

**AGREEMENT**  
**BETWEEN**  
**The Town of McCordsville**  
  
**AND**

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**FOR**  
**SR 67 Median Enhancement**

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**THIS AGREEMENT**, executed by and between the Town of McCordsville, Indiana (hereinafter “TOWN”), and CC&T Construction Co., Inc. (hereinafter “CONTRACTOR”);

**WITNESSETH THAT:**

WHEREAS, TOWN is desirous of retaining CONTRACTOR’S services for Construction of **SR 67 Median Enhancement** (more particularly described in Attachment A, “Scope of Work”); and

WHEREAS, CONTRACTOR is capable of performing all applicable work required of the project as per its bid on the Bid Summary sheet; and

WHEREAS, said bid was determined to be the lowest, responsive, and responsible bid per said Bid Summary Sheet.

NOW, THEREFORE, in consideration of the mutual promises hereinafter enumerated, the parties agree as follows:

**ARTICLE 1. TERM**

**1.01** This Agreement shall be in effect upon execution of this Agreement by all parties.

**ARTICLE 2. SERVICES**

**2.01** CONTRACTOR shall complete all work required under this Agreement by November 30, 2021. Substantial Completion shall be considered to be completion of all work.

**2.02** It is hereby understood by both parties that time is of the essence in this Agreement. Failure of CONTRACTOR to complete all work as herein provided will result in monetary damages to TOWN. It is hereby agreed that TOWN will be damaged for every day the work has not been performed in the manner herein provided and that the measure of those damages shall be determined by reference to the then current INDOT Schedule of Liquidated Damages for Each Day of Overrun in Contract Time. CONTRACTOR agrees to pay TOWN said damages or, in the alternative, TOWN, at its sole discretion may

withhold monies otherwise due CONTRACTOR. It is expressly understood by the parties hereto that these damages relate to the time of performance and do not limit TOWN's other remedies under this Agreement, or as provided by applicable law.

- 2.03** CONTRACTOR agrees that no charges or claims for damages shall be made by it for any delays or hindrances, from any cause whatsoever during the progress of any portion of the services specifies in the Agreement. Such delays or hindrances, if any, may be compensated for by an extension of time for reasonable period as may be mutually agreed upon between the parties, it being understood, however, that permitting of CONTRACTOR to proceed to complete any service, or any part of the, after the date to which the time of completion may have been extended, shall in no way operate as a waiver on the part of TOWN or any of its rights herein.

### **ARTICLE 3. COMPENSATION**

- 3.01** CONTRACTOR shall provide services as specified in Attachment A, "Scope of Work", attached hereto and incorporated into this Agreement

- 3.02** Upon approval of properly submitted claims, TOWN shall compensate CONTRACTOR the total sum of **two hundred eighty nine thousand, four hundred eleven and 10/100 (\$289,411.10)**. The approval of the claims shall be at the sole discretion of the TOWN to be approved only upon compliance with the terms of this contract. Said approval not to be unreasonably withheld. TOWN may withhold payment, in whole or in part to the extent necessary to protect itself from a loss on account of any of the following:

1. Defective work
2. Evidence indicating the probable filing of claims by other parties against CONTRACTOR which may adversely affect TOWN.
3. Failure of CONTRACTOR to make payments due to subcontractors, material suppliers or employees.
4. Damage to TOWN or a third party

- 3.03** The submission of any request for payment shall be deemed a waiver and release by CONTRACTOR of all liens and claims with respect to the Work and period to which such payment request pertains except as specifically reserved and noted on such request. The payment of the claim shall constitute a waiver and release by Contractor of all liens and claims for payment with respect to the work and period to which payment was submitted

- 3.04** CONTRACTOR shall maintain proper account records for the scope of all services of this Agreement and provide an accounting for all charges and expenditures as may be necessary for audit purposes. All such records shall be subject to inspection and examination by TOWN'S representatives at reasonable business hours.

