

PART VI
CONTRACT AGREEMENT

INDEX

1.	SCOPE OF WORK.....	CA-2
2.	TIME OF COMPLETION.....	CA-2
3.	ISSUANCE OF WORK ORDERS	CA-2
4.	THE CONTRACT SUM	CA-2
5.	PROGRESS PAYMENTS	CA-3
6.	ACCEPTANCE AND FINAL PAYMENT.....	CA-3
7.	THE CONTRACT DOCUMENTS.....	CA-3
8.	EXTRA WORK.....	CA-3
9.	ENUMERATION OF SPECIFICATIONS AND DRAWINGS.....	CA-4

PART VI

CONTRACT AGREEMENT

THIS AGREEMENT, made on the _____ day of _____, 20____, by and between **Lexington-Fayette Urban County Government**, acting herein called "OWNER" and **Olympic Construction LLC**, doing business as a corporation located in the City of Nicholasville, County of Jessamine, and State of Kentucky, hereinafter called "CONTRACTOR."

WITNESSETH: That the CONTRACTOR and the OWNER in consideration of four million, four hundred forty-three thousand, one hundred Dollars and No Cents (\$4,443,100.00) quoted in the proposal by the CONTRACTOR, dated October 13, 2017, hereby agree to commence and complete the construction described as follows:

1. SCOPE OF WORK

The CONTRACTOR shall furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the General Conditions, and the Special Conditions of the Contract, the Specifications, IonWave Q&A and Contract Documents therefore as prepared by Brandstetter Carroll Inc for Construction Services for Fire Station No. 24 project.

2. TIME OF COMPLETION

The time period estimated and authorized by the OWNER for the proper execution of the Work by the Contract, in full, is hereby fixed as three hundred ninety-five (395) calendar days to final completion. The time shall begin in accordance with the Notice to Proceed provided by OWNER.

3. ISSUANCE OF WORK ORDERS

Notice to begin Work will be given in whole or for part of the Work as determined by the OWNER pending the availability of funds. The order of construction will be as determined by the Engineer after consultation with the CONTRACTOR and the OWNER.

4. THE CONTRACT SUM

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the Contract, as quoted in the proposal, subject to any additions and deductions, as provided therein.

5. PROGRESS PAYMENTS

The OWNER shall make payments on account of the Contract, as provided in accordance with the General Conditions, as estimated by the Engineer, less the aggregate of previous payments.

6. ACCEPTANCE AND FINAL PAYMENT

Final payment shall be due within ninety (90) days after completion of the Work, provided the Work be then fully completed and the Contract fully accepted.

Before issuance of final certificate, the CONTRACTOR shall submit evidence satisfactory to the Engineer that all payrolls, material bills, and other indebtedness connected with the Work has been paid.

If, after the Work has been substantially completed, full completion thereof is materially delayed through no fault of the CONTRACTOR, and the ENGINEER so certifies, the OWNER shall upon certificate of the ENGINEER, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

7. THE CONTRACT DOCUMENTS

The Advertisement for Bids, Information for Bidders, the General Conditions, Performance and Payment Bonds, Contract Agreement, Special Conditions, Technical Specifications, any and all Addenda, IonWave Q&A, and Proposal, and Plan Drawings form the Contract, and they are fully a part of the Contract as if hereto attached or herein repeated.

8. EXTRA WORK

The OWNER, without invalidating the Contract, may order extra work or make changes by altering, adding to or deducting from the Work, the Contract Sum being adjusted accordingly. All such Work shall be executed and paid for in accordance with the General Conditions, which is a part of this Contract.

9. THE FOLLOWING IS AN ENUMERATION OF THE SPECIFICATIONS AND DRAWINGS (CONTRACT DOCUMENTS):

SPECIFICATIONS

SECTION NO.	TITLE	PAGES
I	Advertisement for Bids	AB 1 thru 5
II	Information for Bidders	IB 1 thru 10
III	Form of Proposal	P 1 thru 35
IV	General Conditions	GC 1 thru 51
V	Special Conditions	SC 1 thru 8
VI	Contract Agreement	CA 1 thru 5
VII	Performance and Payment Bonds	PB 1 thru 7
VIII	Addenda	AD 1 thru 1
IX	Technical Specifications	
003119	EXISTING CONDITION INFORMATION	
003126	EXISTING HAZARDOUS MATERIAL INFORMATION	
003132	GEOTECHNICAL DATA	
	GEOTECHNICAL EXPLORATION REPORT	

