STAKING

11.1 No staking or layout will be provided for this project, as all below grade and grade mounted equipment and conduit is existing and in place.

11.2 Contractor must coordinate and confirm the location of all new conduit and equipment installed on buildings with the building owner and with IMU.

12.0 NOT USED

13.0 REMOVAL WORK

13.1 Cable and equipment are to be removed as indicated on the drawings. All materials are to be promptly removed from the work Site.

14.0 NOT USED

15.0 NOT USED

16.0 TRAFFIC CONTROL

16.1 Contractor shall furnish and use signs and flagmen as required to protect the traveling public and the Contractor's personnel. All traffic control measures and devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) as published on the web site of the U.S. Department of Transportation, Federal Highway Administration at <http://mutcd.fhwa.dot.gov>.

17.0 PERMITS

17.1 See Section 16403 for electrical installation permit requirements.

17.2 No other DOT or other governmental construction or inspection permits are expected to be required.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
SECTION 01000 – General Requirements

18.0 OUTAGES AND CUSTOMER NOTIFICATIONS

- 18.1 All customer outages required for the execution of the Work shall be kept to the shortest time duration possible and must be scheduled in coordination with the affected customers.
- 18.2 Customer outages may be scheduled during normal business hours only when acceptable to the affected customer. Outages will generally be required to be scheduled outside of the customers' normal business hours. It is expected that outages for some commercial customers will require outages to be scheduled at night or on week ends.

19.0 PROGRESS MEETINGS

- 19.1 Not Used
- 19.2 Progress meetings will be held on a regular basis during all periods of active construction activity. These meetings will normally be held at two week intervals, but the dates and frequency may be adjusted depending on the level of activity and the urgency of issues to be discussed. The Contractor must have its on-site foreman or a qualified substitute in attendance, with the project manager in attendance either personally or via a remote video connection. The progress meetings may be held on-site or at the IMU Customer Service Center, 210 W. 2nd Ave.
- 19.3 The Contractor must maintain a log of the status of work in each building, including dates and records of customer contacts, work progress, inspection status, and service cutover. The current log must be presented to the Owner at each scheduled progress meeting.

END OF SECTION 01000

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 16403 – Premise Wiring Modifications

1.0 General Requirements

- 1.1 This Section applies to all work that is on or in individual buildings; that involves the installation, removal, or modification of meter sockets; conduits and conductors on the load side of meters; and the cables supplying individual meters or groups of meters.
- 1.2 Work generally consists of the following major items of work but is not limited to the items listed below.
- a. Furnish and install meter sockets, conduit, wiring, and other electrical equipment to convert existing overhead electric services to underground supply and make other modifications to existing service equipment as shown on the drawings.
 - b. All temporary work to maintain service to customers during the construction sequence and to minimize the duration of outages required to cut over services to the new source.
 - c. Remove existing conduit and wiring as shown on the drawings.
- 1.3 Not Used
- 1.4 The Contractor responsible for this work must hold a current Electrical Contractor license issued by the State of Iowa and must be authorized to perform work in the City of Indianola.
- 1.5 The person or persons directly responsible for the work must hold a current Journeyman Electrician or Master Electrician license issued by the State of Iowa and must be on site at all times that work is being performed. Additional Apprentice Electricians may be utilized to perform appropriate portions of the work in compliance with State of Iowa regulations.
- 1.6 The Contractor will be required to furnish proof of compliance with the licensing requirements prior to beginning work.
- 1.7 Contractor shall document all existing conditions including the exterior and interior surfaces of buildings and the condition of existing equipment and wiring prior to beginning work at any premise. Documentation shall include photos with meta-data showing the date and time the photo was taken.

2.0 Installation Requirements

- 2.1 The Contractor is responsible for the Work listed in Items 2.1.a. through g. below, and must ensure that all service connections and reconnections required under this project meet all applicable requirements of the current Iowa Electrical Code, NEC (NFPA 70-2023) and the standards of good electrical practice.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 16403 – Premise Wiring Modifications

- a. The Contractor shall furnish, install, and connect new meter sockets, conduit, conductors, and related materials, and perform other work as shown.
- b. All meter sockets shall be ringless, with lever bypass.
- c. Meter riser conduits that are not exposed to physical damage may be Sch 80 PVC. All other conduit must be EMT or where indicated on drawings or where exposed to severe physical damage Rigid Galvanized Conduit or Intermediate Metal Conduit.
- d. Single conductors installed in above grade conduit shall be copper with type THHN/THWN insulation. Single conductors installed in below grade conduits shall be copper with type XHHW insulation. Multi-conductor assemblies (TX or QD) shall be in accordance with the cable specifications in Section 16405.
- e. All cable and other materials will be supplied by the Contractor.
- f. Existing conduits that penetrate building soffits or roofs shall not be removed unless specifically shown on the drawings. Care must be taken to avoid damaging existing weather seals. All new roof penetrations and any existing roof penetrations that are modified or disturbed must be completed by a roofing contractor that has been approved by the Owner.
- g. All customer outages required for the execution of the Work shall be kept to the shortest time duration possible, and must be scheduled with the affected customers. Under no circumstances is a customer to be left without service overnight. See paragraph 18.0 of Section 01000.

2.2 The Contractor shall not perform any of the following tasks.

- a. Remove service knobs, eyebolts, anchors, or other attachments, the removal of which could allow weather damage or the entrance of vermin, unless the opening is re-sealed in a manner that is approved by the property owner.
- b. Repair, replace or modify customer service wiring or service entrance equipment beyond the minimum required to provide safe reconnection unless specifically shown on the drawings.

Nothing in this section shall be construed to prohibit the Contractor from recommending or providing additional repairs or modifications to customer wiring or service entrance equipment, so long as such repairs or modifications are covered by a separate written contract between the customer and the Contractor, which clearly states that such additional work is not part of, nor a requirement of, Indianola Municipal Utility's Contract for the reconnection or modification of the customer's service entrance.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 16403 – Premise Wiring Modifications

- 2.3 Conductor splices shall be made as shown on the drawings. If not otherwise shown, splices shall be made using a compression connector (Burdndy YS-L series or equivalent for copper conductors or YS-A series or equivalent for aluminum and for aluminum to copper), of the correct size for the conductors being joined, or Polaris IPL series mechanical connectors. Compression sleeves shall be insulated using either heat shrink (Raychem WCSM series or equivalent) or cold shrink (3M 482X series or equivalent),
- 2.4 No tape insulated splices will be permitted.
- 2.5 Contractor is responsible for pulling service lateral cables into the transformer, pedestal, or handhole that is the source for each service. Contact the Owner on the day prior to the planned work to schedule access to the equipment. Owner will connect and energize the newly installed service lateral after receiving acknowledgement from the inspector that the new service installation has been approved, and will de-energize the existing overhead service drop when requested by the Contractor.
- 3.0 Codes and Standards
- 3.1 The following are made part of this document by reference.
- a. National Electrical Code, NFPA 70-2023
 - b. Handbook for Electrical Safety in the Workplace, NFPA 70E (latest edition)
- 4.0 Permits and Inspections
- 4.1 Contractor is responsible for obtaining and paying for permits for all Work covered by this Section, and for scheduling inspections and obtaining final approval for all Work. Copies of approved final inspections must be provided with invoices covering the Work at each location.
- 5.0 Materials
- 5.1 Contractor will furnish all material required for the completion of the contract work.
- 5.2 Meter sockets and other equipment as shown on the drawings shall be furnished by the Contractor. Any substitution must be approved prior to installation.
- 5.3 Meter sockets to be bypassed are to be fitted with either bypass bars (Brooks 0A-1730-2) and blank covers (Brooks 1-6003) or alternatively with a jumper/cover (Brooks JC-4B-UL).
- 5.4 All main breakers shall be rated at a minimum of 22 kAIC. Branch breakers may be a minimum of 10 kAIC if the series combination of the main and branch provides 22 kAIC.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Construction Specifications
Section 16403 – Premise Wiring Modifications

6.0 Energized Equipment

6.1 See Paragraph 10.0 of Section 01000.

7.0 Shop drawings and submittals

7.1 The Contractor must submit shop drawings for all meter sockets, circuit breakers, panelboards, CT Cabinets, and similar equipment for approval prior to purchase.

8.0 Pre-construction inspection

8.1 The Contractor must complete an initial inspection of all portions of the work, and prepare a detailed mark-up of the drawings to show all conduit and wire sizes, and any modifications or clarifications of the conduit routes, equipment locations, or other changes from the drawings. A copy of the marked up drawings, along with cut sheets for all materials and equipment to be provided by the Contractor, must be submitted to the Engineer for review and approval prior to beginning work.

8.2 The Contractor may propose changes in the installation, based on one or more of the following criteria.

- a. Reduced cost
- b. Shorter outage time
- c. Improved appearance
- d. Reduced impact on buildings or structures
- e. Code compliance issues or additional requirements imposed by the electrical inspector.

INDIANOLA MUNICIPAL UTILITIES
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Section 16405 – Specifications for Secondary (600 volt) Cable

1.0 SCOPE

This specification covers the physical and electrical characteristics of secondary (600 volt) cable assemblies.

2.0 STANDARDS

The cable must meet all applicable requirements of either ICEA S-81-570-2019 for 600 Volt Rated Cables with Ruggedized Design or ICEA S-105-692-2020 for 600 Volt Single Layer Thermoset Insulated Utility Underground Distribution Cables.

3.0 CONDUCTORS

Conductors shall be 1350 H-19 or H-26 aluminum.

Sweetbriar

4/0-4/0-2/0 URD TX (twisted cable assembly)

Wake Forrest

4/0-4/0-4/0-2/0 URD QD (twisted cable assembly)

Wesley

350-350-4/0 URD TX (twisted cable assembly)

Slippery Rock

350-350-350-4/0 URD QD (twisted cable assembly)

4.0 INSULATION

Insulation shall be suitable for continuous operation at 90° C. The insulation on the outer layer of the phase conductors shall be uniformly black. The insulation on the outer layer of the neutral conductor shall be black with three extruded yellow stripes.

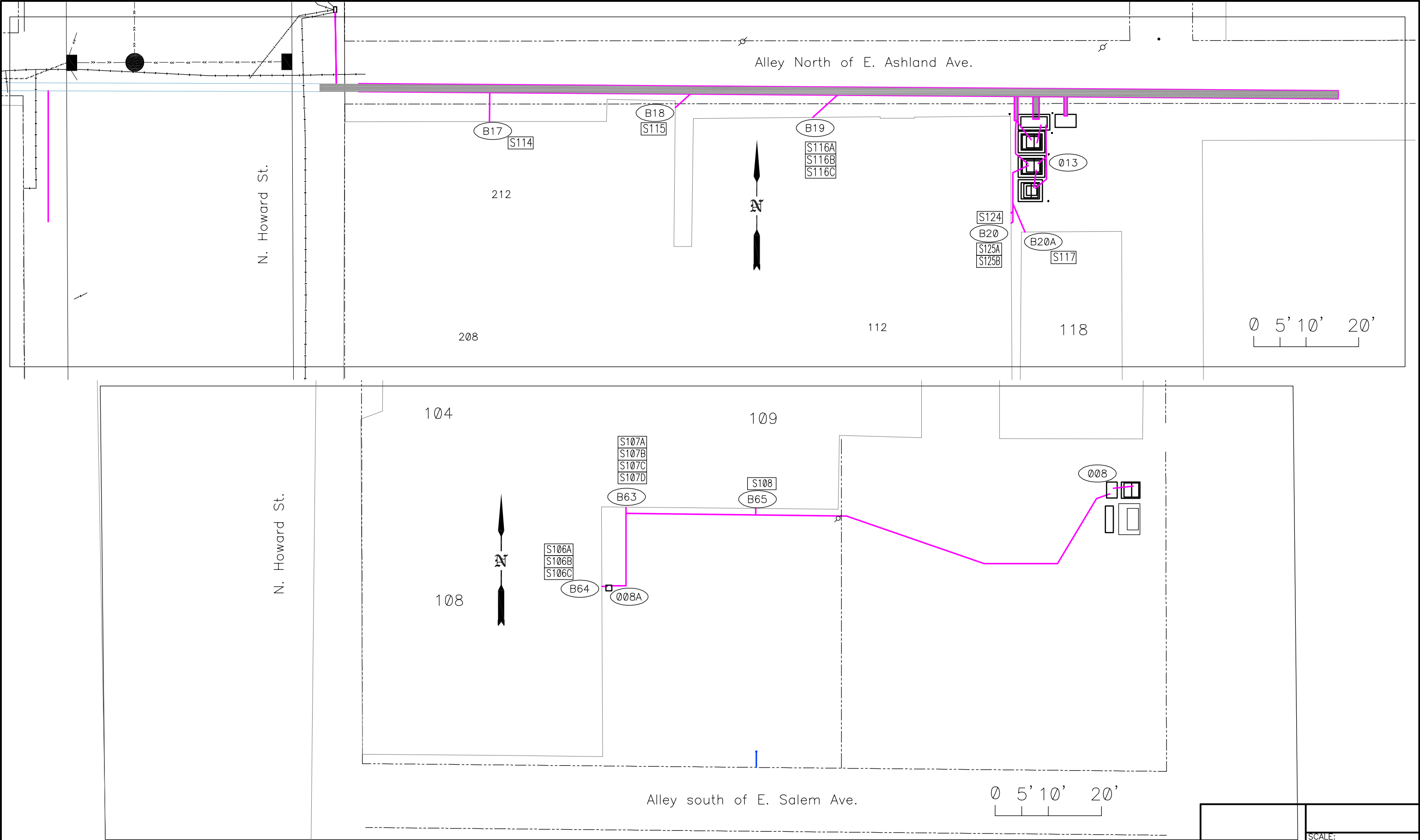
End of Section

Indianola Municipal Utilities
NE - SE Alleys Premise Wiring Modification Contract
Conduit and Cable Schedule

