

RESOLUTION NO. URR 09-002

A RESOLUTION OF THE CANBY URBAN RENEWAL AGENCY BOARD TO ENTER INTO A CONSTRUCTION CONTRACT WITH NORTHWEST EARTHMOVERS, INC. IN THE AMOUNT OF \$874,491.00 FOR THE REDEVELOPMENT OF NE 2ND AVENUE FROM ITS INTERSECTION WITH N. IVY STREET, EAST APPROXIMATELY 750 FEET, AND INCLUDING PUBLIC PARKING LOT IMPROVEMENTS ENTITLED "NE 2ND AVENUE RECONSTRUCTION AND PARKING LOT IMPROVEMENTS PROJECT" LOCATED IN THE CITY OF CANBY, OREGON

WHEREAS, the Canby City Council established an Urban Renewal Agency to function within the City pursuant to Ordinance 1032 passed October 6, 1999; and

WHEREAS, the Urban Renewal Agency is seeking to redevelop NE 2nd Avenue in Canby in conjunction with the building of a new movie theater at that location in the City of Canby, Oregon. The improvements are to be made on NE 2nd Avenue beginning at its intersection with N. Ivy Street east 750 feet to a location of public parking lots to be constructed to serve the movie theater. This project is referred to as the "**NE 2nd Avenue Reconstruction and Parking Lot Improvements Project**", and

WHEREAS, the URA Board has publicly bid and awarded a construction contract for the completion of the "**NE 2nd Avenue Reconstruction and Parking Lot Improvements Project**", and

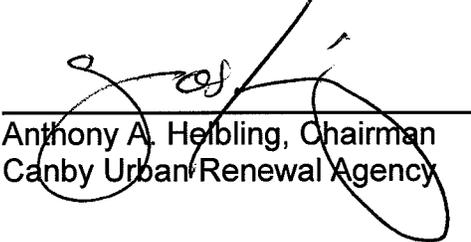
WHEREAS, City Council finds that it is in the City's best interest to complete the proposed redevelopment project and has, by Resolution 1022, authorized the Canby Urban Renewal Agency to enter into this contract and by Ordinance No. 1305, authorized the use of Urban Renewal Funds and reimbursement from the City to URA for a portion of the project costs for public street improvements on SE 2nd Avenue;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City of Canby Urban Renewal Agency as follows:

1. The City Administrator of the City of Canby is authorized and directed to sign the attached construction contract "Exhibit A" on behalf of the Urban Renewal Agency Board and carry out all necessary actions to complete the construction of the project entitled "**NE 2nd Avenue Reconstruction and Parking Lot Improvements Project**" located on NE 2nd Avenue in the City of Canby.

This Resolution shall take effect on April 15, 2009.

ADOPTED this 15th day of April, 2009, by the Canby Urban Renewal Agency.



Anthony A. Herbling, Chairman
Canby Urban Renewal Agency

ATTEST:



Melissa York
Deputy City Recorder

EXHIBIT "A"

CONTRACT FOR CONSTRUCTION

THIS AGREEMENT is dated as of the 15th day of April in the year 2009 by and between

URBAN RENEWAL AGENCY of the CITY OF

(hereinafter called OWNER) and

NORTHWEST EARTHMOVERS,

(hereinafter called CONTRACTOR)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents:

URBAN RENEWAL AGENCY of the CITY OF CANBY NE 2ND AVENUE RECONSTRUCTION AND PARKING LOT IMPROVEMENTS

The project consists of approximately 750 lineal feet of street reconstruction to include curbs, concrete sidewalks, ADA ramps, unit pavers, asphaltic concrete paving, infiltration trenches, planters and landscaping. The work also includes the construction of a new parking lot, INCLUDING THE ALTERNATIVE BID 'AB'.

ARTICLE 2 - ENGINEER

The Project has been designed by CURRAN-McLEOD, INC., Consulting Engineers, who is hereinafter called ENGINEER and who will assume all duties and responsibilities and will have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

- 3.1 The Work will be substantially completed within 120 calendar days after the date when the Contract Time commences to run as provided in paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 30 days after the date when the issuance of the Certificate of Substantial Completion including punch list items.