- 3.05** CONTRACTOR shall comply in full with all provisions of IC 5-6-13, including but not limited to IC 5-6-13-7 & 8 and said provisions are incorporated by reference herein as specific requirements of this contract.

## **ARTICLE 4. GENERAL PROVISIONS**

**4.01**     **Indemnification:** The Work performed by the Contractor shall be at the risk of that Contractor exclusively. To the fullest extent permitted by law, Contractor shall indemnify, defend (at their sole expense) and hold harmless the Town of McCordsville and their employees (“Indemnified Parties”), from and against any and all claims for bodily injury, death or damage to property, demands, damages, actions, causes of action, suits, losses, judgments, obligations and any liabilities, costs and expenses (including but not limited to investigative and repair costs, attorneys’ fees and costs, and consultants’ fees and costs) (“Claims”) which arise or are in any way connected with the Work performed, materials furnished, or Services provided under this Agreement by the Contractor or its agents. These indemnity and defense obligations shall apply to any acts or omissions, negligent or willful misconduct of the Contractor, its employees or agents, whether active or passive. The Contractor’s indemnification and defense obligations hereunder shall extend to Claims occurring after this Agreement is terminated as well as while it is in force, and shall continue until it is finally adjudicated.

### **4.02**     **Abandonment, Default, and Termination**

**4.02.01**     TOWN shall have the right to abandon the work contracted for in this Agreement without penalty. If TOWN abandons the work described herein, CONTRACTOR shall deliver to TOWN all surveys notes, drawings, specifications and estimates completed or partially completed and these shall become the property of TOWN. The earned value of the work performed shall be based upon an estimate of the proportion between the work performed by CONTRACTOR under this Agreement and the work which CONTRACTOR was obligated to perform under this Agreement. This proportion shall be mutually agreed upon by TOWN and CONTRACTOR. The payment as made to CONTRACTOR shall be paid as a final payment in full settlement of his services hereunder.

**4.02.02**     If CONTRACTOR defaults or fails to fulfill in a timely and proper manner the obligations pursuant to this Agreement, TOWN may, after seven (7) days written notice to has been delivered to CONTRACTOR, and without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due to CONTRACTOR. In the alternative, TOWN, at its option, may terminate this Agreement and take possession of the site and of all materials, equipment, tools and construction equipment and machinery thereon owned by CONTRACTOR, and may finish the project by whatever method it may deem expedient, and if the such action exceeds the unpaid balance of the sum amount, CONTRACTOR or his surety, shall pay the difference to TOWN.

**4.02.03**     Default: If CONTRACTOR breaches this Agreement or fails to perform the work in an acceptable manner, he shall be considered in default. Any one or more of the following will be considered a default:

1. Failure to begin work under this Agreement within the time specified.

2. Failure to perform the work with sufficient supervision, workmen, equipment, and materials to insure prompt completion of said work.
3. Unsuitable performance of the work as determined by the TOWN Engineer and his/her representative.
4. Neglecting or refusing to remove defective materials or failure to perform anew such work as shall have been rejected.
5. Discontinuing the prosecution of the work or any part of it.
6. Inability to finance the work adequately
7. If, for any other reason, CONTRACTOR breaches this Agreement or fails to carry on the work in an acceptable manner.
8. Failure to comply with applicable federal or state laws and regulations or local ordinances.

4.02.04

TOWN shall send CONTRACTOR a written notice of default. If CONTRACTOR, or his Surety, within a period of (10) days after such notice, fails to remedy the default, then TOWN shall have full power and authority, without violation of the Agreement, to take the prosecution of the work out of the hands of said CONTRACTOR, to appropriate or use any or all materials and equipment on the ground as may be suitable and acceptable, and may at his option, turn the work over to the Surety, or enter into an agreement with another Contractor for the completion of the Contract according to the terms and provisions thereof, or TOWN may use such other methods as, in its opinion, shall be required for the completion of said Contract in an acceptable manner. In the event of emergencies, TOWN may take steps to mitigate its damages without said steps being considered a breach of contract by the TOWN.