Conduit and Cable Schedule															
		Service Lateral				Service Equipment			On-Building Extension				Service Lateral Cable		
Building	Address	Source Location	Conduit	Cable Size	Conduit Length, ft	Cable Length, ft	Type	Rating	Conduit Length, ft	Conductor Size (Ph)	Circuit Length, ft	Additional Circuit Ground Length, ft	4/0 TX	4/0 QD	350 TX
B17	208-212 N. Howard St.	013	S114	4/0 TX	115	130	(2) Meter-Mains	125 A	40	#1	50		130		
								125 A	60	#1	70				
B18	112 E. Ashland	013	S115	4/0 TX	75	90	Meter-Main	200 A	5	3/0	10	10	90		
B19	100 E. Ashland, 206 N. Howard	013	S116	3 x 350 kcmil TX	50	65	12 Meter Stack MSB19	800 A	3 x 150	3 x #6	3 x 160	3 x 5			195
										3 x #6	3 x 160	3 x 5			
										#2	160	5			
									3 x 120	1/0	135				
										3/0	135				
										3 x #2	3 x 135				
B20	112 E. Ashland Ave.	013	S124	4/0 TX	20	35	Meter-Main	200 A	10	3/0	20	5	35		
		013	S125A/B	2 X 4/0 QD	20	35	Main Breaker	400 A	1	500 kcmil	5	10		70	
B20A	118 E Ashland Ave.	013	S117	4/0 TX	25	40	Meter-Main	200 A	75	3/0	90		40		
B63	107 E. Salem	008	S107A/B/C/D	4 x 350 kcmil TX	100	115	12 Meter Stack MSB19	800 A	60	#2	80				460
										#2	100				
									60	#2	130				
										#2	130				
									90	3/0	105	20			
									110	2 x #4	130	5			
									110	2 x #4	130	5			
									110	2 x #4	130	5			
B64	108 S. Howard	008A	S106A/B/C	3 x 4/0 TX	20	35	Existing	3 x 100A					105		
B65	109 E. Salem	008	S108	4/0 TX	80	95	Meter-Main	200 A	30	#2	40		95		
Total TX/QD Cable Length													495	70	655

Indianola Municipal Utilities
Downtown Underground Conversion Project
NE - SE Alleys Premise Wiring Modification Contract
Meter Stack Schedule

Meter Stack MSB19					
Sq D Style EZM		104 W. Ashland			
Main Breaker - 800 A					
Meter sockets - 225A Ringless, lever bypass					
Meter Stack Pos	Bkr Size	Address	Size	Building Destination	Conductor
11	60	110 1/2 E. Ashland #1	1.5"	B19B	2-#6, 1-#8, common grnd
12	60	110 1/2 E. Ashland #2			2-#6, 1-#8, common grnd
13	60	111 1/2 E. Ashland #3			2-#6, 1-#8, common grnd
14	60	111 1/2 E. Ashland #4	1.5"		2-#6, 1-#8, common grnd
21	60	112 1/2 E. Ashland #5			2-#6, 1-#8, common grnd
22	60	112 1/2 E. Ashland #6			2-#6, 1-#8, common grnd
23	100	110 1/2 E. Ashland Hse	1.5"		
21	150	206 N. Howard Mojo's	2"	B19-D	2-#1, 1-#2, 1-#6
31	200	204 N. Howard Mojo's	2"		2-3/0, 1-1/0, 1-#6
32	100	200 N. Howard Hse	2"		2-#2, 1-#4, common grnd
33	100	200 N. Howard McCurdy			2-#2, 1-#4, common grnd
34	100	100 E. Ashland KNIA			2-#2, 1-#4, common grnd
Meter Stack MSB63					
Sq D Style EZM		104 W. Ashland			
Main Breaker - 800 A					
Meter sockets - 225A Ringless, lever bypass					
Meter Stack Pos	Bkr Size	Address	Size	Building Destination	Conductor
11	100	102 S. Howard	1.5"	B63-D	2-#2, 1-#4, common grnd
12	100	104 S. Howard		B63-C	2-#2, 1-#4, common grnd
13	100	101 E. Salem	1.5"	B63-E	2-#2, 1-#4, common grnd
14	100	103 E. Salem		B63-E	2-#2, 1-#4, common grnd
21	200	107 E. Salem	2"	B63-J	2-3/0, 1-1/0, 1-#2
22	None	None			
23	60	106 S. Howard House	1.25"	B63-G	2-#4, 1-#6, common grnd
24	60	100 1/2 Howard #1		B63-G	2-#4, 1-#6, common grnd
31	60	100 1/2 Howard #2	1.25"	B63-G	2-#4, 1-#6, common grnd
32	60	100 1/2 Howard #3		B63-G	2-#4, 1-#6, common grnd
33	60	100 1/2 Howard #4	1.25"	B63-G	2-#4, 1-#6, common grnd
34	60	100 1/2 Howard #5		B63-G	2-#4, 1-#6, common grnd



020 2204

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	09-08-2025	DATE 08-25-2025
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						DFTR P&E
						APPR ARP

ISSUED
FOR BID PURPOSES ONLY

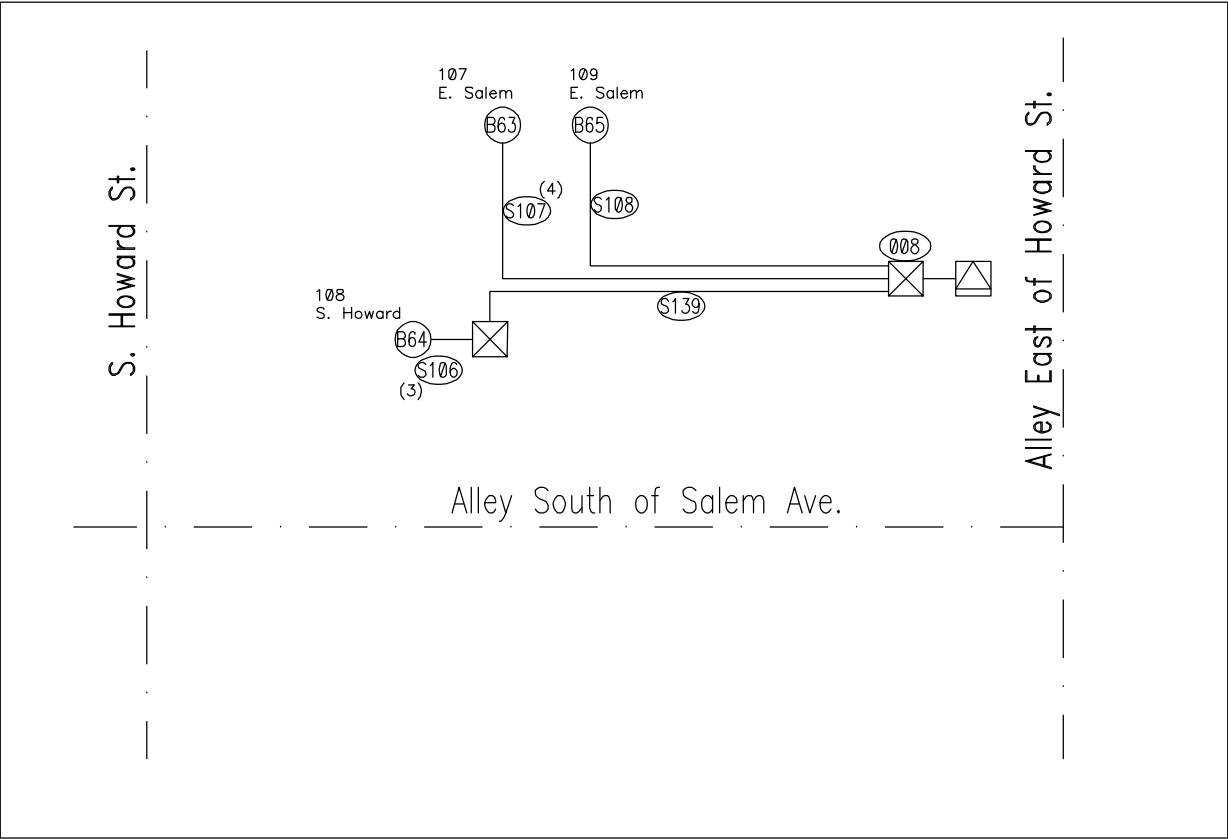
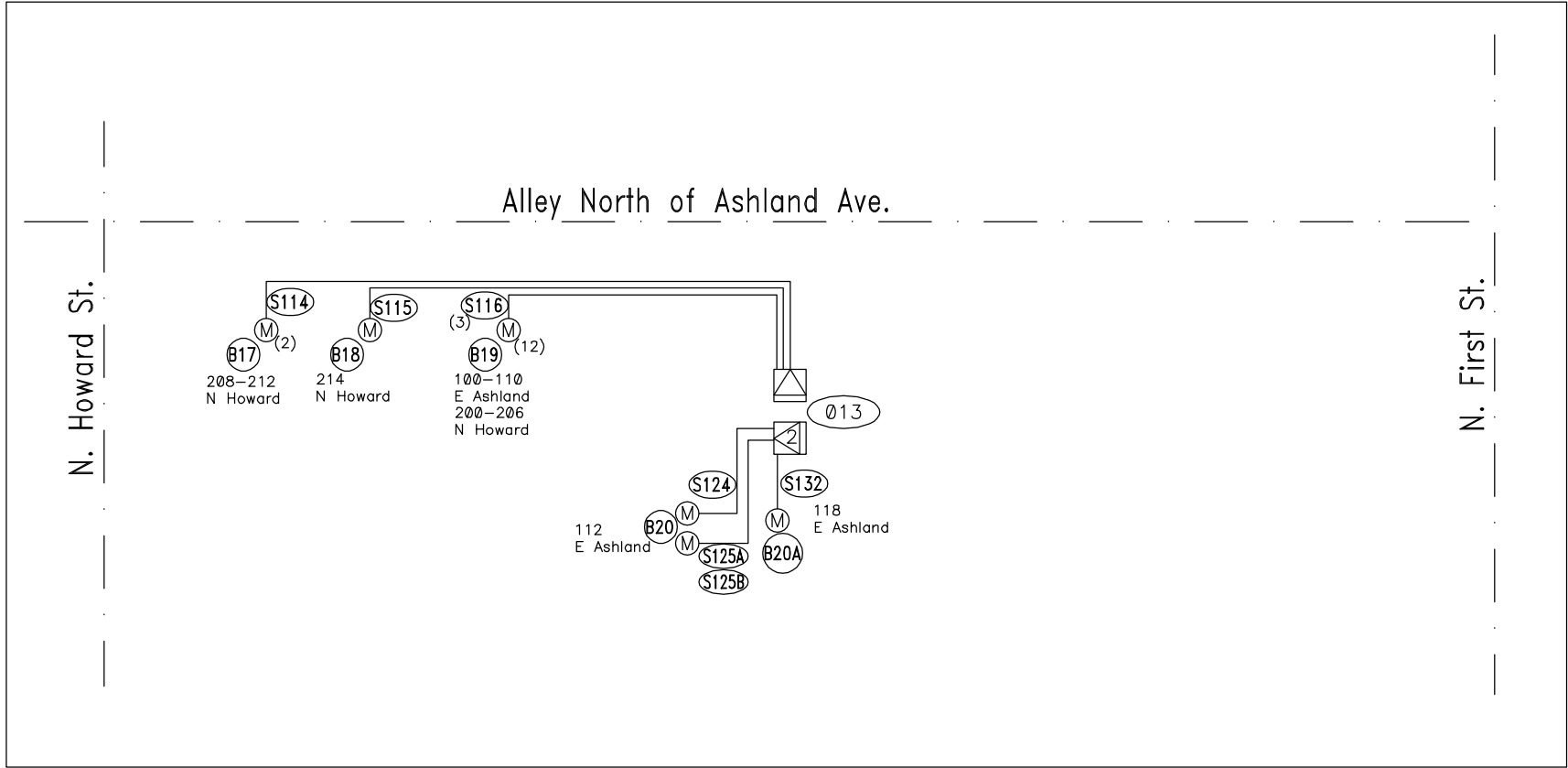
INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT

NE & SE ALLEY BUILDING WORK
PLAN DRAWING AND LOCATION INDEX

SCALE:

NTS

REV
A
DWG. NO
E9790-830



2020-22234

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESIGN	DFTR	APPR	DATE	INCEPTION
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						DESIGN P&E
						DFTR P&E
						APPR ARP

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FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE & SE ALLEY BUILDING WORK
SECONDARY ONE LINE

SCALE:

NTS

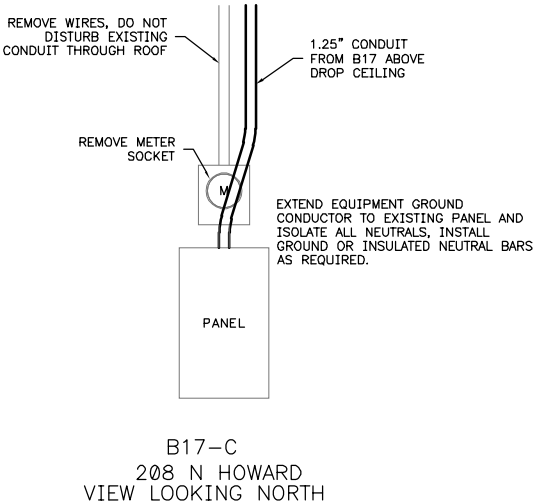
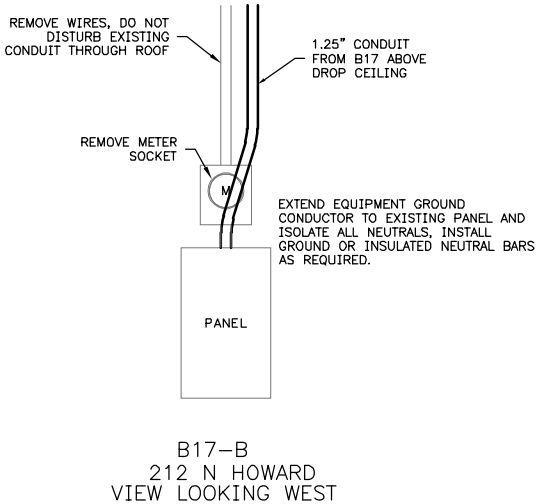
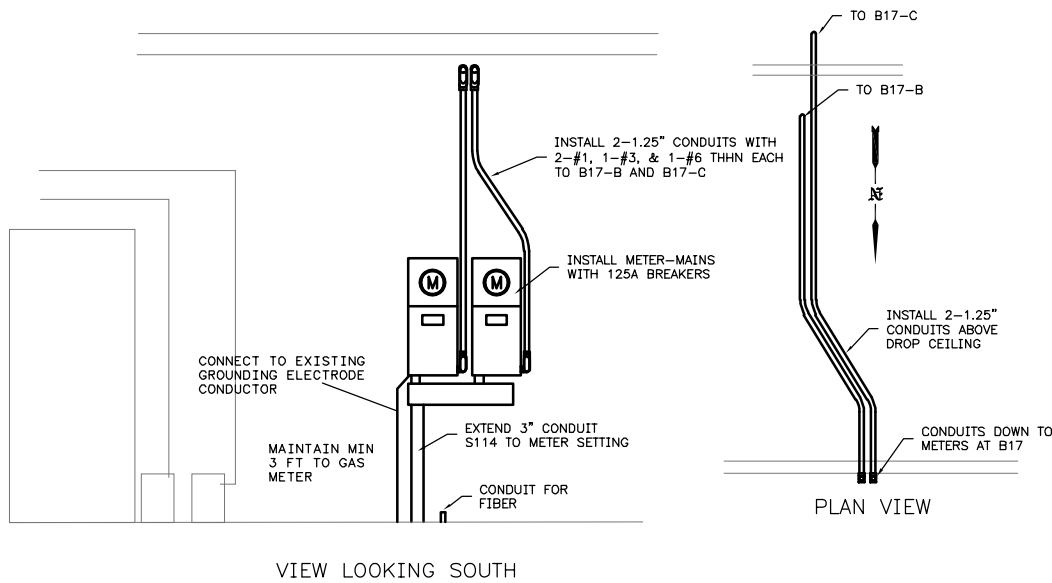
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A
DWG. NO
E9790-831



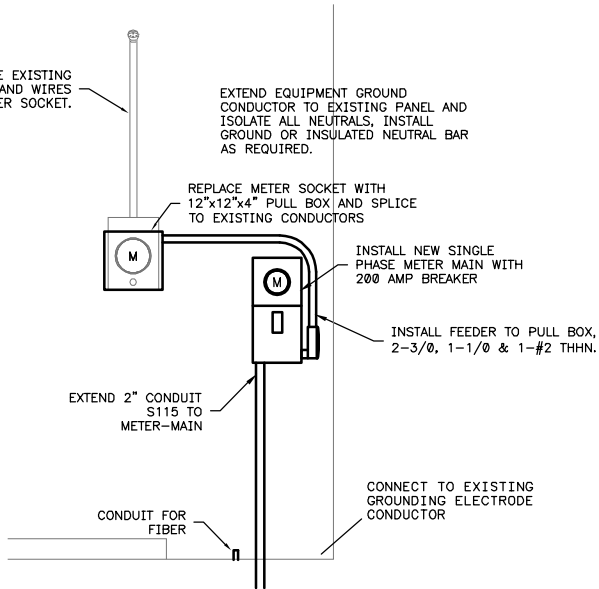
B17



B18



208-212 N. Howard St.



112 E. Ashland

22/24

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POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESIG	DFTR	APPR	DATE	INCEPTION
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						DFTR P&E
						APPR ARP

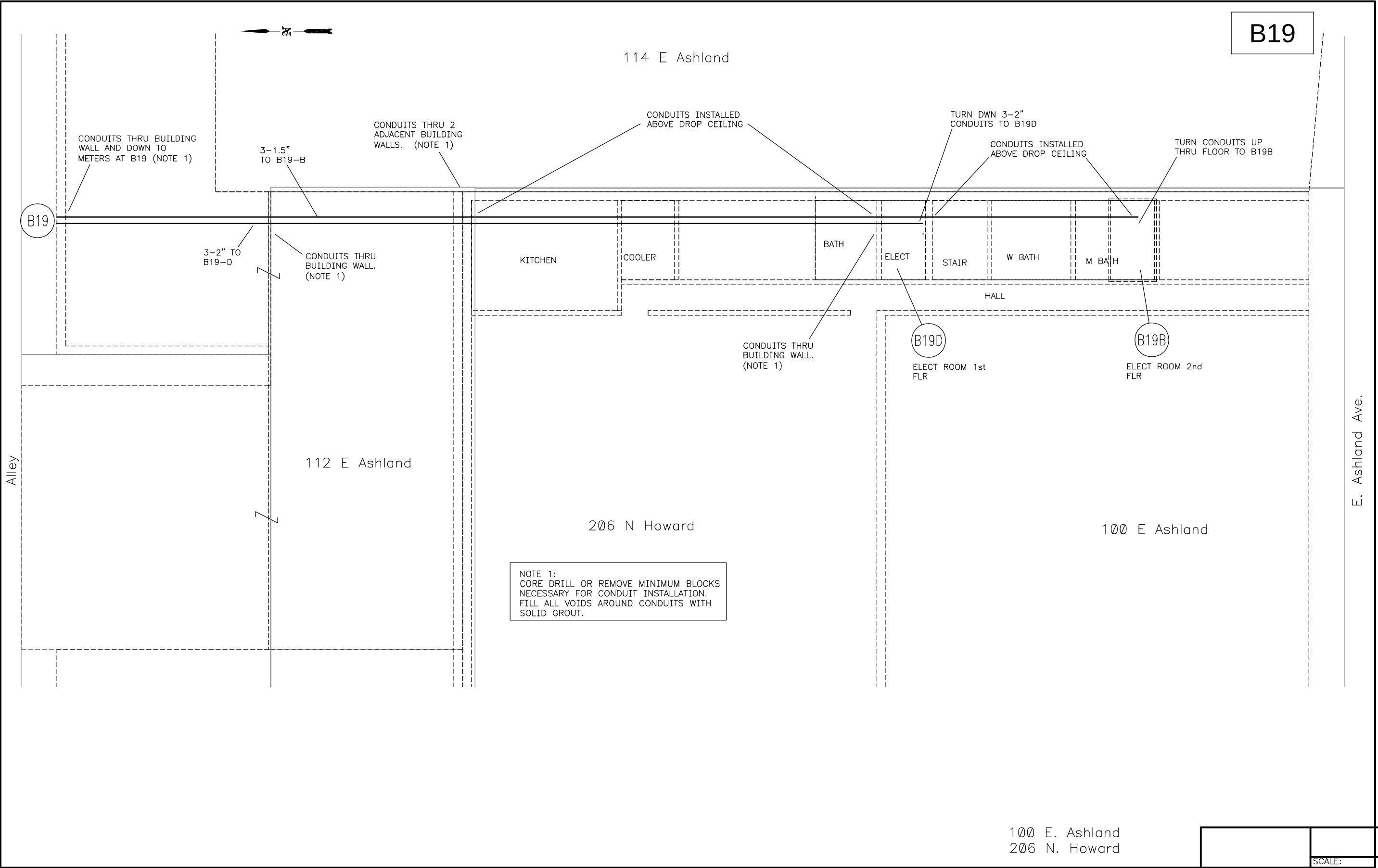
ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NORTH-WEST ALLEY BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV
A
DWG NO
E9790-832



NOTE 1:
CORE DRILL OR REMOVE MINIMUM BLOCKS
NECESSARY FOR CONDUIT INSTALLATION.
FILL ALL VOIDS AROUND CONDUITS WITH
SOLID GROUT.

100 E. Ashland
206 N. Howard

020 2204

P & E ENGINEERING CO.

POWER SYSTEM ANALYSIS AND DESIGN

500 SW 7th Street Suite 100 Des Moines, IA 50309

Office: 515-989-3083 pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	09-08-2025	DATE 03-10-2025
						DES
						DFTR
						APPR

ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES

DOWNTOWN UNDERGROUND CONV PROJECT

NE - SE ALLEY BUILDING WORK

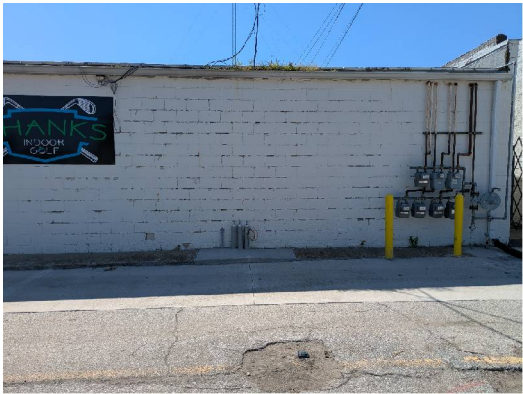
SERVICE ENTRANCE DETAILS

SCALE:

