

SIMPLE FORM CONSTRUCTION CONTRACT

THIS AGREEMENT, made this ____ day of _____, 20____, upon the following terms and conditions between:

OWNER: Gregory L. Parkes, as Bishop of the Diocese of St. Petersburg, a Corporation Sole (hereafter "Owner"), having a mailing address of P.O. Box 40200, St. Petersburg, Florida 33743, and

CONTRACTOR: _____(hereafter Contractor), having a mailing address of _____

PARISH/SCHOOL: _____
ADDRESS: _____

DESCRIPTION OF WORK _____,

ARTICLE I. DEFINITION

Section 1.01 Contract.

The term "Contract" means and includes all contract documents, including but not limited to the Specifications; Drawings; Bidding Instructions; Construction Contract; Change Orders; Addendum and Exhibits; and Contractors Proposal.

Section 1.02 Progress Payment

The term "Progress Payment" means any installment of the Contract Price payable as specified herein.

Section 1.03 Work

The term "Work" means all labor, materials, and equipment necessary to be furnished by Contractor to perform fully the contract.

ARTICLE 2. CONTRACT DOCUMENTS

Section 2.01 Signing

The Owner and Contractor shall sign two (2) copies of each of the Contract.

Section 2.02 Order of Precedence

The Order of Precedence within the Contract is as follows:

1. This Contract
2. Addendum
3. Specifications
4. Drawings
5. Bidding Instructions
6. Contractors Proposal

ARTICLE 3. CONTRACT PRICE; PAYMENTS; WAIVERS OF LIENS

Section 3.01 Contract Price

The total Contract Price shall NOT exceed _____ DOLLARS AND NO/100 (\$_____).

Section 3.02 Payments

c+ Schedule for Payment (10% retainage is required for all closeout documents: Warranties, Final Unconditional Release of Lien, As-Build Drawings, Proof of Permit Closure/Final inspection, etc.):

d+ All monies paid to Contractor shall immediately become and constitute a trust fund and shall be applied by Contractor for the benefit of all persons supplying labor, materials, or equipment in connection with the Contract and shall not be diverted to any other purpose until the claims of all such persons have been discharged."

e+ Payments, otherwise due the Contractor, may be withheld on account of defective work not remedied, or claims filed or evidence that claims will be filed: or if the owner believes that the Contractor (i) cannot complete the work for the unpaid balance or (ii) cannot perform within the time specified or (iii) does not have the financial ability to perform or (iv) lapses of insurance or failure to provide evidence of insurance.

Section 3.03 Condition to Payments

Except for any initial payment contained in Section 3.02, The Owner shall not be required to make any payments unless and until Contractor submit with each invoice a duly signed and Notarized Waiver of Lien and an affidavit that Contractor has paid every worker employed by it and has received partial (in the case of progress payments) and final (in the case of final payment) Waivers of Lien from all subcontractors and material men supplying services and/or materials on the Project.

Section 3.04 Notice of Completion

Upon completion of the Project, Contractor shall notify Owner that the Project is ready for final inspection. Thereafter, Owner shall promptly inspect the Project and, if it meets with the contracted specifications, make final payment.

Section 3.05 Final Payment

Neither Payment to Contractor, nor any acceptance, occupation, or utilization of the Project or any part thereof by Owner shall relieve Contractor of liability for funds owed to any subcontractors or material men; for defective materials; or workmanship used in the construction of the Project; or for failure to construct the Project according to the requirements of the Contract. The acceptance of final payment shall constitute a waiver of all claims by Contractor against the Owner except those previously made in writing and still unsettled.

Section 3.06 Termination

If the Contractor fails to perform in accordance with the terms of this Contract, or if the Owner is not satisfied with the progress or quality of the Contractor’s work, Owner shall be entitled to terminate this Contract upon giving written notice to Contractor. In the event of such termination, Contractor shall be entitled to payment for services, labor and materials to date; provided however, Owner does not dispute such obligation in the notice of termination. Termination under this provision is not a waiver of any remedies in law or equity that Owner has for breach of contract, tort or any other theory available under Florida law or this Contract. All such rights are reserved by owner. Nothing herein shall limit any rights contractor may have under this Contract.

ARTICLE 4. PERMITS, TAXES, COMPLIANCE

Section 4.01 Permits and fees

Contractor shall secure the building permit, if required, at Owner’s cost; and Contractor shall secure at its own cost other such permits, inspections, licenses, and approvals as may be required under all applicable building codes, ordinances, laws or regulations for the Work. Should any patented article, design or process be used in the construction of the Project, Contractor shall obtain the right to use the same, shall pay all royalties and license fees chargeable or occurring because of such use, and shall defend and hold Owner and its property free and harmless from all cost, demands, suits and liabilities arising because of such use.

Section 4.02 Taxes

Contractor shall pay employment and payroll taxes and contributions now or hereafter with respect to all persons employed by the Contractor. On projects where the Owner is able to be exempt from sales tax on materials, Contractor will follow the Owner's Direct Purchase Order Procedures for Sales Tax savings.

