AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Contractor Agreement; Christopher Klein Constructi

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: BOCC and Chris Klein Construction, Inc.

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Attached please find the Contractor Agreement for asbestos removal which is an associated task for the Family Service Building Renovation Project, Phase II.

Fiscal Impact: $146,372.00 plus

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

This cost was anticipated in the total project, we will request a budget amendment once final costs are known. Revenues have been identified. No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 5/10/2018

County Attorney Review: (●) Required ( ) Not Required

Comments:

Reveiwed by: Discharge Date: 5/10/2018 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 5/10/2018

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 5/15/2018

Revised April 2015

CONTRACTOR AGREEMENT

THIS CONTRACTOR AGREEMENT ("Agreement") is entered into the _____ day of May, 2018, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose address is 200 East Virginia, Gunnison, Colorado 81230 ("Gunnison County") and CHRISTOPHER KLEIN CONSTRUCTION, INC., a Colorado corporation, whose address is 487 Blackfoot Trail, Gunnison, Colorado 81230 ("Contractor").

A. RECITALS

The Contractor would like to provide asbestos remediation services for the Gunnison County Family Services Building Remodel, Phase II ("Project"). The Project is located at 225 N. Pine, Gunnison, Colorado.

Gunnison County desires to engage Contractor to provide asbestos remediation services for the Project according to the terms and conditions of this Agreement.

B. AGREEMENT

NOW THEREFORE, in consideration of the recitals above and the terms and conditions hereinafter set forth, the parties agree as follows:

1. TERM.

The term of this Agreement shall commence on April 30, 2018 and shall terminate on May 31, 2018, unless sooner terminated or replaced as provided herein ("Term").

2. SERVICES.

During the Term of this Agreement Contractor shall furnish all labor, supervision, and equipment to commence, diligently pursue, and fully and timely complete the services identified in the following:

A. Complete asbestos removal and disposal and associated work to include but not limited to the following:

1. HEPA vacuuming of interior; and
2. Duct removal; and
3. Asbestos removal in crawl space by grid area; and
4. Wood ceiling structural furring; and
5. Drywall installation to cover asbestos plaster ceilings; and

6. Vapor barrier 10 mil installed in crawlspace (collectively "Services").

All Services shall be performed in a timely manner and in accordance with generally accepted standards for Contractor's profession and all applicable federal, state and local laws and regulations, ordinances and codes affecting the Services or the subject matter thereof, including but not limited to all applicable OSHA standards. Contractor has made itself informed of, and acknowledges the Project conditions. Contractor further understands and acknowledges that this is a non-exclusive Agreement, and Gunnison County may contract with additional or other providers able to furnish the same or similar services as it deems appropriate to do so.

Any proposed changes and/or amendments to the Services shall be submitted in writing to Gunnison County and shall not be permitted without prior written approval of Gunnison County.

3. COMPENSATION AND EXPENSES.

In exchange for Contractor's performance of Services Gunnison County shall pay Contractor fees not to exceed, without prior written consent by Gunnison County, One Hundred Forty Six Thousand Three Hundred Seventy Two and No/100 U.S. Dollars ($146,372.00). In addition to the Contractor fees, Contractor shall bill at unit price for the following ("Compensation"):

Task	Pricing
15'x15'x1" Removal - Grid Area	$598.00 per grid
HEPA Vacuuming Interior	$74.75 per hour
Duct Removal	$4.80 per linear foot

The Compensation shall compensate Contractor for all charges, expenses, overhead, payroll costs, employee benefits, insurance subsistence, and profits, EXCEPT for costs incurred for unit priced tasks, as described above including: materials, equipment and subcontractors which shall be billed at cost plus fifteen percent (15%).

Compensation shall not exceed Contractor's cost estimate as identified in Appendix "A" herein without prior written approval from the owner in the form of a change order(s).
The Compensation shall compensate Contractor for all charges, expenses, overhead, payroll costs, employee benefits, insurance, subsistence, and profits.

Compensation for Services shall be paid by Gunnison County within thirty (30) days upon receipt of Contractor's invoice. Payments shall be mailed to: Christopher Klein Construction, Inc., 487 Blackfoot Trail, Gunnison, Colorado 81230.

4. INSURANCE.

Contractor agrees that at all times during the Term of this Agreement that Contractor shall carry and maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this Agreement, Contractor will provide insurance certificates to Gunnison County, listing Gunnison County as an additional insured, for the coverage's required herein which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County.

A. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by Contractor during the term of this Agreement.

B. Comprehensive General Liability Insurance or the equivalent, to include errors and omissions, in an amount not less than $1,000,000 each occurrence and $2,000,000 aggregate for Bodily Injury Liability and $500,000 for Property Damage Liability.