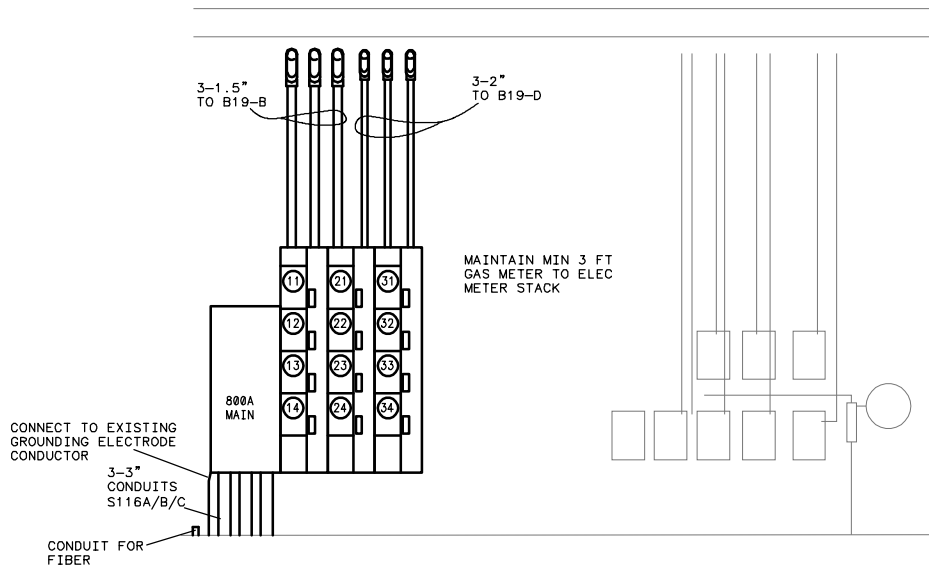
NTS

REV
A

DWG. NO
E9790-833



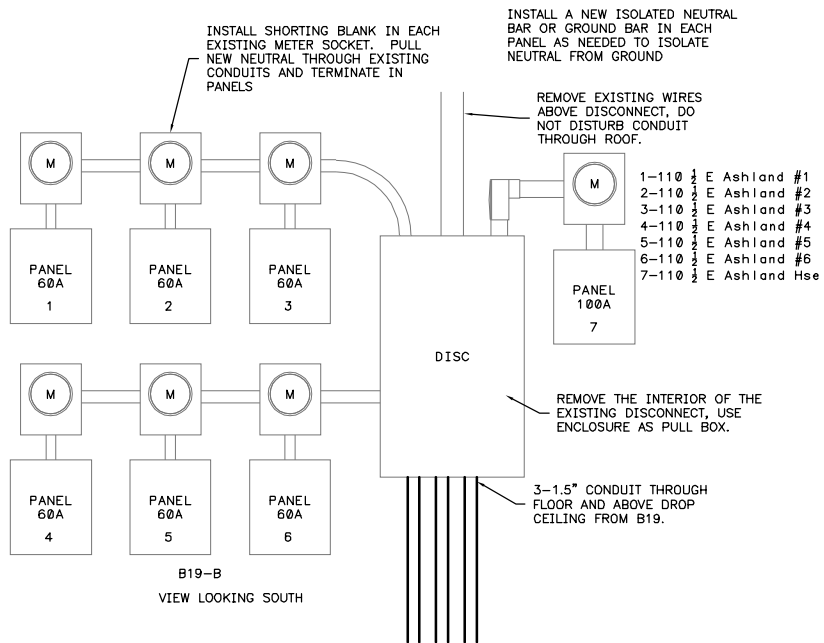
B19



B19
VIEW LOOKING SOUTH

100 E. Ashland
206 N. Howard

B19-B



100 E Ashland
Second Floor

2020 22/24

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DESIGN P&E
						DFTR P&E
						APPR ARP

ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

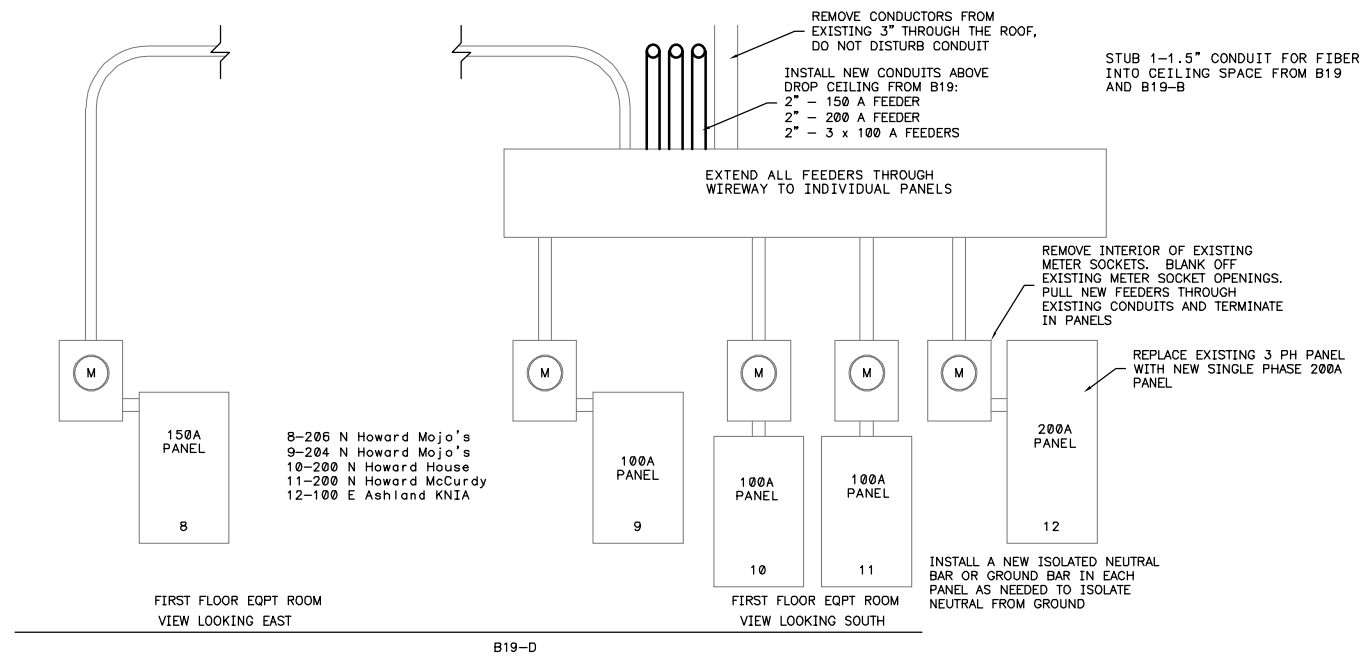
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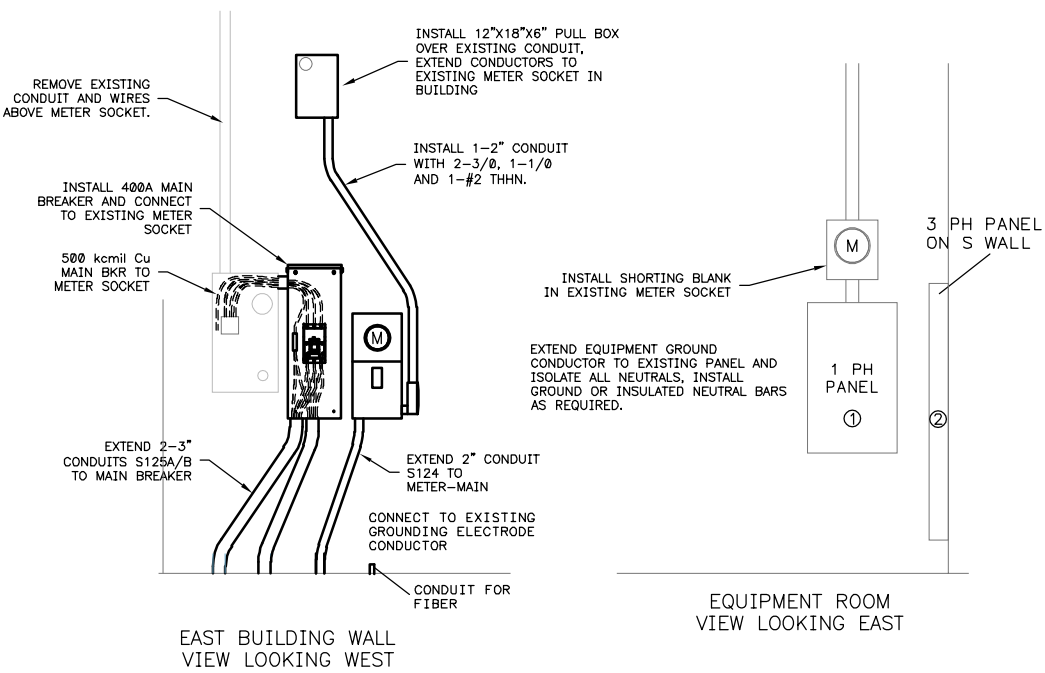
REV
A
DWG NO
E9790-834

B19-D

B20



100 E Ashland
First Floor



1-112 E Ashland, Unit 3
2-112 E Ashland

NOV 22/24

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POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESIGNED	DFTR	APPR	DATE	INCEPTION
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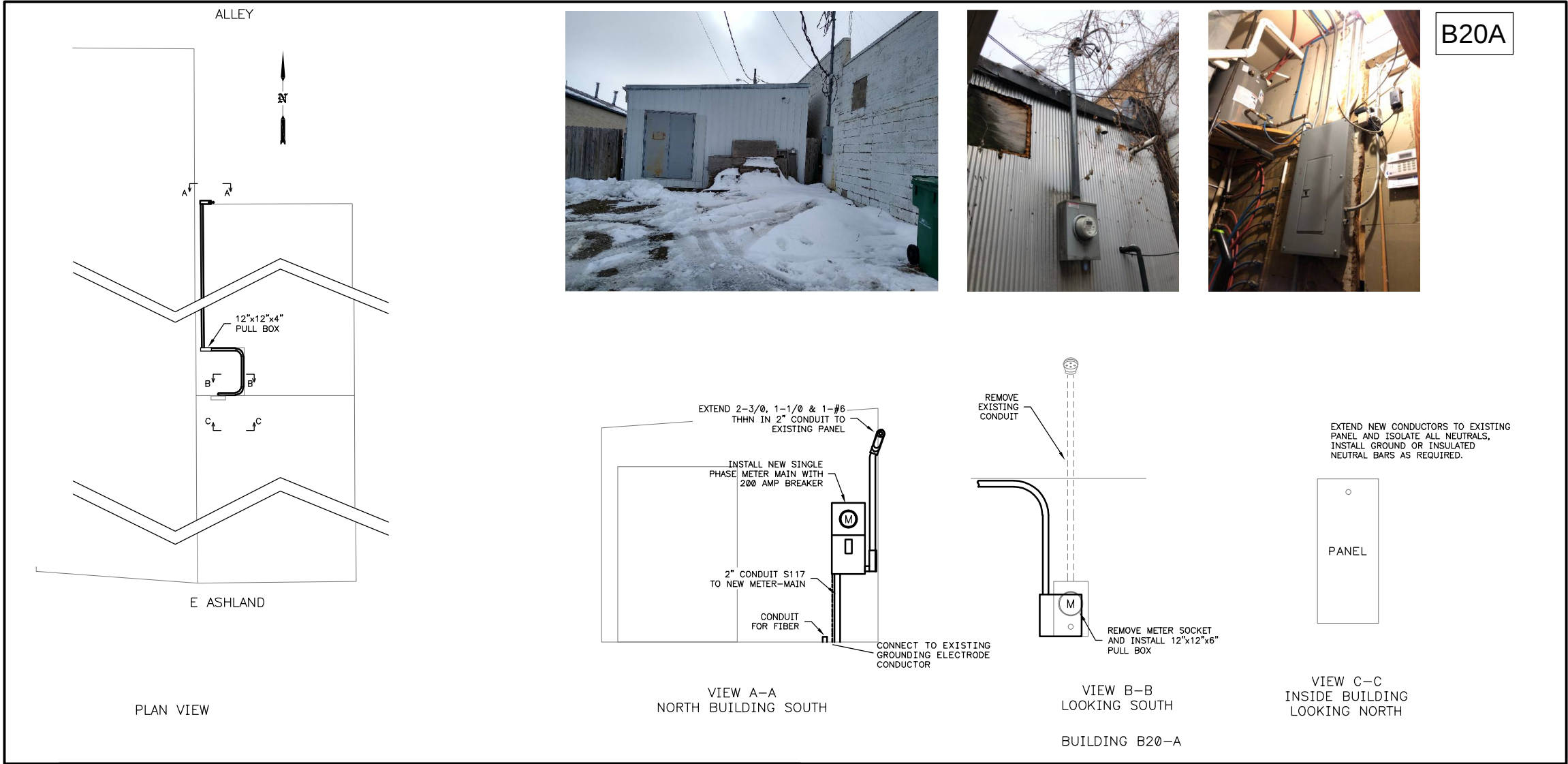
ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV
A
DWG NO
E9790-835



020 2203

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESG	DFTR	APPR	DATE	INCEPTION
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						DFTR P&E
						APPR ARP

