

Ord.

2002-0107

INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT

ORDINANCE NO. 02-3-11

An ordinance to approve and authorize the execution of a contract with Lamar Contractors, Inc. for the construction of the St. Charles Parish Health Unit at 843 Milling Avenue in Luling.

WHEREAS, sealed bids were received on March 1, 2002, for the construction of the St. Charles Parish Health Unit; and,

WHEREAS, Joseph B. Caillouet, Architect/AIA has reviewed the bids and recommends that the low bidder, Lamar Contractors, Inc. be awarded the contract; and,

WHEREAS, it is the desire of the Parish Council to award said contract.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the bid of Lamar Contractors, Inc. for the construction of the St. Charles Parish Health Unit in the amount of \$1,315,800.00 is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute said Contract on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: FAUCHEUX, HILAIRE, FABRE, MARINO, MINNICH

NAYS: RAMCHANDRAN, ABADIE

ABSENT: AUTHEMENT, BLACK

And the ordinance was declared adopted this 25th day of March, 2002, to become effective (5) days after publication in the Official Journal.

CHAIRMAN: *Clayton Stuckey*
SECRETARY: *Barbara J. Gant*
DLVD/PARISH PRESIDENT: *March 26, 2002*
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: *Albert D. Laque*
RETD/SECRETARY: *March 27, 2002*
AT: *9:30 am* RECD BY: *BJG vb*

**RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE**
ON *May 16, 2002*
AS ENTRY NO. *266551*
IN MORTGAGE/CONVEYANCE BOOK
NO. *854* FOLIO *1*



RECEIVED

APR 15 2002

LAMAR CONTRACTORS, INC.

AIA Document A101

Standard Form of Agreement Between Owner and Contractor

where the basis of payment is a
STIPULATED SUM

1987 EDITION

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.

The 1987 Edition of AIA Document A201, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

This document has been approved and endorsed by The Associated General Contractors of America.

AGREEMENT

made as of the 19th day of April in the year of
~~Nineteen Hundred and~~ Two Thousand Two (2002)

BETWEEN the Owner: St. Charles Parish
(Name and address) P.O. Box 302
Hahnville, Louisiana 70057

and the Contractor: Lamar Contractors, Inc.
(Name and address) 2248 Fayette Street
Kenner, Louisiana 70062

The Project is: St. Charles Parish Health Unit
(Name and location) Milling Drive
Luling, Louisiana

The Architect is: JBC/AIA
(Name and address) Joseph B. Caillouet, Architect/AIA
P.O. Box 692
Thibodaux, Louisiana 70302-0692

The Owner and Contractor agree as set forth below.

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ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract; and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

ARTICLE 3
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement is the date from which the Contract Time of Paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The Date of Commencement will be fixed upon actual contract signing date.

Unless the date of commencement is established by a notice to proceed issued by the Owner, the Contractor shall notify the Owner in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than

(Insert the calendar date or number of calendar days after the date of commencement. Also insert any requirements for earlier Substantial Completion of certain portions of the Work, if not stated elsewhere in the Contract Documents.)

310 consecutive calendar days

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time.)

The Contractor hereby agrees to pay as liquidated damages the sum of Three Hundred Dollars for each consecutive calendar days which the work is not complete beginning with the first day beyond the completion time stated above.

ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Contractor in current funds for the Contractor's performance of the Contract the Contract Sum of **One Million Three Hundred Fifteen Thousand Eight Hundred and Zero Cents Dollars** (\$ **1,315,800.00**), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date until which that amount is valid.)

NO ALTERNATES

4.3 Unit prices, if any, are as follows:

NO UNIT PRICES

ARTICLE 5
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

5.3 Provided an Application for Payment is received by the Architect not later than the last day of a month, the Owner shall make payment to the Contractor not later than the last day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than thirty days after the Architect receives the Application for Payment.

5.4 Each Application for Payment shall be based upon the schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.6 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.6.1. Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in the dispute may be included as provided in Subparagraph 7.3.7 of the General Conditions even though the Contract Sum has not yet been adjusted by Change Order;

5.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (%);

5.6.3 Subtract the aggregate of previous payments made by the Owner; and

5.6.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of the General Conditions.