Division 1 - General Requirements

011000	SUMMARY
012100	ALLOWANCES
012200	UNIT PRICES
012300	ALTERNATES
012500	SUBSTITUTION PROCEDURES
012600	CONTRACT MODIFICATION PROCEDURES
012900	PAYMENT PROCEDURES
013100	PROJECT MANAGEMENT AND COORDINATION
013200	CONSTRUCTION PROGRESS DOCUMENTATION
013300	SUBMITTAL PROCEDURES
014000	QUALITY REQUIREMENTS
014200	REFERENCES
015000	TEMPORARY FACILITIES AND CONTROLS
016000	PRODUCT REQUIREMENTS
017300	EXECUTION
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
017700	CLOSEOUT PROCEDURES
017823	OPERATION AND MAINTENANCE DATA

017839 PROJECT RECORD DOCUMENTS
017900 DEMONSTRATION AND TRAINING
019113 GENERAL COMMISSIONING REQUIREMENTS
019113-13 FUNCTIONAL TESTING
019119 COMMISSIONING OF BUILDING ENVELOPE SYSTEMS
019119-13 FUNCTIONAL TESTING OF BUILDING ENVELOPE

Division 2 – Site Work

024116 STRUCTURE DEMOLITION

Division 3 – Concrete

033000 CAST-IN-PLACE CONCRETE
033543 CONCRETE FINISHING

Division 4 – Masonry

042000 UNIT MASONRY
047200 CAST STONE MASONRY

Division 5 – Metals

051200 STRUCTURAL STEEL FRAMING
052100 STEEL JOIST FRAMING
053100 STEEL DECKING
054000 COLD FORMED METAL FRAMING
055000 METAL FABRICATIONS
055113 METAL PAN STAIRS
055133 INCLINED METAL LADDERS
055319 EXPANDED METAL GRATINGS

Division 6 – Woods, Plastics, and Composites

061000 ROUGH CARPENTRY
061600 SHEATHING
064116 CASEWORK

Division 7 – Thermal and Moisture Protection

071113 BITUMINOUS DAMPPROOFING
072100 THERMAL INSULATION
072500 WEATHER BARRIERS
075423 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING
077100 ROOF SPECIALTIES
077200 ROOF ACCESSORIES
078413 PENETRATION FIRESTOPPING
078446 FIRE-RESISTIVE JOINT SYSTEMS
079200 JOINT SEALANTS

Division 8 – Openings

081113	HOLLOW METAL DOORS AND FRAMES
082200	FRP DOORS AND FRAMES
083113	ACCESS DOORS AND FRAMES
083613	SECTIONAL DOORS
084113	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
084229.13	FOLDING AUTOMATIC ENTRANCES (ALTERNATE)
087100	DOOR HARDWARE
087113	AUTOMATIC DOOR OPERATORS
088000	GLAZING
089119	FIXED LOUVERS

Division 9 – Finishes

092216	NON-STRUCTURAL METAL FRAMING
092900	GYPSUM BOARD
095123	ACOUSTICAL TILE CEILINGS
096513	RESILIENT BASE AND ACCESSORIES
096566	RESILIENT ATHLETIC FLOORING
096723	RESINOUS FLOORING
099123	INTERIOR PAINTING
099726	SPECIAL COATINGS

Division 10 – Specialties

101400	SIGNAGE
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES
104000	MISCELLANEOUS BUILDING SPECIALTIES
104413	FIRE EXTINGUISHER CABINETS
104416	FIRE EXTINGUISHERS
105113	METAL LOCKERS (ALTERNATE)
107500	FLAG POLES

Division 14 – Conveying Systems

142400	HYDRAULIC ELEVATORS
--------	---------------------

Division 21 – Fire Suppression

210000	FIRE PROTECTION
--------	-----------------

Division 22 – Plumbing

220100	PLUMBING GENERAL PROVISIONS
220200	PIPE TRENCHING AND BACKFILLING
220300	PLUMBING BASIC MATERIALS AND METHODS
220400	PLUMBING INSULATION
220500	SANITARY SEWAGE DISTRIBUTION SYSTEM
220600	PLUMBING FIXTURES