C. Comprehensive automobile liability insurance on all vehicles used in the Services, in an amount no less than one hundred fifty thousand dollars for any injury to one person in any single occurrence and in an amount no less than six hundred thousand dollars for any injury to two or more persons in any single occurrence.

5. INDEPENDENT CONTRACTOR.

A. In carrying out its obligations and activities under this Agreement, Contractor is acting as an independent Contractor and not as an agent, partner, joint venture or employee of Gunnison County. Contractor does not have any authority to bind Gunnison County in any manner whatsoever.

B. Contractor acknowledges and agrees that Contractor is not entitled to: (i) unemployment insurance benefits; or (ii) Workers Compensation coverage, from Gunnison County. Further, Contractor is obligated to pay federal and state income tax on any moneys paid which are related to the Services.

6. DELEGATION AND ASSIGNMENT.

This is a personal services contract with Contractor and, therefore, Contractor shall not delegate or assign its duties under this Agreement without the prior written consent of Gunnison County which consent Gunnison County may withhold in its discretion. Subject

to the foregoing, the terms, covenants and conditions of this Agreement shall be binding on the successors and assigns of either party.

7. IMMIGRATION COMPLIANCE CERTIFICATION.

A. Contractor certifies that Contractor does not and will not knowingly contract with or employ illegal aliens to work under this Agreement.

B. Contractor certifies that Contractor has required its subcontractors to certify that they do not knowingly contract with or employ illegal aliens to work under this Agreement.

C. Contractor will participate in either (i) the "E-Verify Program", jointly administered by the United States Department of Homeland Security and the Social Security Administration, or (ii) the "Department Program" administered by the Colorado Department of Labor and Employment in order to confirm the employment eligibility of all Contractor's employees who are hired to perform work under this Agreement.

D. Contractor agrees to comply with all reasonable requests made in the course of an investigation under C.R.S. 8-17.5-102 by the Colorado Department of Labor and Employment.

E. Contractor agrees to comply with the provisions of C.R.S. 8-17.5-101 et seq.

8. SOLE SOURCE CONTRACTS.

If the Contractor has entered into a sole source contract or contracts with the State of Colorado or any of its political subdivisions as defined in Article XXVIII of the Colorado Constitution which including this contract in the aggregate on an annual basis are equal to or exceed the amount of $100,000, then the following provisions apply:

Because of a presumption of impropriety between contributions to any campaign and sole source government contracts, Contractor, on behalf of itself , any person who controls ten percent or more of the shares of or interest in the Contractor, and the Contractor's officers, directors and trustees (collectively, "Contract Holder") shall contractually agree, for the duration of the contract and for two years thereafter, to cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of the Contractor Holder or on behalf of his or her immediate family member and for the benefit of any political party or for the benefit of any candidate for any elected office of the state or any of its political subdivisions.

The parties further agree that if a Contract Holder makes or causes to be made any contribution intended to promote or influence the result of an election on a ballot issue, the Contract Holder shall not be qualified to enter into a sole source government contract relating to that particular ballot issue.

The parties agree that if a Contract Holder intentionally violates sections 15 or 17(2) of Article XXVIII of the Colorado Constitution, as contractual damages that Contract Holder shall be ineligible to hold any sole source government contract, or public employment with the state or any of its political subdivisions, for three years.

These provisions shall not apply to the extent they have been enjoined or invalidated by a court of competent jurisdiction.

9. DISCRIMINATION.

The Contractor agrees not to discriminate against any person or class of persons by reason of age, race, color, sex, creed, religion, disability, national origin, sexual orientation or political affiliation in providing any services or in the use of any facilities provided for the public in any manner prohibited by Part 21 of the Regulations of the Office of the Secretary of Transportation. Contractor shall further comply with the letter and spirit of the Colorado Anti-Discrimination Act of 1957, as amended, and any other laws and regulations respecting discrimination in unfair employment practices. Additionally, Contractor shall comply with such enforcement procedures as any governmental authority might demand that Gunnison County take for the purpose of complying with any such laws and regulations.

10. ADA COMPLIANCE.

The Contractor assures Gunnison County that at all times during the performance of this Agreement no qualified individual with a disability shall, by reason of such disability, be exclude from participation in, or denied benefits of the service, programs, or activities performed by the Contractor, or be subjected to any discrimination by the Contractor upon which assurance Gunnison County relies.

11. INDEMNIFICATION.

A. Contractor agrees to indemnify, defend and hold harmless Gunnison County, its Commissioners, agents and employees of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent

acts of Contractor or its employees, sub-contractors or agents in connection with this Agreement.

