

**TOWN OF CASTLE ROCK, COLORADO**

**CONSTRUCTION CONTRACT**

**CASTLE ROCK FIRE STATION #152**

THIS CONSTRUCTION CONTRACT (Contract) is made at the Town of Castle Rock, Colorado, between the Town of Castle Rock, Colorado (Town), a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 and Taylor Kohrs, LLC (Contractor), a Colorado limited liability company, 12160 Pennsylvania Street, Thornton, CO 80241.

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

**SCOPE OF WORK** The Contractor shall execute the entire Work described in the Contract.

**CONTRACT** The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

**LIST OF CONTRACT DOCUMENTS**

The Contract Documents, except for Modifications issued after execution of this Contract are:

1. Change Orders:
2. Notice to Proceed:
3. Construction Contract:
4. The following Addenda, if any:

**Bid Addendum No. 1 dated 7/19/17**

5. Town of Castle Rock Construction Contract General Conditions
6. The following Specifications:

**Town of Castle Rock Fire Station #152 Project Manual, Volumes I and II, both dated June 1, 2017.**

7. The following Drawings:

**Town of Castle Rock Fire Station #152 100% Construction Documents, dated 06-01-2017**

8. Notice of Award:
9. Notice of Substantial Completion:
10. Notice of Construction Completion:
11. Proposal Forms, including Bid Schedules and the approved Schedule of Values:

**Taylor Kohrs Bid Form dated 26-Jul-17**

12. Performance, and Labor and Material Payment Bonds:
13. Performance Guarantee: and
14. Insurance Certificates.

**CONTRACT PRICE.** The Town shall pay the Contractor for performing the Work and the completion of the Project according to the Contract, subject to Change Orders as approved in writing by the Town under the guidelines in the General Conditions. The Town will pay **\$3,612,410.00, (Three million six hundred twelve thousand four hundred ten and 00/100 dollars)** to the Contractor, subject to full and satisfactory performance of the terms and conditions of the Contract. The Town has appropriated money equal or in excess of the Contract Price for this work.

**COMPLETION OF WORK.** The Contractor must begin work covered by the Contract within 21 calendar days from the Notice to Proceed, and must substantially complete work within 243 calendar days from the day work begins according to the General Conditions. The substantial completion date is to be determined in the Notice to Proceed.

**LIQUIDATED DAMAGES.** If the Contractor fails to substantially complete the Work by the date set for substantial completion in the Contract, or if the completion date is extended by a Change Order, by the date set in the Change Order, the Town may permit the Contractor to proceed, and in such case, may deduct the sum of **\$500.00** for each day that the Work shall remain uncompleted from monies due or that may become due the Contractor. This sum is not a penalty but is a reasonable estimate of liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administering the Contract or portions of the Work that are not completed on time, and has the cost of field and office engineering, inspecting, and interest on financing and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

**SERVICE OF NOTICES.** Notices to the Town are given if sent by registered or certified mail, postage prepaid, to the following address:

TOWN OF CASTLE ROCK  
Town Attorney  
100 N. Wilcox Street  
Castle Rock, CO 80104

**INSURANCE PROVISIONS.** The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Castle Rock as to limits, form and amount.

**RESPONSIBILITY FOR DAMAGE CLAIMS.** The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; including but not limited to claims or amounts recovered from any infringements of patent, trademark, or copyright; or pollution or environmental liability. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that the Contractor and the Town are adequately protected by public liability and property damage insurance.

The Contractor also agrees to pay the Town all expenses, including attorney's fees, incurred to enforce this Responsibility for Damage Claim clause.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

**STATUS OF CONTRACTOR.** The Contractor is performing all work under the Contract as an independent Contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor. The Contractor will not supervise any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are solely responsible for federal and state income tax on money earned.** This is not an exclusive contract.

**THIRD PARTY BENEFICIARIES.** None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person, except the Town or the Contractor, receiving services or benefits under the Contract is an incidental beneficiary only.

**INTEGRATION.** This contract integrates the entire understanding of the parties with respect to the matters set forth. No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

**DEFINITIONS.** The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

Executed this 6<sup>th</sup> day of September, 2017.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Lisa Anderson, Acting Town Clerk

\_\_\_\_\_  
Jennifer Green, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Robert J. Slentz, Town Attorney

**CONTRACTOR:**

**Taylor Kohrs LLC**

By: \_\_\_\_\_  
Scott M. Kohrs

Title: President

**EXHIBIT 1**  
**(PROPOSAL/BID)**