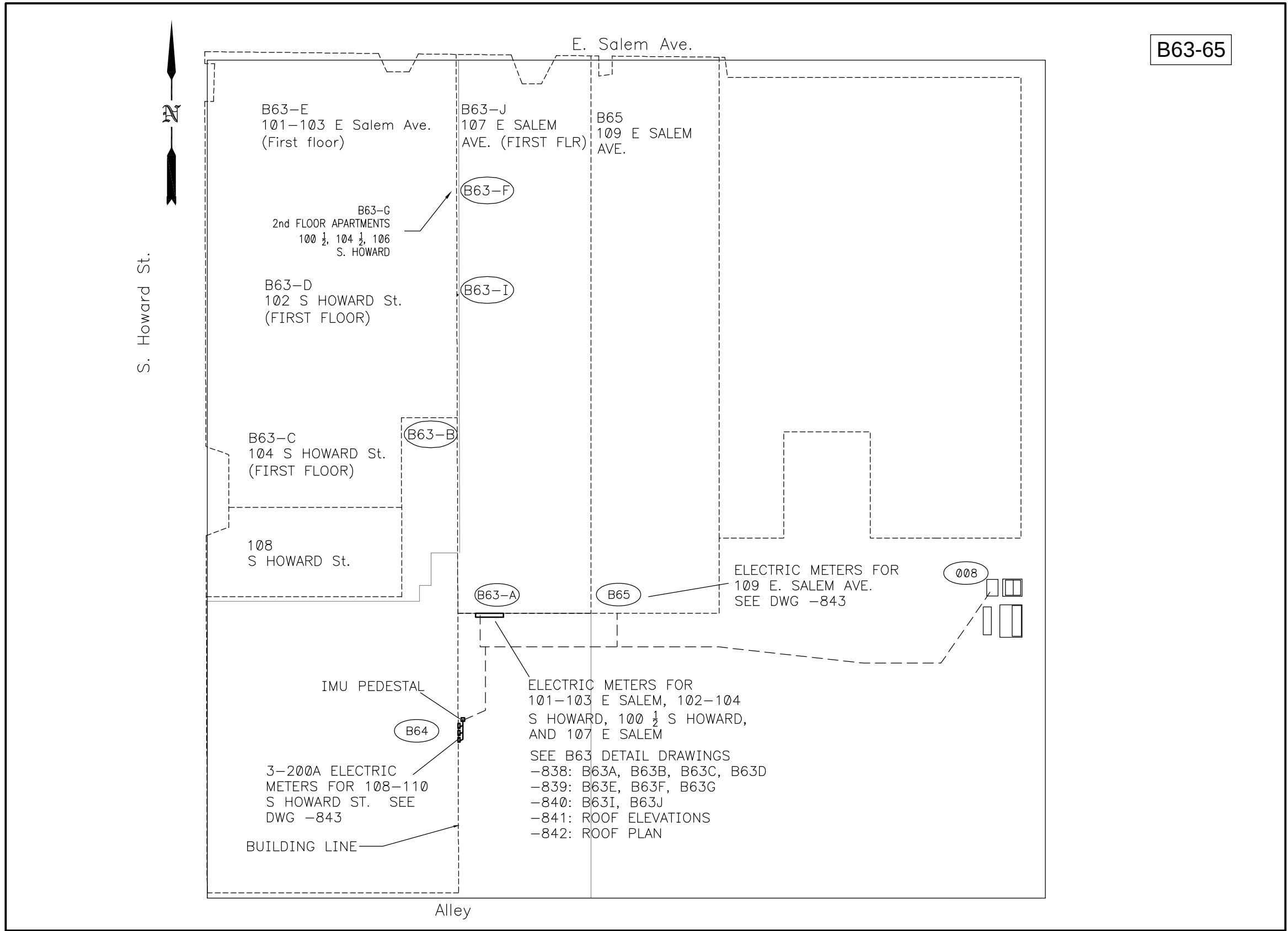
ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV
A
DWG NO
E9790-836



B63-65

020 2204

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN

500 SW 7th Street
Suite 100
Des Moines, IA 50309

Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESIGNED	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DESIGNED P&E
						DFTR P&E
						APPR ARP

ISSUED FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT

NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

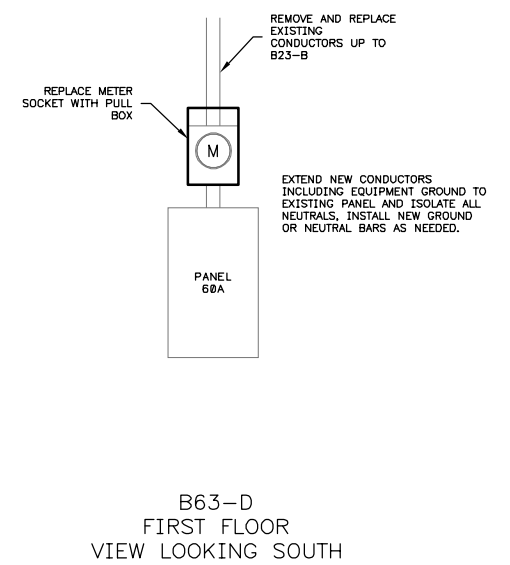
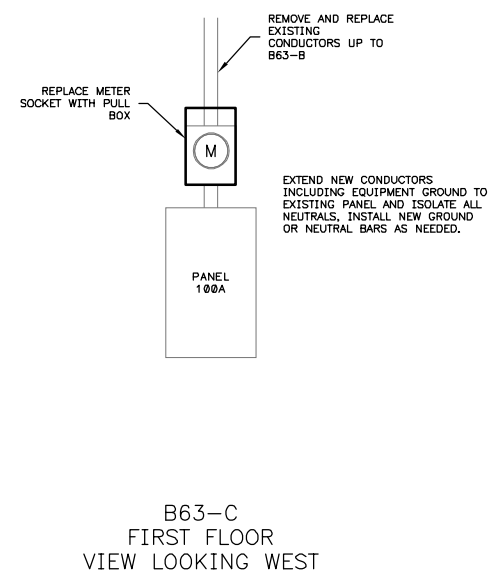
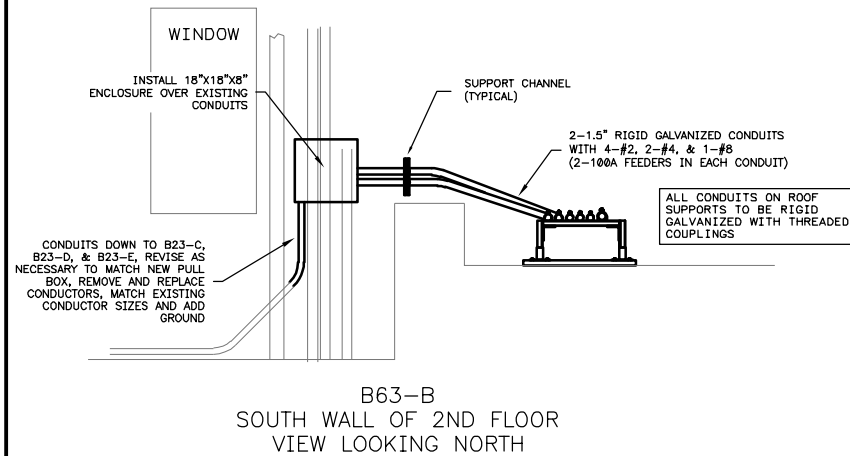
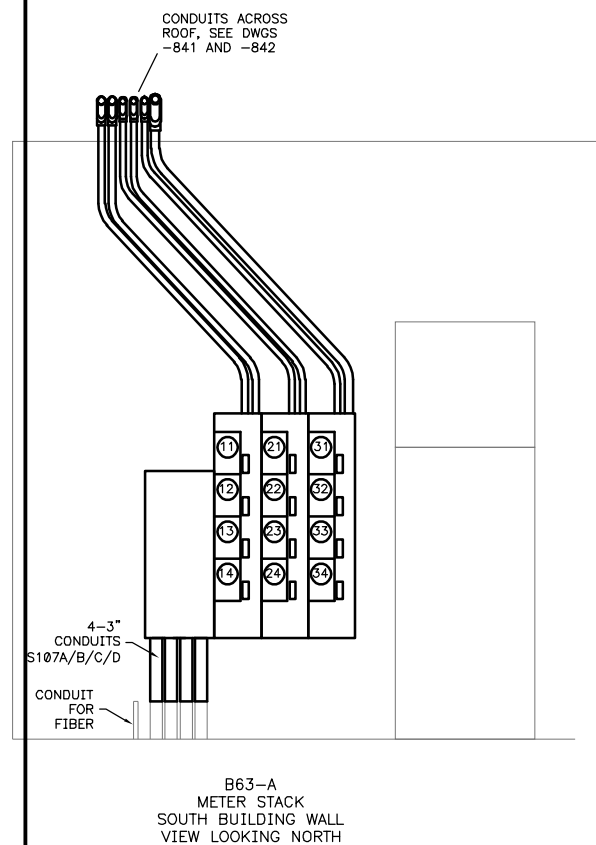
SCALE:

NTS

REV A

DWG NO

E9790-837



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						DFTR P&E
						APPR ARP

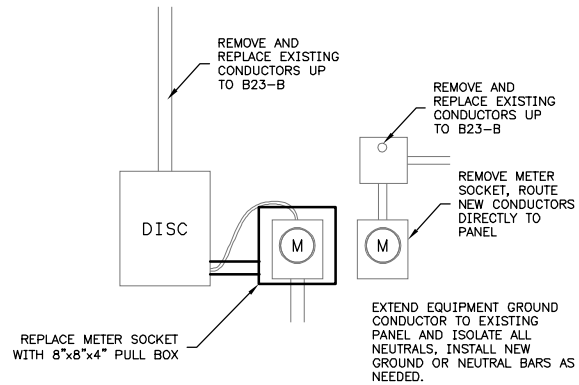
INDIANOLA MUNICIPAL UTILITIES DOWNTOWN UNDERGROUND CONV PROJECT	
NE - SE ALLEYS BUILDING WORK SERVICE ENTRANCE DETAILS	

REV
A
G NO

E9790-838



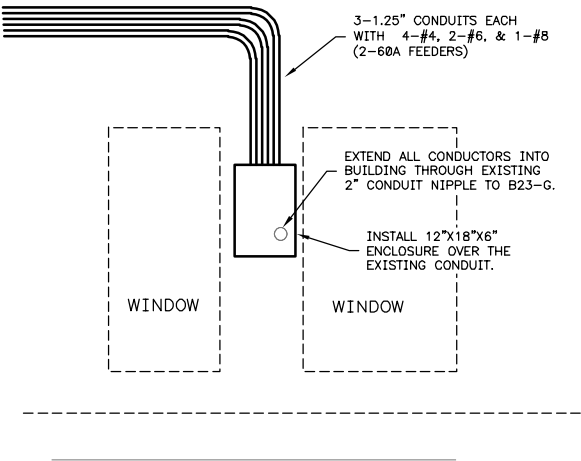
B63-E
LOC. NO.



B63-E
FIRST FLOOR
VIEW LOOKING WEST



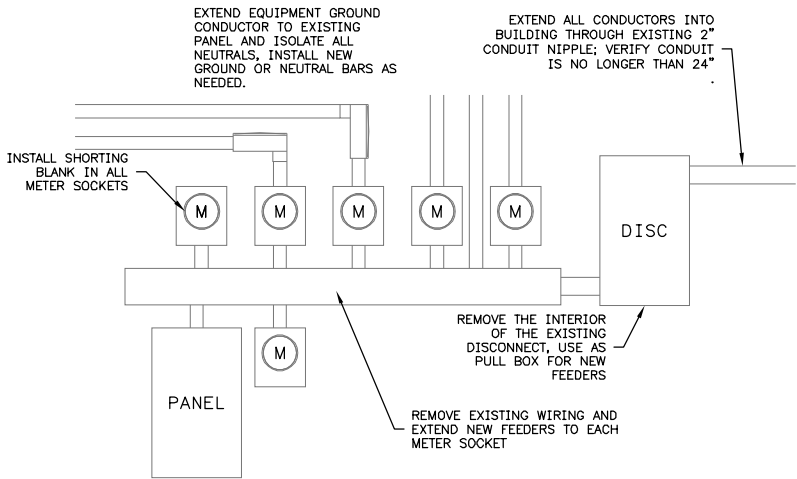
B63-F
LOC. NO.



B63-F
EAST WALL OF SECOND FLOOR
VIEW LOOKING WEST



B63-G
LOC. NO.