Section 4.03 Compliance with the Law

Contractor shall comply fully with the all Federal, State and Local laws, codes, and regulations applicable to the work (including all safety requirements) and acknowledges that it has informed itself completely in this regard and agrees that it will comply fully therewith. Should Contractor become aware that any provision of the Contract is at variance with any such law, rule, regulation, ordinance, or order, it shall promptly give notice in writing to Owner of such variance, and the necessary changes in the work required by the Contract shall be made and adjusted in the manner specified herein for changes in the Work. Contractor shall maintain at all times such safeguards for the protection of persons employed on the Project as the conditions and progress of the Work on the Project may require; AND conspicuously post such signs as may be necessary to warn persons of all hazards as existing where the Project is being erected.

ARTICLE 5. THE WORK

Section 5.01 Labor and Materials

Contractor shall provide and pay for all labor, materials, equipment, tools, machinery, and do all other things necessary for the proper performance in completion of the Work. Any material delivered or Work done shall become the property of the Owner and shall not be removed without the consent of the Owner.

Section 5.02 Representations of Contractor:

Contractor represents and warrants that: (1) it has read all of the terms and conditions of this contract; (i.e. all contract documents); (ii) it has physically inspected the job site and is aware of all of the conditions and limitations of the site that might affect the work contemplated by this agreement; (iii) it is aware of the equipment needed to perform the work based upon the type and character of the facilities at the job site; and (iv) it is not relying upon any representation or opinions of Owner that are not otherwise contained in this Contract. Based upon these representations and warranties, Contractor shall fully perform every detail of the requirements of the Contract and Contractor assumes full risk of any difficulties that it might occur in performing the work. Contractor's failure of performance will not be excused on the basis of ignorance of job site conditions or limitations which give rise to difficulties in doing the work; nor will it be the basis for extension of time to complete work. This paragraph shall not be applicable to any reports to be procured by Owner for Contractor's use in performing the Work, until such time as Owner provides such reports to Contractor, who shall then have ten (10) days to review the same. If Contractor fails to object to any information in such reports, then the provisions of this paragraph shall become applicable.

Section 5.03 Quality of Materials

Contractor warrants that all materials used in the construction of the Project shall be new or repaired as indicated and all workmanship and materials used in the construction of the Project shall be of good quality, free from faults and defects and, in conformity with the Contract documents unless otherwise specified in the Contract. All Work not conforming to these standards shall be considered defective.

Section 5.04 Duties of Contractor

Contractor shall have full and complete responsibility for the Work until final acceptance. Contractor shall take reasonable steps to protect the workmen, property, and equipment of other contractors against injury or damage arising out of or connected with the operations conducted by Contractor hereunder. Contractor waives all rights it might have against Owner for loss or damage to Contractor's Work, property or materials arising out of or connected with the operations of the Owner or any other contractors hired by Owner, unless caused by the Owner.

Section 5.05 Access to Work

Contractor shall provide Owner with ready access at any time to the Work, whether it be in preparation or progress, for the purpose of inspection.

Section 5.06 Changes in Work

- a) The Owner reserves the right by written order to make any change including additions, reductions or deletions in the work or materials to be furnished hereunder or may order additional work not shown in the Contract Documents. If Contractor shall claim that any such change shall increase the cost or time of performance of the Work, it shall be within ten calendar days of receipt of such order, give written notice of a claim for additional compensation or for an extension of time and the parties shall agree upon an equitable adjustment. Contractor shall not delay proceeding with the Work as change pending such agreement.
- b) Contractor shall not be entitled to additional compensation whether for modifications or additions to the Work not covered in the Contract Documents or for extra labor or materials furnished unless performed or furnished pursuant to a prior written order signed by Owner.
- c) Any changed or additional Work performed by Contractor as ordered by Owner, shall be performed pursuant to, in accordance with, and subject to all terms and conditions of the Contract.

Section 5.07 Time

- a) All time limits stated in the Contract Documents are of the essence of the Contract.
- b) Contractor shall begin work on or before the date established, to be not less than fourteen (14) days from issuance of the building permit or such other date as the parties agree in writing and shall carry the work forward expeditiously with adequate forces and complete it on _____ (or within number of days).

Section 5.08 Warranties; Guarantees

- a) The Contractor warrants and guarantees that all equipment and systems shall be installed in accordance with the Contract Documents in a workman-like manner as specified herein.
- b) At any time during or after installation Contractor shall repair and replace immediately any and all Work together with any adjacent work which may be displaced by so doing, that may be defective in material, installation, or workmanship.
- c) Contractor warrants and guarantees all equipment and systems furnished or installed by Contractor for a period of _____ from the date of acceptance, or for such longer warranty periods as may be accorded by the manufacturer thereof or law against defective materials, design and workmanship.
- d) In the event Contractor fails to initiate corrective measures within ten (10) days after being notified in writing by the Owner and complete such corrections promptly therefore, the Owner is authorized to proceed to have said defect repaired and Contractor shall pay all costs and charges therefore upon demand.
- e) With regard to any warranties to be furnished for the work, services, equipment or materials under this Contract, Owner shall not be obligated to waive any express or implied warranties as a condition to accepting the written warranty to be provided.