B. This provision shall survive any termination or expiration of this Agreement with respect to any liability, injury or damage occurring prior to such termination.

12. TERMINATION.

Either party shall have the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days prior written notice to the other. Upon termination, Contractor shall be entitled to Compensation for Services performed prior to the date of termination.

Gunnison County shall have the right to stop work at any time for any reason and shall also have the ability to self-perform any portion of the Services.

13. NOTICES.

Any notice, demand or communication which either party may desire or be required to give to the other party shall be in writing and shall be deemed sufficiently given or rendered if delivered personally or sent by certified first class US mail, postage prepaid, addressed as follows:

Gunnison County:	Matthew Birnie, County Manager Gunnison County 200 E. Virginia Gunnison, CO 81230
Contractor:	Christopher Klein Construction, Inc. 487 Blackfoot Trail Gunnison, Colorado 81230

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

14. MISCELLANEOUS.

A. SEVERABILITY. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

B. AMENDMENT. No amendment, alteration, modification of or addition to this Agreement shall be valid or binding unless expressed in writing and signed by the parties to be bound thereby.

C. NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by Gunnison County of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

15. GOVERNING LAW.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Exclusive jurisdiction and venue for any legal proceedings related to this Agreement shall be in the State District Court governing Gunnison County, Colorado.

16. COUNTERPARTS: ELECTRONIC TRANSMISSION.

This Agreement may be executed and sent electronically and/or in any number of counterparts, any or all of which may contain the signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All electronic counterparts shall be promptly followed with delivery of original executed counterparts.

17. ENTIRE AGREEMENT.

This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the obligations to be performed hereunder. IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

ATTEST:

_____
Deputy County Clerk

CHRISTOPHER KLEIN CONSTRUCTION, INC.,
a Colorado corporation

By: _____
Christopher Klein, President

CHRISTOPHER KLEIN CONSTRUCTION, INC.

Estimate #: 2018-16

Customer Name: Gunnison County

Project Name: Asbestos removal at Family Services

146,372 Total Proposal

Description	Quan	UM	Labor Mhr/U	Labor Mhrs	Labor CC	Labor $ Amount	Material Unit	Material Amount	Equipment Unit	Equipment Amount	Sub Amount	Subtotal	13%OH 2%pr Total with OH &P (15%)
Save this line				0		0		0		0			
				0		0		0		0		0	0
Demo ACT and grid	366	sf	0.06	22	i	988		0		0		988	1136
Furing strip	1	ls		0		0	164.16	164		0		164	189
2x4's on Ceilings (BM)	1	ls		0		0	7633.73	7,634		0		7,634	8779
Torx for ceil (colo fast)	1	ls		0		0	1044.02	1,044		0		1,044	1201
Labor for frame ceil East	9	md	9	81	c	5,265		0		0		5,265	6055
Labor Ceil West	9	md	9	81	c	5,265		0		0		5,265	6055
Cut&patch floor holes	7	ea	6	42	c	2,730	45.00	315		0		3,045	3502
				0		0		0		0		0	0
Asbestos Remediation	1	ls		0		0		0		0	27,410	27,410	31522
Base contract				0		0		0		0		0	0
				0		0		0		0		0	0
Asbestos Remediation	1	ls		0		0		0		0	12,636	12,636	14531
Unit prices 2/3 of east				0		0		0		0		0	0
				0		0		0		0		0	0
Asbestos Remediation				0		0		0		0		0	0
Unit Prices Balance				0		0		0		0		0	0
Estimate				0		0		0		0		0	0
				0		0		0		0		0	0
Insulation ceilings	1	ls		0		0		0		0	320	320	368
				0		0		0		0		0	0
Drywall ceilings	7056	sf		0		0		0		0	14,112	14,112	16229
				0		0		0		0		0	0
Prime ceilings/first coat	7,056	sf		0		0		0		0	5,292	5,292	6086
				0		0		0		0		0	0
Vapor barrier (10 mil)	7,896	sf	0.007	55	c	3,593	0.24	1,895		0		5,488	6311
				0		0		0		0		0	0
Electric/Lighting	1	ls		0		0		0		0	23,455	23,455	26974
Outer offices				0		0		0		0		0	0
HVAC	1	ls		0		0		0		0	4,500	4,500	5175
				0		0		0		0		0	0
OSHA 40 Hour class	1	ls		0		0		0		0	1,100	1,100	1265

APPENDIX A

Hotel	1	ls		0		0		0		0	562	562	646
CK paid travel/salary				0		0		0		0		0	0
				0		0		0		0		0	0
Supervision	3	wks	40	120	p	9 000		0		0		9,000	10350
				0		0		0		0		0	0
Totals				401		26 841		11,052		0	89,387	127,280	146372