B63-G
ELECTRIC ROOM ON SECOND FLOOR
VIEW LOOKING NORTH

22/24

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POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DESIGN P&E
						DFTR P&E
						APPR ARP

ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

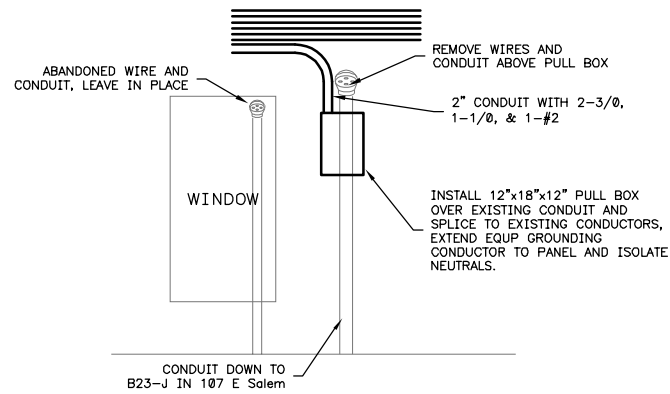
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NTS

REV
A
DWG NO
E9790-839



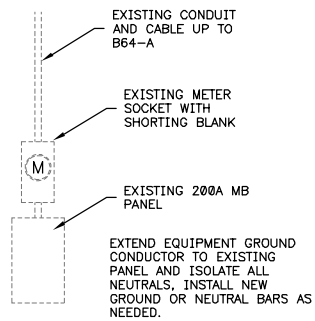
B63-I
LOC. NO.



B63-I
EAST WALL OF SECOND FLOOR
VIEW LOOKING WEST



B63-J
LOC. NO.



B63-J
WEST INSIDE WALL
VIEW LOOKING WEST

ACAD 22/04

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DESG	DFTR	APPR	DATE	INCEPTION
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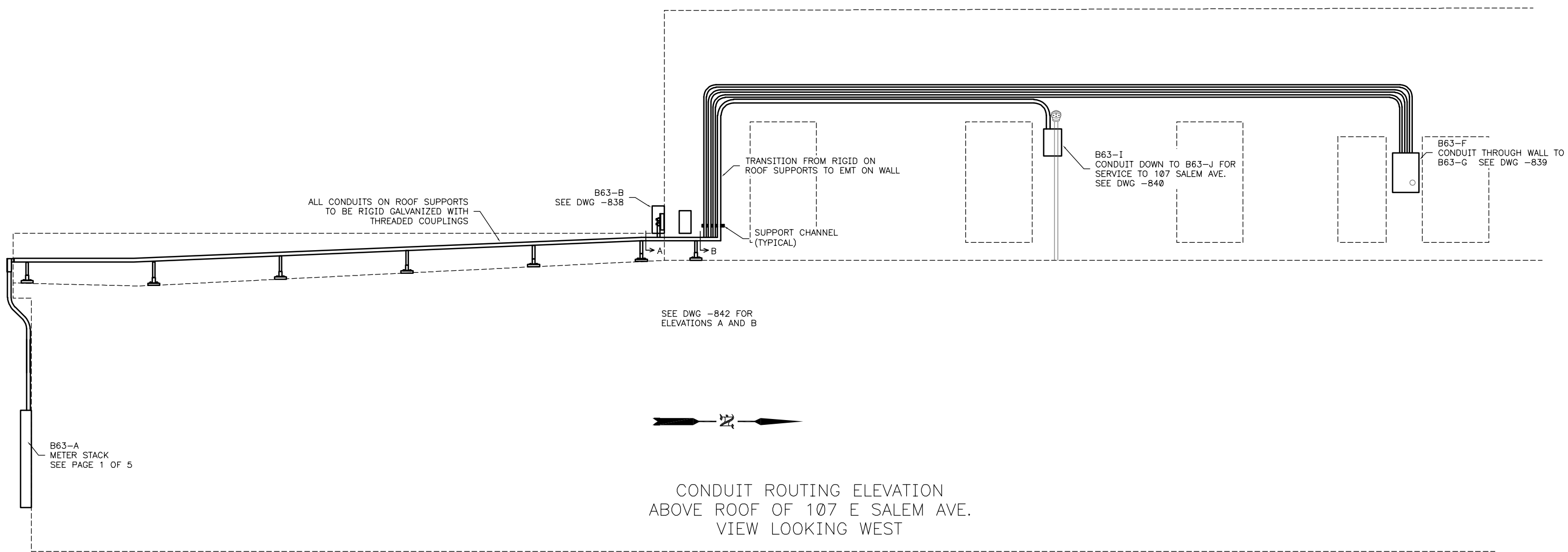
ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV
A
DWG NO
E9790-840



020 2204

P & E ENGINEERING CO.

POWER SYSTEM ANALYSIS AND DESIGN

500 SW 7th Street Suite 100 Des Moines, IA 50309

Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DES
						DFTR
						APPR

ISSUED
FOR BID PURPOSES ONLY

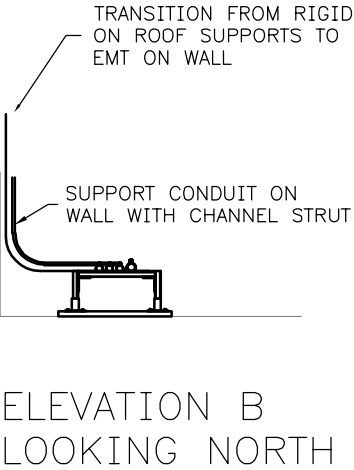
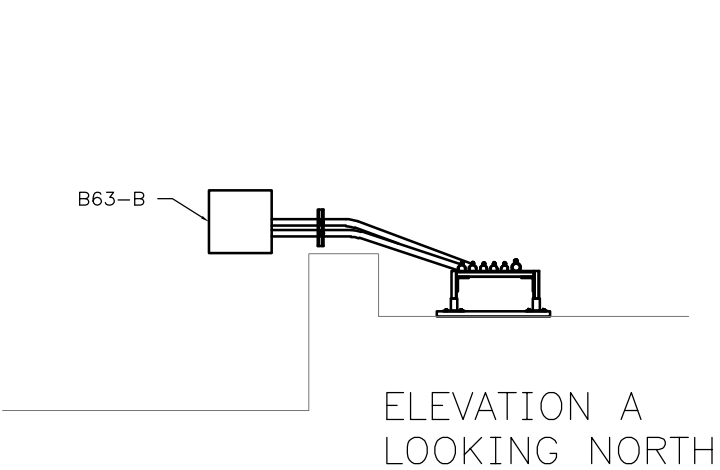
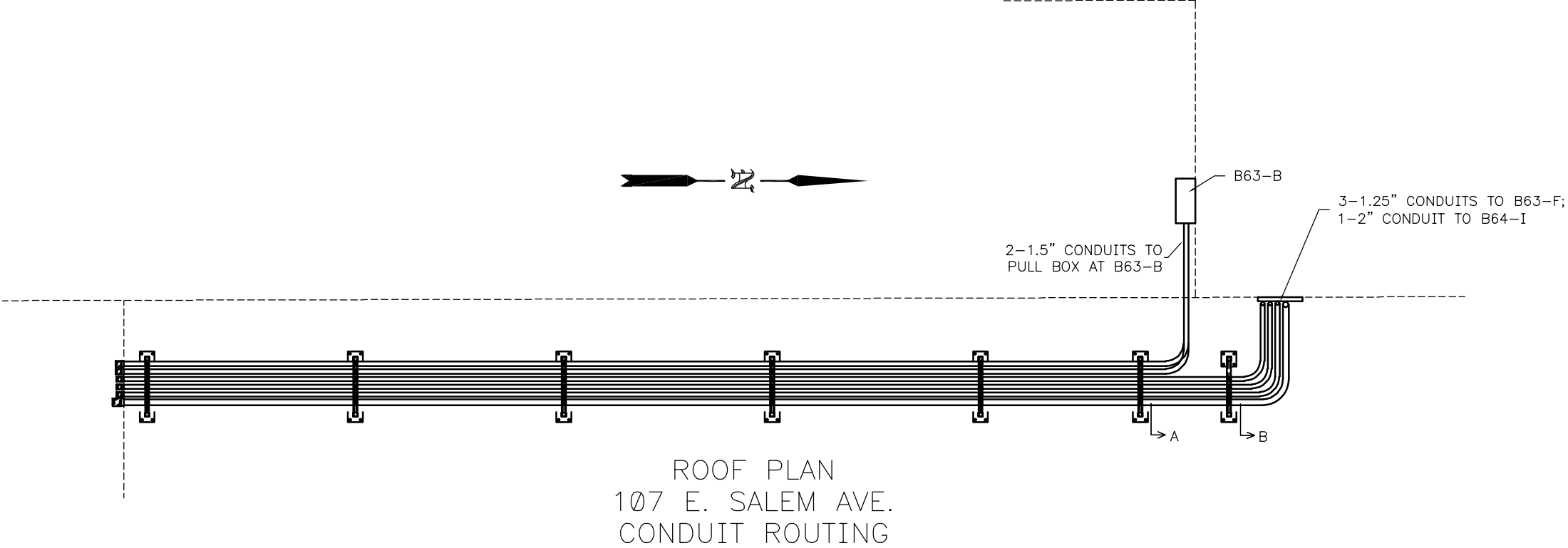
INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT

NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:
NTS

REV
A
DWG NO
E9790-841

B63



NO. 2204

P & E ENGINEERING CO.
POWER SYSTEM ANALYSIS AND DESIGN
500 SW 7th Street Suite 100 Des Moines, IA 50309
Office: 515-989-3083
pe@peengr.com

REV	DESCRIPTION	DES	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DESIGN P&E
						DFTR P&E
						APPR ARP

ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT
NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV
A
DWG. NO
E9790-842



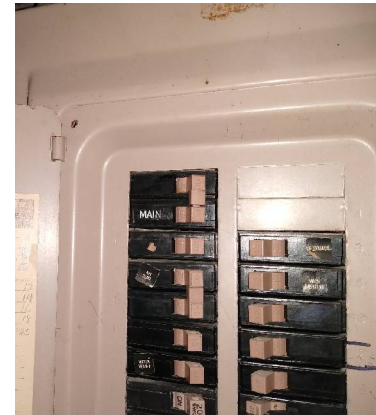
Diagram illustrating three existing meter pedestals (labeled 1, 2, and 3) and associated conduits. The pedestals are shown with meter sockets (M) and a re-feed from a pedestal 008A. The diagram includes the following annotations:

- REMOVE CONDUITS AND WIRE ABOVE METER SOCKETS
- EXISTING METER SOCKETS, RE-FEED FROM PEDESTAL 008A
- EXISTING 3-EMT CONDUIT

EXISTING 3-2"
EMT CONDUITS

Diagram showing a horizontal conduit run that terminates in a vertical stack of conduits. A callout line points to the vertical stack with the text: "EXTEND 3'-2\"/>

B64 -108 S. HOWARD
EAST WALL
VIEW LOOKING WEST



EXTEND NEW CONDUCTORS TO EXISTING PANEL AND ISOLATE ALL NEUTRALS, INSTALL NEW GROUND OR NEUTRAL BARS AS NEEDED.

B65
SOUTH INSIDE WALL
VIEW LOOKING SOUTH

109 E. SALEM AVE.

REV	DESCRIPTION	DESG	DFTR	APPR	DATE	INCEPTION
A	ISSUED FOR BIDDING	P&E	P&E	ARP	03-25-25	DATE 03-10-2025
						DESG P&E
						DFTR P&E
						APPR ARP

ISSUED
FOR BID PURPOSES ONLY

INDIANOLA MUNICIPAL UTILITIES
DOWNTOWN UNDERGROUND CONV PROJECT

NE - SE ALLEYS BUILDING WORK
SERVICE ENTRANCE DETAILS

SCALE:

NTS

REV

A |

G NO

E9790-843

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities

From:

Date: October 13, 2025

Subject: Resolution approving the plans, specifications, form of contract and estimate of cost for NE-SE Alley Premise Wiring Modification Contract.

Recommendation:

Attachments: 1. Res 2025 Approving the Plans, Specifications, Form of Contract and Estimate of Cost for the NE-SE Alley Premise Wiring Modification Contract

Indianola Municipal Utilities

RESOLUTION APPROVING THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE DOWNTOWN UNDERGROUND CONVERSION PROJECT, NORTH-EAST / SOUTH-EAST ALLEY PREMISE WIRING MODIFICATION

WHEREAS, the Indianola Municipal Utilities Board Of Trustees has authorized the preparation of the proposed plans, specifications, contract documents, and an estimate of cost for the Downtown Underground Conversion Project, North-East/South-East Alley Premise Wiring Modification; and

WHEREAS, the Indianola Municipal Utilities Board of Trustees has deemed it necessary and desirable to undertake the construction of the Project; and

WHEREAS, IMU has provided notice for a public hearing and notice to bidders regarding the proposed plans, specifications, and form of contract for the Project, and the acceptance of bids; and

WHEREAS, a public hearing has been held regarding objections to the proposed plans, specifications, form of contract, and the cost of the Project, and no objections were raised.