Section 5.09 Use of Project

The use by the Owner of any portion of the Project shall not affect the dates and times when Progress Payments become due to Contractor and shall not prejudice Owner's rights under the Contract.

Section 5.10 Cleaning Up

Contractor shall confine its operation at the site to area permitted by law, ordinances and the Contract Documents and shall keep the property of the Owner free of all of the accumulated rubbish and waste materials. Upon completion of the Project, Contractor shall promptly remove all rubbish and waste materials all temporary structures, and all equipment used by it in performing the Contract. If Contractor fails to clean up, Owner may do so and the cost thereof shall be charged to the Contractor.

ARTICLE 6. SUBCONTRACTORS

Section 6.01 Payments to Subcontractors

To the extent that Contractor shall use any subcontractors, Contractor shall pay each subcontractor, in an amount equal to the percentage of completion allowed to Contractor on account of such subcontractor's work. Contractor shall also require subcontractor to make similar payments to its subcontractors. Owner shall not have any obligation to pay or to see the payment of any monies to any subcontractor. Nothing contained in the Contract Document shall create any contract relation between Owner and any subcontractor.

ARTICLE 7. INDEMNITY AND INSURANCE

Section 7.01 Indemnification

Each party shall defend, indemnify, and hold free and harmless the other party, their affiliated entities, directors, officers, employees and agents, from any and all claims, losses, damages, injuries and liabilities arising from the death or injury of any person or persons, including employees of Contractor and its subcontractors, or from damage or destruction of any property caused by or connected with, in whole or in part, performance of the Contract by Contractor, its subcontractors or their agents or employees.

Section 7.02 Insurance

a) Contractor, at its own expense, shall procure, care and maintain for all of its operations hereunder insurance in companies approved by the Owner which shall include the following:

1. Worker's Compensation and Employer's Liability Insurance for him/her and all those performing work under this Contract.

2. Comprehensive General Liability Insurance with at least One Million Dollars (\$1,000,000.00) for liability coverage with the Owner added as an "additional insured" under the subject policies and a certificate stating such supplied to the Owner.

b) Before Contractor shall commence Work, Contractor shall give to owner a Certificate of Insurance and continue to maintain and provide proof of insurance during the duration of this Contract.

SECTION 8. MISCELLANEOUS

Section 8.01 Litigation

a) Should any litigation be commenced between the parties concerning the Project, any provision of the Contract or the performance thereof, the prevailing party shall be entitled to court costs and attorney fees in such litigation.

b) The venue for any litigation shall be Pinellas County, Florida.

c) The parties agree that prior to undertaking any litigation, they will first mediate the dispute using a Circuit Court Mediator from the Sixth Judicial Circuit. Further, arbitration may be used to settle Contract matters but is not mandatory to either party.

Section 8.02 Assignment

Any assignment, by operation of law or otherwise, in whole or in part, by Contractor or Contract, of the Work to be performed or any right to payment or claims arising hereunder without the prior written consent of the Owner shall be void. Any attempt of an assignment shall be deemed a default under the terms of this agreement and the owner shall be entitled to cancel the same and exercise any and all other rights and remedies that Owner may have.

Section 8.03 Severability

If any provision of the Contract shall be held invalid, in whole or in part, then the remaining provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

Section 8.04 Asbestos

The Contractor shall certify that asbestos-containing building materials were not used on this project. Further, should Contractor encounter any ACM during the performance of the Contractor’s duties, Contractor is required to suspend any Work and immediately report such findings to Owner, and shall cooperate with Owner as to the appropriate remedial action to be taken. Contractor represents and warrants that any demolition and removal of ACM will be done according to all applicable codes, ordinances and law, whether Federal, State or local.

Section 8.05 Coordination

The Contractor shall coordinate his activities with those of the Owner and with the Owner's other direct Contractors who may be on the site. The Owner reserves the right to change the date to one mutually agreed upon in the event that a special occasion prevents vacancy of the facility. A pre-construction meeting must take place at least five (5) days before work commences.

Section 8.06 Safe Environment

Contractor acknowledges and agrees that Owner is committed to providing for the safety and well-being of its youth, its elderly and aged, and its disabled. Contractor represents and warrants that all persons affiliated or associated with the Contractor who have access to the Premises by virtue of this Agreement, shall meet the minimum level 2 screening requirements of Section 435.04, Florida Statutes, and Contractor shall perform all necessary background investigations to endure such compliance. If Owner is not satisfied that this requirement has been met, Owner may request that Contractor or any person affiliated with Contractor be prohibited from accessing the Premises, and Contractor shall immediately vacate the Premises or prohibit such person in violation from accessing the Premises. Contractor shall be strictly liable for any injury, loss and/or damage to any person, and shall indemnify and hold Owner harmless from any claims, resulting from Contractor’s failure to comply with these requirements.

CONTRACTOR:

By: _____
Print Name: _____
Title: _____

OWNER:

GREGORY L. PARKES, as Bishop of the Diocese of St. Petersburg, a Corporation Sole

By _____
Print Name: Dr. Lois T. Locey, DMin, MPA
Chancellor for Administration

_ Pastor/Exec. Dir. Approval

HQP