4.02.05

All cost of completing the work under the Contract shall be deducted from the monies due or which may become due said CONTRACTOR. In case the expenses so incurred by TOWN shall be less than the sum which would have been payable under the Contract if it had been completed by said CONTRACTOR, CONTRACTOR shall be entitled to receive the difference. However, in case such expense shall exceed the sum which would have been payable under the Contract, CONTRACTOR and its Surety will be liable and shall pay to TOWN the amount of said excess. By taking over the prosecution of the work, TOWN does not forfeit the right to recover damages from CONTRACTOR or his Surety for his failure to complete the work in the time specified.

4.02.06

Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of the Agreement by TOWN are at any time not forthcoming or are insufficient, through failure of any entity to appropriate the funds or otherwise, then TOWN shall have the right to terminate this Agreement without penalty by giving prior written notice documenting the lack of funding in which instance unless otherwise agreed to by the parties, this Agreement shall terminate and become null and void on the last day of the fiscal period for which appropriation were received.

4.02.07 TOWN agrees that it will make its best effort to obtain sufficient funds, including but not limited to, including in its budget for each fiscal period during the term hereof a request for sufficient funds to meet its obligations hereunder in full.

#### **4.03 Successors and Assigns**

4.03.01 Both parties agree that for the purpose of this Agreement, CONTRACTOR shall be an Independent Contractor and not an employee of TOWN.

4.03.02 No portion of this Agreement shall be sublet, assigned or otherwise disposed of by CONTRACTOR except with the written consent of the TOWN being first obtained. Consent to sublet, assign, or otherwise dispose of any portion of this Agreement shall not be construed to relieve CONTRACTOR of any responsibility of the fulfillment of this Agreement.

4.03.03 CONTRACTOR shall comply in all regards with IC 5-6-13-9 through 12 relating to CONTRACTOR tiers.

#### **4.04 Extent of Agreement: Integration**

4.04.01 This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:

1. This Agreement
2. Technical Specifications
3. Where applicable, Bid Prices
4. Upfront Specifications
5. Information for Bidders
6. Advertisement
7. CONTRACTOR'S submittals
8. The current construction design standards and specifications for the Town of McCordsville
9. The current Indiana Department of Transportation Standard Specifications and the latest addendums.
10. The current construction specifications and details for Indiana American Water Company for water mains
11. All plans as provided for the work that is to be completed.
12. Affidavit of Compliance with applicable law.
13. Certification that CONTRACTOR is a properly certified contractor approved by INDOT or INDOA.

4.04.02 In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by CONTRACTOR, and other rights and obligations of TOWN and CONTRACTOR, the document expressing the greater quantity, quality or other scope of work in question, or imposing the greater obligation upon CONTRACTOR and affording the greater right or remedy to TOWN shall govern;

otherwise the documents shall be given precedence in the order as enumerated above.

#### **4.05 Insurance**

**4.05.01** CONTRACTOR shall, as a prerequisite to this Agreement, purchase and thereafter maintain such insurance as will protect it from the claims set forth below which may arise out of or result from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by any SUBCONTRACTORS or by anyone directly or indirectly employed by any or all of them, or by anyone for whose acts any of them maybe liable.

##### Coverage

##### Limits

A. Workmen's Compensation & Disability	Statutory Requirements
B. Employer's Liability Bodily Injury by Accident	\$500,000 each accident
Bodily Injury by Disease	\$500,000 policy limit
Bodily Injury by Disease	\$500,000 each employee
C. Commercial General Liability (Occurrence Basis)	\$1,000,000
Bodily Injury, personal injury, property damage, Contractual liability, products-completed operations	
General Aggregate Limit (other than Products/ Completed Operations)	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage (any one fire)	\$50,000
Medical Expense Limit (any one person)	\$5,000
D. Comprehensive Auto Liability (single limit, owned, Hired, and non-owned)	\$1,000,000 each accident
Bodily injury and property damage	\$1,000,000
Umbrella Excess Liability	\$2,000,000 each occurrence and
The Deductible on the Umbrella Liability	Shall not be more than \$10,000