- 3.2 Liquidated Damages: OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal proceeding the actual loss suffered by OWNER if the Work is not substantially complete on time.

Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER or the OWNER may withhold from amounts due the CONTRACTOR Four Hundred Dollars (\$400.00) for each day that expires after the time specified in paragraph 3.1. for Substantial Completion until the Work is substantially complete AND/OR for each day of delay beyond the deadline for Final Completion.

ARTICLE 4 - CONTRACT PRICE

- 4.1 OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds by check, an amount totaling

Eight Hundred Seventy Four Thousand Four Hundred Ninety One Dollars

(\$874,491), as shown in the attached Bid Proposal.

ARTICLE 5 - PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

- 5.1 Progress Payments: OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 25th day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in paragraph 14.01 of the General Conditions.

- 5.1.1 Prior to Substantial Completion progress payments will be in an amount equal to:

- (a) 95 % of the Work completed; and
- (b) 95 % of materials and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made.

5.1.2 Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95% of the value of the Contract Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02 of the General Conditions.

5.2 Final Payment: Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the value of the Contract Work completed, as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 6 - INTEREST

All monies not paid when due hereunder shall bear interest at the maximum rate allowed by law at the place of the Project, when requested in accordance with ORS 279C.570

ARTICLE 7 - CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

- 7.1 CONTRACTOR has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.
- 7.2 CONTRACTOR has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which were relied upon by ENGINEER in the preparation of the Drawings and Specifications and which have been identified in the Supplementary Conditions.
- 7.3 CONTRACTOR has made or caused to be made examinations, investigations and tests and studies of such reports and related data in addition to those referred to in paragraph 7.2 as he deems necessary for the performance of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by CONTRACTOR for such purposes.
- 7.4 CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.
- 7.5 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

ARTICLE 8 - CONTRACT DOCUMENTS

- 8.1 This Agreement
- 8.2 Exhibits to this Agreement.
- 8.3 Performance and other Bonds
- 8.4 Notice of Award.
- 8.5 General Conditions of the Construction Contract
- 8.6 Supplementary Conditions
- 8.7 Technical Specifications as listed in the Table of Contents.
- 8.8 Drawings bearing the following general title:

**URBAN RENEWAL AGENCY of the CITY OF CANBY
NE 2ND AVENUE RECONSTRUCTION
AND PARKING LOT IMPROVEMENTS**

- 8.9 Addenda numbers 1 of 1.
- 8.10 CONTRACTOR'S Bid
- 8.11 Any Modification, including Change Orders, duly delivered after execution of Agreement.

There are no Contract Documents other than those listed above in this ARTICLE 8. The Contract Documents may only be altered, amended or repealed by a Modification (as defined in Article 1 of the General Conditions).

ARTICLE 9 - MISCELLANEOUS

- 9.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.
- 9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically by without limitation, moneys that may become due and moneys that are 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 Documents.

- 9.3 OWNER and CONTRACTOR each binds himself, his partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.
- 9.4 In the event a suit, arbitration or other legal action is required by either the OWNER or the CONTRACTOR to enforce any provisions of this Agreement, the prevailing parties shall be entitled to all reasonable costs and reasonable attorney's fees upon trial or subsequent appeal.

IN WITNESS WHEREOF, the parties hereto have signed three counterparts of this Agreement.

This Agreement will be effective on April 15, 2009.

OWNER:
URBAN RENEWAL AGENCY
 of the CITY OF CANBY
 170 NW 2nd Avenue
 Canby, OR 97013

By: [Signature]
 Name: Anthony A. Helbling
 Title: Chairman

CONTRACTOR:
NORTHWEST EARTHMOVERS, INC.
 13600 SW Galbreath Drive
 Sherwood, OR 97140

By: [Signature]
 Name/Title: Craig Smelter, VP
 Attest: [Signature]
 Address for giving notices:
PO Box 1609
SHERWOOD, OR 97140