NOW, THEREFORE, BE IT RESOLVED by the Indianola Municipal Utilities Board Of Trustees that the plans, specifications, and form of contract, and estimate of cost referred to in the preamble hereof be and the same are hereby approved, and the aforementioned public improvement to be constructed in accordance with the plans, specifications and form of contract is necessary and desirable.

PASSED AND APPROVED this 13th day of October 2025.

Dom Selgrade, Chairperson

ATTEST:

Monica Thompson, Board Secretary

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities

From:

Date: October 13, 2025

Subject: Resolution awarding a contract for the NE-SE Alley Premise Wiring Modification Project

Recommendation: Agenda document is the resolution awarding a contract and supporting documents.

Board action is to approve this resolution by roll call vote

Attachments:

1. Res 2025 Awarding Contract for NE-SE Alley Premise Wiring Modification Project
2. NE-SE Contract Recommendation 2025-10-03
3. Bid_opening_tabulation

Indianola Municipal Utilities
RESOLUTION NO 2025

**RESOLUTION AWARDING CONTRACT FOR DOWNTOWN UNDERGROUND CONVERSION
PROJECT, NORTH-EAST / SOUTH-EAST ALLEY PREMISE WIRING MODIFICATION**

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The bid from Miller Electric in the amount of \$ \$136,640.00 for the Downtown Underground Conversion Project, North East/South East Alley Premise Wiring Modification for Indianola Municipal Utilities, Indianola, Iowa, described in the plans and specifications previously adopted by this Board on the 8th day of August 2025, is accepted, it being the lowest and most responsible bids for the project.

Section 2. The IMU General Manager is hereby authorized to execute a contract with the contractor for the construction of the public improvement, the contract not to be binding on the Board of Trustees until approved by the Board.

PASSED AND APPROVED this 13th day of October, 2025.

Dom Selgrade, Chairperson

ATTEST:

Monica Thompson, Board Secretary

October 3, 2025

Mr. Mike Metcalf
Indianola Municipal Utilities
210 W. Second Ave.
Indianola, IA 50125

Dear Mike:

Bids were received at 2:00 PM on October 3, 2025 for the installation contract for the NE-SE Alley Premise Wiring Modification Contract. Two bids were received for the contract, as follows.

Bidder	Lump Sum Bid
Miller Electric	\$136,640.00
VanMaanen Electric	\$173,566.00

The lump sum bid price covers all labor and materials to complete the work based on the current design. My estimate for the value of the contract was \$200,000. The low bid from Miller Electric is 68% of my estimated cost, while the VanMaanen bid is 87% of my estimate.

Miller Electric is a local contractor and is very familiar with the issues that will be encountered in this project. Miller is almost complete with the North-West Alley project, and their work has been fully satisfactory. IMU has worked with Miller on other projects, including the South Alley and West Alley building conversion projects, and has always been pleased with their performance.

I recommend that IMU accept the Miller Electric bid and enter into a contract with them for this project.

If the Board accepts this recommendation I will prepare a Notice of Award and send it to Miller, and request that they provide the required bonds and insurance certificates. I will also send you two copies of the Contract ready for signatures, after the bonds and insurance certificates are received and approved. I will then issue the Notice to Proceed, after the contracts have been signed by both IMU and Miller Electric.

Please let me know if you have any questions concerning this recommendation.

Sincerely,



Allan Powers, P.E.

	Bid Tabulation		
	Indianola Municipal Utilities		
	Downtown Underground Conversion Project		
	NE-SE Alley Building Modification Contract		
	Bid Opening 2:00 PM Oct 3, 2025		
	Contract Construction		
	Bidder	Satisfactory Bid Bond	Lump Sum Bid
1	Van Maanen Electric	Yes	\$173,566.00
2	Miller Electric	Yes	\$136,640.00
3			
4			
5			
6			
7			

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities

From:

Date: October 13, 2025

Subject: Consider approval of utility accounts to be written off and to use any customary collection method, including submission to the state offset program, and to charge any applicable collection fees.

Recommendation:

Attachments:

1. Q2 Write Offs 2025 IMU
2. Master IMU Write Off Sheet 2025

IMU 2025 Q2 Write Offs

Electric Billed	\$3,470,310.38	
Electric Write-off	\$16,410.27	0.47%
Water Billed	\$826,344.20	
Water Write-off	\$1,931.20	0.23%
Telecom Billed	\$1,422,242.83	
Telecom Write-off	\$3,923.21	0.28%

Total # of accounts wrote off - 52

<u>Service</u>	<u>Total Dollar Amount</u>
Admin Fee Telecom	\$ 354.29
Electric	\$ 16,410.27
Internet	\$ 1,947.37
Video	\$ 1,621.55
Water	\$ 1,931.20
Phone	\$ -
Grand Total	\$ 22,264.68

	Electric	Water	Fiber	Total		Billed	
2020 Q1	\$ -	\$ -	\$ -	\$ -		\$ -	2020 Q1
2020 Q2	\$ -	\$ -	\$ -	\$ -		\$ -	2020 Q2
2020 Q3	\$ -	\$ -	\$ -	\$ -		\$ -	2020 Q3
2020 Q4	\$ 94,423.05	\$ 10,258.90	\$ 21,030.59	\$ 125,712.54		\$ 22,791,382.92	2020 Q4
Total	94423.05	10258.9	21030.59		\$ 125,712.54	\$22,791,382.92	Total
2021 Q1	\$ 15,295.20	\$ 1,916.64	\$ 1,579.28	\$ 18,791.12		\$ 5,156,082.50	2021 Q1
2021 Q2	\$ 24,269.78	\$ 3,613.11	\$ 7,325.55	\$ 35,208.44		\$ 4,731,319.59	2021 Q2
2021 Q3	\$ 30,962.47	\$ 3,166.59	\$ 5,782.16	\$ 39,911.22		\$ 6,461,485.61	2021 Q3
2021 Q4	\$ 16,663.91	\$ 2,745.50	\$ 1,793.22	\$ 21,202.63		\$ 5,734,992.34	2021 Q4
Total	\$ 87,191.36	\$ 11,441.84	\$ 16,480.21		\$ 115,113.41	\$22,083,880.04	Total
2022 Q1	\$ 23,751.80	\$ 4,140.98	\$ 4,893.85	\$ 32,786.63		\$ 4,903,775.99	2022 Q1
2022 Q2	\$ 14,131.61	\$ 5,200.81	\$ 2,827.08	\$ 22,159.50		\$ 5,048,142.99	2022 Q2
2022 Q3	\$ 19,033.37	\$ 1,967.77	\$ 6,588.42	\$ 27,589.56		\$ 7,026,036.45	2022 Q3
2022 Q4	\$ 13,275.56	\$ 1,276.93	\$ 4,352.77	\$ 18,905.26		\$ 5,748,767.56	2022 Q4
Total	\$ 70,192.34	\$ 12,586.49	\$ 18,662.12		\$ 101,440.95	\$22,726,722.99	Total
2023 Q1	\$ 12,321.75	\$ 2,562.37	\$ 5,050.43	\$ 19,934.55		\$ 5,536,842.34	2023 Q1
2023 Q2	\$ 17,161.87	\$ 3,994.19	\$ 5,198.47	\$ 26,354.53		\$ 5,247,361.73	2023 Q2
2023 Q3	\$ 26,887.28	\$ 4,348.64	\$ 8,319.25	\$ 39,555.17		\$ 6,918,285.58	2023 Q3
2023 Q4	\$ 19,205.96	\$ 1,952.72	\$ 3,048.12	\$ 24,206.80		\$ 6,234,078.30	2023 Q4
Total	\$ 75,576.86	\$ 12,857.92	\$ 21,616.27		\$ 110,051.05	\$23,936,567.95	Total
2024 Q1	\$ 8,673.83	\$ 1,038.14	\$ 3,614.35	\$ 13,326.32		\$ 4,494,521.28	2024 Q1
2024 Q2	\$ 17,887.36	\$ 2,169.98	\$ 4,021.45	\$ 24,078.79		\$ 5,258,652.65	2024 Q2
2024 Q3	\$ 29,193.87	\$ 3,786.37	\$ 7,310.16	\$ 40,290.40		\$ 6,511,635.81	2024 Q3
2024 Q4	\$ 15,394.72	\$ 2,129.05	\$ 3,084.09	\$ 20,607.86		\$6,293,434.87	2024 Q4
Total	\$ 71,149.78	\$ 9,123.54	\$ 18,030.05		\$ 98,303.37	\$22,558,244.61	Total
2025 Q1	\$ 14,390.94	\$ 995.73	\$ 3,388.32	\$ 18,774.99		\$ 5,943,181.15	2025 Q1
2025 Q2	\$ 16,410.27	\$ 1,931.20	\$ 3,923.21	\$ 22,264.68		\$ 5,718,897.41	2025 Q2
2025 Q3				\$ -			2025 Q3
2025 Q4				\$ -			2025 Q4
Total	\$ 30,801.21	\$ 2,926.93	\$ 7,311.53		\$ 41,039.67	\$11,662,078.56	Total

0.55%

0.52%

0.45%

0.46%

0.44%

0.35%

2020-2025	Electric	Water	Fiber	2020-2025 Total
Totals	\$ 429,334.60	\$ 59,195.62	#####	\$125,758,877.07
Averages	\$ 71,555.77	\$ 9,865.94	\$ 17,188.46	\$ 20,959,812.85

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: Resolution to Approve Purchase Agreement for Parcel ID 48020230060

Recommendation:

Attachments:

1. Resolution to Approve Purchase Agreement for Parcel ID 48020230060
2. \$RFC52KZ

Indianola Municipal Utilities
RESOLUTION NO 2025-_____

RESOLUTION AUTHORIZING REAL ESTATE PURCHASE

Whereas, the Indianola Municipal Utilities (“IMU”) owns certain real estate in Indianola for the purpose of providing utility services in Indianola.

Whereas, a parcel of property legally described as “Parcel ID 48020230060” (the “Acquisition Real Estate”) is adjacent to existing IMU real estate and facilities.

Whereas, IMU anticipates that with continued growth in Indianola that IMU will someday need to expand the existing facilities into the Acquisition Real Estate.

Whereas, the current owner of the Acquisition Real Estate, Warren County Agricultural District (“Seller”) has entered into a purchase agreement to sell the Acquisition Real Estate to IMU for the amount of \$55,000.00 with a proposed closing date of October 29, 2025.

Now, therefore, be it resolved, by the Board of Trustees of the Indianola Municipal Utilities (“Board”) that:

1. The General Manager of IMU is authorized to execute the purchase agreement to acquire the Acquisition Real Estate for the price of \$55,000.00, and any action taken consistent with this authorization is hereby ratified.
2. The General Manager shall work with such professional advisers, including accountants, attorneys, and real estate agents, to finalize and close on the purchase of the Acquisition Real Estate and to ensure that the IMU obtains clear title as determined by the General Manager with the advice of legal counsel.

Dom Selgrade, Chairperson

I, the undersigned Secretary of the Board of Trustees of the Indianola Municipal Utilities do hereby attest that the Board Chairperson, Dom Selgrade, who is personally known to me, did execute the foregoing resolution, which was previously duly adopted by the Board of Trustees of the Indianola Municipal Utilities.

Monica Thompson, Board Secretary

**OFFER TO BUY REAL ESTATE AND ACCEPTANCE
(PURCHASE AGREEMENT)**

TO: WARREN COUNTY AGRICULTURAL DISTRICT (SELLER)

The undersigned BUYER hereby offers to buy and the undersigned SELLER by its acceptance agrees to sell the real property situated in Warren County, Iowa, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN**

(Approximately 0.31 acres more or less of unimproved land)

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions.

1. PURCHASE PRICE. The Purchase Price shall be **FIFTY-FIVE THOUSAND and 00/100 Dollars (\$55,000.00)** and the method of payment shall be as follows: ONE THOUSAND and 00/100 Dollars (\$1,000.00) with this offer, to be deposited upon acceptance of this offer and held in trust by DICKINSON, BRADSHAW, FOWLER & HAGEN, PC, as earnest money, to be delivered to the SELLER upon performance of SELLER'S obligations and satisfaction of BUYER'S contingencies, if any; and the balance of the Purchase Price, as follows: **FIFTY-FOUR THOUSAND and 00/100 Dollars (\$54,000.00)** in cash, upon closing and delivery of the general warranty deed conveying fee simple marketable title to the Property.