- 4.05.02 CONTRACTOR'S comprehensive general liability insurance shall also provide coverage for the following:
1. Premises and operations;
  2. Contractual liability as applicable to any hold harmless agreements
  3. Completed operations and products; which also must be maintained for a minimum period of two years after final payment and CONTRACTOR shall continue to provide evidence of such coverage to TOWN on an annual basis during the aforementioned period; and
  4. Broad form property damage – including completed operations;
  5. Fellow employee claims under Personal Injury
  6. Independent Contractors.
- 4.05.03 With the prior written approval of TOWN, CONTRACTOR may substitute different types or amounts of coverage for those specified as long as the total amount of required protection is not reduced.
- 4.05.04 Certificates of Insurance, naming the Town of McCordsville as an "additional insured", showing such coverage then in force (but not less than the amount shown above) shall be on file with TOWN prior to commencement of work. These Certificates shall contain a provision that coverage afforded under the policies will not be canceled or non-renewed until at least thirty (30) days prior written notice has been received by TOWN.
- 4.06 **Necessary Documentation** CONTRACTOR certifies that it will furnish TOWN any and all documentation, certification, authorization, license, permit or registration required by the laws or rules and regulations of the Town of McCordsville, the State of Indiana and the United States. CONTRACTOR further certifies that it is now and will maintain in good standing with such governmental agencies and that it will keep its license, permit registration, authorization or certification in force during the term of this Agreement. This provision includes but is not limited to the requirement that CONTRACTOR is a properly qualified and certified contractor through INDOT or IDOA as required by law.
- 4.07 **Applicable Laws** CONTRACTOR agrees to comply with all federal, state, and local laws, rules and regulations applicable to CONTRACTOR in performing work pursuant to this Agreement, including, but not limited to, discrimination in employment, IC 5-16-13; IC 22-5-1.7-11; IC 36-1-12-24, conflicts of interest, public notice, accounting records and requirements. Unless otherwise specified, this Agreement shall be govern by the laws of the United States, and the State of Indiana, and by all Municipal Ordinances and Codes of the Town of McCordsville.
- 4.08 **Non-Discrimination**
- 4.08.01 CONTRACTOR and subcontractors shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to hire, tenure, terms, training, conditions or privileges of employment, because of race, sex, color, religion, national origin, ancestry,

age, handicap, or disabled veteran status. Breach of this covenant may be regarded as a material breach of the Agreement.

4.08.02

CONTRACTOR certifies for itself and all its subcontractors compliance with existing laws of the State of Indiana and the United States regarding:

1. Prohibition of discrimination in employment practices on the basis of race, sex, color, religion, national origin, ancestry, age, handicap, or any other legally protected classification; strongly encourages the use of project site local small businesses, minority-owned business, and women-owned business in its operations.

4.08.03

Further, pursuant to IC 5-16-6-1, Contractor Agrees:

1. That in the hiring of employees for the performance of work under this Agreement or any subagreement hereunder, no contractor, or subcontractor, nor any person acting on behalf of such CONTRACTOR or subcontractor, shall by reason of race, sex, color, religion, national origin, ancestry, or any other legally protected classification, discriminate against any citizen of the State of Indiana who is qualified and available to perform the work to which the employment relates.
2. That no contractor, subcontractor, or any person on their behalf, shall, in any manner, discriminate against or intimidate any employee hired for performance of work under this Agreement on account or race, religion, color, sex, national origin, ancestry, handicapped, or any other legally protected classification.
3. That there may be deducted from the amount payable to CONTRACTOR, by TOWN, under this Agreement, penalty of Five Dollars (\$5.00) for each person for each calendar day during which such person was discriminated against or intimidated in violation of the provisions of this Agreement. Any such person discriminated against retains the right to file a discrimination complaint with the appropriate civil rights agency or court.
4. That this Agreement may be canceled or terminated by TOWN and all money due or to become hereunder may be forfeited, for a second or any subsequent violations of the terms or conditions under this section of the Agreement.