5.7 The progress payment amount determined in accordance with Paragraph 5.6 shall be further modified under the following circumstances:

5.7.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to ninety-five percent (95 %) of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work and unsettled claims; and

5.7.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Subparagraph 9.10.3 of the General Conditions.

5.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Subparagraphs 5.6.1 and 5.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

NONE

ARTICLE 6
FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work as provided in Subparagraph 12.2.2 of the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Certificate for Payment has been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(insert rate of interest agreed upon, if any.)

Percent (1%) per month, 60 days after due

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

7.3 Other provisions:

NONE

ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

9.1.1 The Agreement is this executed Standard Form of Agreement Between Owner and Contractor, AIA Document A101, 1987 Edition.

9.1.2 The General Conditions are the General Conditions of the Contract for Construction, AIA Document A201, 1987 Edition.

9.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated November 1, 2001, and are as follows:

Document	Title	Pages
SC	Supplementary Conditions	7

9.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 9.1.3, and are as follows:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Pages
DIVISION A	Bidding Requirements	19
DIVISION 1	General Requirements	66
DIVISION 2	Sitework	32
DIVISION 3	Concrete	20
DIVISION 4	Masonry	10
DIVISION 5	Metals	10
DIVISION 6	Wood and Plastics	6
DIVISION 7	Thermal and Moisture Protection	27
DIVISION 8	Doors and Windows	29
DIVISION 9	Finishes	42
DIVISION 10	Specialties	15
DIVISION 11	Equipment	1
DIVISION 12	Furnishings	4
DIVISION 13	Special Construction (none)	
DIVISION 14	Conveying Systems (none)	
DIVISION 15	Mechanical	26
DIVISION 16	Electrical	15

9.1.5 The Drawings are as follows, and are dated November 1, 2001

unless a different date is shown below:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
T-1	Title	
C-1	Civil	
C-2	Civil	
C-3	Civil	
A-1	Architectural	
A-2	Architectural	
A-3	Architectural	
A-4	Architectural	
A-5	Architectural	
A-6	Architectural	
A-7	Architectural	
A-8	Architectural	
A-9	Architectural	
A-10	Architectural	
A-11	Architectural	
A-12	Architectural	
A-13	Architectural	
S-1	Structural	
S-2	Structural	
S-3	Structural	
P-1	Mechanical (Plumbing)	
P-2	Mechanical (Plumbing)	
P-3	Mechanical (Plumbing)	
AC-1	Mechanical (Air-Conditioning)	
AC-2	Mechanical (Air-Conditioning)	
E-1	Electrical	
E-2	Electrical	
E-3	Electrical	
E-4	Electrical	
L-1	Landscaping	
L-2	Landscaping	

9.1.6 The addenda, if any are as follows:

Number	Date	pages
1	March 1, 2002	7

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

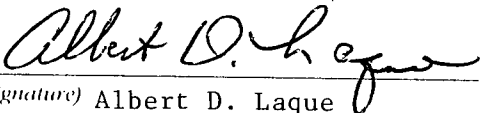
9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents which are intended to form part of the Contract Documents. The General Conditions provide that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

- SECTION AC Proposal Form
- Bid Bond
 - Performance and Payment Bond
 - G701 Change Order
 - G702 Application and Certificate for Payment
 - G703 Application and Certificate for Payment (continuation)
 - G704 Certificate of Substantial Completion
 - Certificate of Insurance
 - G706 Contractor's Affidavit of Payment of Debts and Claims
 - G709 Proposal Request
 - G710 Architect's Supplemental Instruction
 - G711 Architect's Field Report
 - G712 Architect's Shop Drawings and Sample Records
 - G714 Construction Change Authorization
 - G723 Application Summary
 - G805 List of Sub-Contractors

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER St. Charles Parish

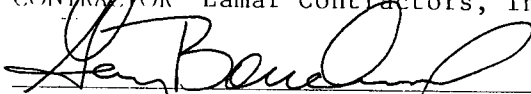


(Signature) Albert D. Laque

President

Albert D. Laque, Parish President
(Printed name and title)

CONTRACTOR Lamar Contractors, Inc.



(Signature) Gary Boudreaux

Vice-President

GARY BOUDREAUX, VICE PRESIDENT
(Printed name and title)