220700 MISCELLANEOUS PLUMBING EQUIPMENT
220700.01 PREVENTATIVE MAINTENANCE FOR PLUMBING EQUIPMENT
220800 ROOF DRAINAGE SYSTEMS
220800 COMMISSIONING OF PLUMBING SYSTEMS

Division 23 – Heating, Ventilating, and Air Conditioning

230510 GENERAL PROVISIONS FOR HVAC
230593 STARTING, TESTING, AND BALANCING FOR HVAC
230719 HVAC INSULATION
230800 COMMISSIONING OF HVAC
230900 DIRECT DIGITAL CONTROLS
231110 BASIC MATERIALS AND METHODS FOR HVAC
233110 AIR DISTRIBUTION
233400A HIGH VOLUME LOW VELOCITY FANS – POWERFOIL X3.0
233400B HIGH VOLUME LOW VELOCITY FANS – HAIKU
233521 SLIDING BALANCING TRACK VEHICLE EXHAUST REMOVAL SYSTEM
235523 LOW INTENSITY GAS FIRED RADIANT HEATERS
237200 AIR TO AIR PACKAGED ENERGY RECOVERY UNITS
238146 HEATING, VENTILATION, AND AIR CONDITIONING
238146.1 PREVENTATIVE MAINTENANCE FOR HVAC EQUIPMENT
238147A VARIABLE REFRIGERANT FLOW INDOOR UNITS
238147B VARIABLE REFRIGERANT FLOW OUTDOOR UNITS

Division 26 – Electrical

260500 GENERAL PROVISIONS FOR ELECTRICAL
260500.01 PREVENTATIVE MAINTENANCE FOR ELECTRICAL EQUIPMENT
260505 PENETRATION FIRESTOPPING
260519 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
260526 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
260529 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
260533 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
260536 CABLE TRAYS FOR ELECTRICAL SYSTEMS
260553 IDENTIFICATION FOR ELECTRICAL SYSTEMS
260573 SHORT CIRCUIT AND PROTECTIVE COORDINATION STUDIES
260800 COMMISSIONING OF ELECTRICAL SYSTEMS
260923 LIGHTING CONTROL
262413 SWITCHBOARDS
262416 PANELBOARDS
262726 WIRING DEVICES
262816 ENCLOSED SWITCHES AND CIRCUIT BREAKERS
262913 ENCLOSED CONTROLLERS
263213 GENERATOR AND TRANSFER SWITCHES
264113 LIGHTNING PROTECTION FOR STRUCTURES
265100 LIGHTING

Division 27 – Communications

271100 COMMUNICATIONS EQUIPMENT ROOM FITTINGS
271500 COMMUNICATIONS HORIZONTAL CABLING
275116 PUBLIC ADDRESS SYSTEMS

Division 28 – Electronic Safety and Security

281300 ACCESS CONTROL SYSTEM
283111 DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM

Division 31 – Earthwork

311000 SITE CLEARING
312000 EARTH MOVING
312319 DEWATERING
313116 TERMITE CONTROL

Division 32 – Exterior Improvements

321216 ASPHALT PAVING
321313 CONCRETE PAVING
321373 CONCRETE PAVING JOINT SEALANTS
321713 PARKING BUMPERS
321723 PAVEMENT MARKINGS
321726 TACTILE WARNING SURFACING
329200 SOD
329300 PLANTS

Division 33 – Utilities

334100 STORM UTILITY DRAINAGE PIPING
334600 SUBDRAINAGE

APPENDIX A STANDARD DRAWINGS

GENERAL SHEETS

COVER
G-101 CODE PLANS AND DETAILS

CIVIL SHEETS

C-100 EXISTING CONDITIONS
C-101 LAYOUT AND MATERIALS PLAN
C-102 GRADING AND DRAINAGE PLAN
C-103 S.W.P.P.P
C-201 STORM SEWER PROFILES
C-501 SITE DETAILS
C-502 SITE DETAILS
L-101 LANDSCAPE PLANTING PLAN