4.08.04

Title VI Assurances: The Recipient, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.



#### **4.09**      **Workmanship and Quality of Materials:**

4.09.01            CONTRACTOR shall guarantee the work for a period of one (1) year(s) from the date of substantial completion. Failure of any portion of the work within one (1) year(s) due to improper construction, materials of construction, or design may result in a refund to TOWN of the purchase price of that portion which failed or may result in the forfeiture of CONTRACTOR'S Performance Bond.

4.09.02            OR EQUAL. Wherever in any of the Contract Documents an article, material or equipment is defined by using the name of a manufacturer or vender, the term "Or Equal" or the term "The Equivalent" is done for the express purpose of establishing a basis of durability and efficiency and not for the purpose of limiting completion. Whenever material or equipment is submitted for approval as being equal to that specified, the submittal shall include sufficient information and data to demonstrate that the material or equipment conforms to the Contract requirements. The decision as to whether or not such material or equipment is equal to that specified shall be made by the Town of McCordsville Engineer or his/her representative. The approval by the ADMINISTRATOR of alternate material or equipment as being equivalent to that specified, shall not in any way relieve CONTRACTOR of responsibility for failure of the material or equipment due to faulty design, material, or workmanship, to perform the function required by the Contract Documents.

4.09.03            TOWN shall be the sole judge of the sufficiency of workmanship and quality of materials. Disputes shall be resolved by the Town of McCordsville Engineer and are not subject to arbitration.

**4.10**      **Safety** CONTRACTOR shall be responsible for the safety of employees at all times and shall provide all equipment necessary to insure their safety. CONTRACTOR shall ensure the enforcement of all applicable safety rules, regulations, ordinances and laws, whether federal, state or local.

#### **4.11**      **Amendments/Changes**

4.11.01            Except as provided in Paragraph 4.11.02, this Agreement may be amended only by written instrument signed by both TOWN and CONTRACTOR.

4.11.02            Without invalidating the Agreement and without notice to any surety, TOWN may at any time or from time to time, order, in writing, additions, deletions or revisions in the Work. Upon receipt of any such document, CONTRACTOR shall promptly proceed with the Work involved which will be performed under the applicable conditions of the Contract Documents.

4.11.03            If CONTRACTOR believes that any direction of TOWN under paragraph 4.11.02, or any other event or condition, will result in an increase in the Contract

time or price, [No claim for any adjustment of the Contract time or price will be valid if not submitted in accordance with this Paragraph] Contractor shall immediately file written notice with the TOWN after the event giving rise to the claim and stating the general nature of the claim with supporting data. Any adjustments increasing the Contract price or time shall be agreed upon in writing.

4.11.04 CONTRACTOR shall carry on the Work and adhere to the progress schedule during all disputes or disagreements with TOWN. No work shall be delayed or postponed pending resolution of any dispute or disagreement except as CONTRACTOR and TOWN may otherwise agree in writing.

4.12 **Bond/Surety** CONTRACTOR shall provide TOWN with a Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the contract amount.

4.12.01 Failure by CONTRACTOR to perform the work in a timely or satisfactory fashion may result in forfeiture of CONTRACTOR'S Performance Bond.

4.12.02 If the surety on any bond furnished by CONTRACTOR becomes a party to supervision, liquidation, rehabilitation action pursuant I.C. 27-9 et seq. or its right to do business in the State of Indiana is terminated, CONTRACTOR shall, within thirty days thereafter, substitute another bond and surety, both of which must be acceptable to TOWN.

4.13 **Payment of Subcontractors** As required by law, CONTRACTOR shall pay all subcontractors, laborers, material suppliers and those performing services to CONTRACTOR on the project under this Agreement. TOWN may, as a condition precedent to any payment hereunder, require CONTRACTOR to submit satisfactory evidence of payments of any and all claims of subcontractors, laborers, material suppliers, and those furnishing services to CONTRACTOR. Upon receipt of a lawful claim, TOWN shall withhold money due to CONTRACTOR in a sufficient amount to pay the subcontractors, laborer, material suppliers, and those furnishing services to CONTRACTOR.