2. REAL ESTATE TAXES.

A. SELLER shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years.

B. SELLER shall pay their prorated share, based upon the date of possession, of the real estate taxes for the fiscal year in which possession is given due and payable in the subsequent fiscal year. BUYER shall be given a credit for such proration at closing (unless this agreement is for an installment contract) based upon the last known actual net real estate taxes payable according to public record. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current millage rate, the assessed value, legislative tax rollbacks and real estate tax exemptions that will actually be applicable as shown by the Assessor's Records on the date of possession.

C. BUYER shall pay all subsequent real estate taxes.

3. SPECIAL ASSESSMENTS.

A. SELLER shall pay in full at time of closing all special assessments which are a lien on the Property as of the date of closing.

B. All charges for solid waste removal, sewage and maintenance that are attributable to SELLER'S possession, including those for which assessments arise after closing, shall be paid by SELLER.

C. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLER through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLER.

D. BUYER shall pay all other special assessments or installments not payable by SELLER.

4. RISK OF LOSS AND INSURANCE. SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLER agrees to maintain existing insurance and BUYER may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

5. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on or before October 29, 2025, and any adjustments of rent, insurance, interest and all charges attributable to the SELLER'S possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER and vacation of the Property by SELLER, but prior to possession by BUYER. SELLER agrees to permit BUYER to inspect the Property within 24 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the filing of the title transfer documents and receipt of all funds due at closing from BUYER under the Agreement.

6. FIXTURES. Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached.

7. CONDITION OF PROPERTY. The Property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLER in its present condition until possession, ordinary wear and tear excepted. Within 60 days after the acceptance of this Agreement, BUYER may, at its sole expense, have the Property inspected by a person or persons of their choice to determine if there are any structural, mechanical, plumbing, electrical, environmental, or other deficiencies. Within this same period, the BUYER may notify in writing the SELLER of any deficiency. The SELLER shall immediately notify the BUYER in writing of what steps, if any, the SELLER will take to correct any deficiencies before closing. The BUYER shall then immediately in writing notify the SELLER that (1) such steps are acceptable, in which case this Agreement, as so modified, shall be binding upon all parties; or (2) that such steps are not acceptable, in which case this Agreement shall be null and void, and any earnest money shall be returned to BUYER.

8. ABSTRACT AND TITLE. SELLER shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to BUYER'S attorney for examination. It shall show marketable title in SELLER in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER'S inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the

Purchase Price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or its assignees. The abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.

9. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, SELLER shall pay the costs thereof. If necessary BUYER shall, at BUYER'S expense prior to closing, have the property surveyed and certified by a registered land surveyor to ensure an accurate and appropriate legal description. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.

10. ENVIRONMENTAL MATTERS.

A. SELLER warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER has done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLER shall also provide BUYER with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property.

B. BUYER may at its expense, within 60 days after the date of acceptance, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER is required to expend any sum in excess of \$1,000.00 to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and refund to BUYER all earnest money paid and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLER, subject to SELLER'S right to cancel this transaction as provided above.

11. DEED. Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by General Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.

12. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

13. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by BUYER' attorney. If the sale of the Property is subject to court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so promptly approved either party may declare this Agreement null and void, and all payments made hereunder shall be returned to BUYER.

14. REMEDIES OF THE PARTIES.

A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to them.

C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

15. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

16. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

17. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction. Each party agrees to indemnify and save harmless the other party from and against all claims, costs, liabilities and expense (including court costs and reasonable attorney's fees) incurred by the other party as a result of a breach of this representation, which shall survive closing.

18. CERTIFICATION. BUYER and SELLER each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

19. PRIVATE SEWAGE DISPOSAL SYSTEM. SELLER represents and warrants to BUYER that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

20. ADDITIONAL PROVISIONS.

A. **DUE DILIGENCE PERIOD:** BUYER shall have sixty (60) days from the date of full execution of this agreement ("Inspection Period") in which to perform due diligence suitable to BUYER on the Property, including without limitation, surveys, audits, tests, physical and title examinations, appraisals and inspections, including without limitation, environmental and engineering audits. SELLER will give BUYER and its authorized representatives, agents, and contractors access at reasonable times to the Property for the purpose of making such inspections. Prior to the end of the Inspection Period, BUYER may either notify:

i. Seller, in writing, of its intent to proceed to buy the Property and the parties shall proceed to closing in accordance with this agreement, subject to any other contingencies contained herein; or

ii. Seller, in writing, of its intent to terminate this agreement (for any or no reason), and this agreement shall be deemed null and void and of no further force or effect, thereafter neither party shall have any responsibility to the other, and the earnest money deposit shall immediately be returned to BUYER.

If BUYER does not notify SELLER, in writing, as set forth herein, this Inspection Period condition shall be deemed unsatisfied.

B. **CONDITIONS PRECEDENT.** NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, THE FOLLOWING CONDITIONS PRECEDENT MUST BE SATISFIED PRIOR TO EITHER BUYER HAVING ANY OBLIGATION TO PROCEED WITH THE TRANSACTIONS CONTEMPLATED HEREIN:

a. Buyer must be satisfied, in its sole discretion, that it will receive good and merchantable title to the Property being conveyed to it subject only to those easements and restrictions which it deems to be acceptable.

b. Buyer shall be satisfied, in its sole discretion, that the Property shall be suitable for its intended use.

c. Buyer must be satisfied as to the location of private roadways/driveways providing access to and egress to the Property.

d. The due diligence contingency (Section 20(A)) shall be satisfied or otherwise waived by Buyer in its sole and absolute discretion.

21. **ACCEPTANCE.** When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before 4:00 p.m. CST the 18th day of September, 2025, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLER at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted: 9/16/, 2025

Dated: 9/16/25, 2025

SELLER

Warren County Agricultural District

By: Terry Pauling
Name: TERRY PAULING

BUYER

Indianola Municipal Utilities

By: Chris DeBlanc
Name: Chris DeBlanc

Title: Ag District Council Chairman

Address: 200 W 2nd Ave
Indianola IA 50125

Title: Genel Mayor

Address: 210 W 2nd Ave
Indianola IA 50125

EXHIBIT A

Description of Property

Approximately 0.31 acres m/l within 25-76-24 INDIANOLA OTP LOTS 6,7,8 BLK 23

A part of Parcel ID: 48020230060

THE PRECISE LEGAL DESCRIPTIONS TO BE DETERMINED BY THE ABSTRACT AND
TITLE REVIEW.

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities

From:

Date: October 13, 2025

Subject: Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency

Recommendation:

Attachments:

1. Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency
2. IPPA Application and Agreement for Membership (IMU)

Indianola Municipal Utilities

RESOLUTION NO 2025-

Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency

WHEREAS, the Iowa Public Power Agency (IPPA) has been formed to effect joint development of projects for the benefit of member city utilities, electric power agencies, and electric joint action agencies and to exercise all powers conferred by Chapters 28E, 28F and Sections 390.9 through 390.25 of the Code of Iowa, 2025; and

WHEREAS, IPPA will promote the interests of its members through the development and implementation of projects on a joint basis; and

WHEREAS, it is deemed necessary, advisable, and in the best interest of Indianola Municipal Utilities (IMU) and its rate payers that IMU become a member of IPPA; and

WHEREAS, the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, along with the Articles of Incorporation and Bylaws of IPPA, are now before this governing body; and

WHEREAS, the form of Application and Agreement for Membership in IPPA is now before this governing body and is deemed to be appropriate for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INDIANOLA MUNICIPAL UTILITIES:

Section 1. The Application and Agreement for Membership in the Iowa Public Power Agency is hereby approved substantially in the form now before the Board with such changes as may be approved by the IMU General Manager and Board Chairperson.

Section 2. The IMU General Manager and Board Secretary are hereby authorized and directed to execute and deliver the Application and Agreement for Membership in the Iowa Public Power Agency, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The IMU General Manager and Board Secretary are hereby authorized and directed to take all steps necessary to complete the application process with IPPA and to establish IMU as a member of IPPA.

Approved this 13th day of October 2025.

Dom Selgrade, Board Chair

ATTEST:

Monica Thompson,
Board Secretary

*TO BE APPROVED BY RESOLUTION OF THE GOVERNING
BODY OF THE MEMBER*

APPLICATION AND AGREEMENT FOR MEMBERSHIP
IN THE IOWA PUBLIC POWER AGENCY

THIS AGREEMENT, entered into this 13th day of October, 2025, by and between the Iowa Public Power Agency (“IPPA”), and Indianola Municipal Utilities (the “Member”), is for the purpose of providing a means by which the Member may jointly and cooperatively proceed under the provisions of Chapters 28E and 28F and Sections 390.9 through 390.25, Code of Iowa, to become a member of and participate in the Iowa Public Power Agency.

This Agreement shall be effective upon its execution and filing with the Secretary of State of the State of Iowa as provided in Sections 28E.8, Code of Iowa.

Member agrees to be bound by the terms and conditions of the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, the Articles of Incorporation, and the Bylaws of IPPA, as they may be amended from time to time, which documents are by this reference incorporated into this Agreement and made a part hereof. Member agrees to be bound by such other rules and regulations as may from time to time be adopted by the Board of Directors of IPPA.

To the extent that Member, by contract or separate agreement, authorizes the issuance of bonds or obligations on its behalf or otherwise contracts with IPPA, Member shall be obligated to make such payments and repayments as may be required by the contract or separate agreement and shall pledge and dedicate all or part of its revenues for the satisfaction of the contract or separate agreement or the payment of the principal of and interest on bonds or obligations issued on its behalf.

There are specific provisions relating to membership in and withdrawal from IPPA contained in the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency and in the Articles of Incorporation and Bylaws. Member acknowledges receipt and approval of each of those documents and agrees to make payment of all amounts due IPPA on or before its withdrawal, and further agrees that all contracts, separate agreements and obligations of Member shall survive its withdrawal from IPPA.

Member represents and warrants that it is a political subdivision of the State of Iowa, with full legal power and authority to enter into this Agreement, to become a member of IPPA, and to perform its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto do execute this Application and Agreement for Membership in the Iowa Public Power Agency by resolution of the respective governing bodies as of the day and year first above written.

IOWA PUBLIC POWER AGENCY

By: _____
President, Board of Directors

ATTEST:

Secretary, Board of Directors

STATE OF IOWA)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2025, before me, a Notary Public in and for said County, in said State, personally appeared Greg Fritz and John Bilsten, to me personally known and to me known to be the President and Secretary, respectively, of the Iowa Public Power Agency, the corporation described in and which executed the foregoing instrument to which this acknowledgement is attached; and that said instrument was executed and signed on behalf of said corporation by authority of its Board of Directors; and that Greg Fritz and John Bilsten, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said corporation voluntarily executed.

Notary Public

MUNICIPAL ELECTRIC UTILITY

By: _____
Chairman, Board of Trustees

ATTEST:

Board Secretary

STATE OF IOWA)
) SS:
COUNTY OF Warren)

On this _____ day of October, 2025, before me, a Notary Public in and for said County, in said State, personally appeared _____ and _____, to me personally known and to me known to be the Chairman and Secretary, respectively, of the Board of Trustees of the municipal electric utility described in and which executed the within and foregoing instrument to which this is attached; and that said instrument was executed and signed on behalf of said municipal electric utility by authority of its Board of Trustees; and that the said _____ and _____, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said municipal electric utility voluntarily executed.

Notary Public

MEMORANDUM

To: IMU Board of Trustees of the Electric, Water and Communications Utilities
From:
Date: October 13, 2025
Subject: Resolution Approving a Health Insurance Holiday

Recommendation:

Attachments: 1. Resolution Approving Health Insurance Premium Holiday Nov, Dec, Jan

Indianola Municipal Utilities
Resolution 2025-

RESOLUTION APPROVING A HEALTH INSURANCE PREMIUM HOLIDAY

WHEREAS, the Council Members and Trustees directed staff to consider a health insurance premium holiday for participating employees; and

WHEREAS, after a review of the health insurance fund, staff is recommending designating November 2025, December 2025 and January 2026 as a one-time health insurance premium holidays for employee and employer contributions to the health insurance fund; and

WHEREAS, health insurance premiums for the months of November 2025, December 2025 and January 2026 will be paid from Fund 820.

NOW THEREFORE, BE IT RESOLVED by the Indianola Municipal Utilities Board of Trustees, that:

1. November 2025, December 2025 and January 2026 are hereby approved as a one-time health insurance premium holidays for employer and employee contributions;
2. Staff is authorized and directed to execute the resolution when issuing payroll checks in the months of November 2025, December 2025 and January 2026;
3. City and IMU health insurance employer premiums will be paid from Fund 820 for the months of November 2025, December 2025 and January 2026.

Approved this 13th day of October 2025.

Dom Selgrade, IMU Chairperson

ATTEST:

Monica Thompson, BOT Secretary