STRUCTURAL SHEETS

S-000	GENERAL NOTES
S-001	SPECIAL INSPECTIONS
S-101	FOUNDATION PLAN
S-201	FLOOR FRAMING PLAN
S-202	ALTERNATIVE APP. BAY FND. & ROOF FRAMING PLANS
S-301	ROOF FRAMING PLANS
S-400	STRUCTURAL DETAILS
S-401	STRUCTURAL DETAILS
S-402	STRUCTURAL DETAILS

ARCHITECTURAL SHEETS

A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	REFLECTED CEILING PLAN AND DETAILS
A-104	ROOF PLAN AND DETAILS
A-105	3 RD APPARATUS BAY ALTERNATE #5 PLANS AND DETAILS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	SECTIONS
A-302	SECTIONS
A-303	SECTIONS
A-304	SECTIONS
A-305	SECTIONS
A-306	SECTIONS
A-401	ENLARGED PLANS
A-501	DETAILS
A-502	DETAILS
A-503	DETAILS
A-504	DETAILS
A-601	SCHEDULES
A-701	CASEWORK

SITE UTILITY SHEETS

SU-101	SITE UTILITY PLAN PLUMBING
SU-102	SITE UTILITY PLAN DETAILS & SCHEDULES
SU-201	SITE UTILITY PLAN ELECTRICAL

FIRE PROTECTION SHEETS

FP-101	FLOOR PLANS FIRE PROTECTION
FP-102	DETAILS FIRE PROTECTION

PLUMBING SHEETS

P-101	FLOOR PLANS SANITARY SEWER
P-102	FLOOR PLANS SANITARY SEWER

P-201	FLOOR PLANS DOMESTIC WATER
P-202	FLOOR PLANS DOMESTIC WATER
P-301	SANITARY SEWER RISERS PLUMBING
P-302	DOMESTIC WATER RISERS - PLUMBING
P-401	DETAILS PLUMBING
P-402	SCHEDULES PLUMBING
P-403	SCHEDULES & SYMBOLS PLUMBING

MECHANICAL SHEETS

M-101	FLOOR PLANS MECHANICAL
M-102	FLOOR PLANS MECHANICAL ALTERNATE
M-201	FLOOR PLANS MECHANICAL PIPING
M-301	MECHANICAL LEGEND AND GENERAL NOTES
M-302	MECHANICAL SCHEDULES
M-303	MECHANICAL SCHEDULES
M-304	MECHANICAL DETAILS
M-305	MECHANICAL DETAILS
M-306	KITCHEN HOOD FIRE SUPPRESSION
M-307	KITCHEN HOOD FIRE SUPPRESSION
M-308	KITCHEN HOOD FIRE SUPPRESSION
M-309	KITCHEN HOOD FIRE SUPPRESSION

ELECTRICAL SHEETS

E-101	FLOOR PLANS LIGHTING
E-201	FLOOR PLANS POWER
E-202	FLOOR PLANS MECHANICAL POWER
E-301	FLOOR PLANS SYSTEMS
E-401	ALTERNATES ELECTRICAL
E-501	ELECTRICAL LEGEND AND DETAILS
E-502	LIGHT FIXTURE SCHEDULE AND DETAILS
E-503	ELECTRICAL DETAILS
E-504	ELECTRICAL ONE-LINE DIAGRAM

APPENDIX B GEOTECHNICAL REPORT

SEE SPECIFICATION 003132 GEOTECHNICAL DATA WITH THE FOLLOWING ATTACHMENTS:

GEOTECHNICAL EXPLORATION REPORT

IN WITNESSETH WHEREOF, the parties hereto have executed this Contract as of the date and year above written.

(Seal)

Lexington-Fayette Urban County Government.

Lexington, Kentucky

(Owner)

ATTEST:

Clerk of the Urban County Council

BY: _____
MAYOR

(Witness)

(Title)

(Seal)

(Contractor)

(Secretary)*

BY: _____

(Witness)

(Title)

(Address and Zip Code)

IMPORTANT: *Strike out any non-applicable terms.

Secretary of the Owner should attest. If the CONTRACTOR is corporation, Secretary should attest. Give proper title of each person-executing Contract.