4.14 **Remedies** Should Contractor fail to perform its obligations under the terms of this agreement, Contractor agrees that in addition to all other remedies available, Town of McCordsville shall be entitled to recover from Contractor the Town of McCordsville's costs and expenses, including reasonable attorney fees incurred in enforcing this agreement.

4.15 **Written Notice** Written notice shall be considered as served when delivered in person or sent by mail to the individual, firm, or corporation, or to the last business address of such known to CONTRACTOR who serves the Notice. Notice shall be sent as follows:

## TO TOWN

Name: Mark Witsman

Title: Town Engineer

Address: 6280 W. 800 N.

Town/State/Zip: McCordsville, IN 46055

## TO CONTRACTOR

Company Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Town/State/Zip: \_\_\_\_\_

**4.16**      **Severability and Waiver** In the event that any clause or provision of this Agreement is held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any other provision of this Agreement. Failure of either party to insist on strict compliance with the provision of this Agreement shall not constitute waiver of that party's right to demand later compliance with the same or other provisions of this Agreement.

**4.17**      **Notice to Proceed** CONTRACTOR shall not begin the work pursuant to the "Scope of Work" of this Agreement until it receives an official written Notice to Proceed from the TOWN. Contractor shall start active and continuous work on the contract within seven (7) calendar days after the date of the Notice to Proceed. In no case shall work begin prior to the date of the Notice to Proceed. If a delayed starting date is indicated in the proposal, the seven (7) calendar day limitation will be waived. Work day charges will then begin on a date mutually agreed upon, but not later than the delayed starting date specified. In the event that any contract is canceled after an award has been made but prior to the issuing of the Notice to Proceed, no reimbursement will be made for any expenses accrued relative to this contract during that period.

### **4.18**      **Steel Product**

**4.18.01**      To comply with Indiana Code 5-16-8, affecting all contracts for the construction, reconstruction, alteration, repair, improvement or maintenance of public works, the following provision shall be added: If steel products are to be utilized or supplied in the performance of any contract or subcontractor, only domestic steel products shall be used. Should TOWN feel that the cost of domestic steel is unreasonable, TOWN will notify CONTRACTOR in writing of this fact.

- 4.18.02 Domestic Steel products are defined as follows:  
"Products rolled, formed, shaped, drawn extruded, forged, cast, fabricated or otherwise similarly processed, or processed by a combination of two (2) or more of such operations, from steel made in the United States by open hearth, basic oxygen, electric furnace, bessemer or other steel making process."
- 4.18.03 The United States is defined to include all territory subject to the jurisdiction of the United States.
- 4.18.04 TOWN may not authorize or make any payment to CONTRACTOR unless TOWN is satisfied that CONTRACTOR has fully complied with this provision.
- 4.19 **Iranian Investments:** The undersigned, both individually and on behalf of the contracting entity certify pursuant to IC 5-22-16.5 that they/it is not engaged in any investment activities in Iran as said investment activity is prohibited by law.
- 4.20 **Drug Testing:** CONTRACTOR agrees on behalf of contractor, subcontractors and all tier contractors, to comply in full with the provisions of IC 36-1-12-24 requiring mandatory drug tests for employees when the cost of any public works project is greater than \$150,000.00.

**WHEREFORE** the parties as represented by the signature below agree to all terms set forth within this contract and acknowledge receipt, review, and agreement to the provisions contained herein.

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**“CONTRACTOR”**

\_\_\_\_\_

By: \_\_\_\_\_

Signature

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attest:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**“McCordsville”  
Town of McCordsville**

**INTRODUCED & APPROVED** by the Town Council of the Town of McCordsville,  
Hancock County, Indiana this 8th day of December, 2020.

Town of McCordsville, Indiana,

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Barry A. Wood

Town Council President

Attest:

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