

**NORTH CAROLINA
DURHAM COUNTY**

**CONTRACT for CONSTRUCTION
BETWEEN OWNER AND CONTRACTOR**

This Contract for Construction is made, and entered into this the ____ day of _____, 20____, by and between the **COUNTY OF DURHAM**, a political subdivision of the State of North Carolina, (hereinafter “**OWNER**” or “**COUNTY**”), and ____ C.T. Wilson Construction Co., Inc., EID# _____ a Corporation, duly authorized to do business in the state of North Carolina

(hereinafter “**CONTRACTOR**”), whose principal place of business is: _____.

The Project _____
Name and Location: _____
The Designer is: _____

1. **CONTRACT DOCUMENTS.** The “Contract Documents” consist of this Contract for Construction (hereinafter “Contract”), General Conditions, Bid Proposal Package No. 26-003 entitled Southern Durham Redwood Convenience Site, CONTRACTOR Bid Proposal dated October 21, 2025, Addenda issued prior to execution of this Agreement and listed below, and any Modifications executed by the parties after execution of this Contract. The Contract Documents form the Contract and are fully a part of the Contract as if attached to this Contract or repeated herein. The Contract represents the entire and integrated agreement between the OWNER and CONTRACTOR hereto and supersedes any and all prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents and other than Modifications, appears in Article 14, herein.

OWNER and CONTRACTOR agree that should the CONTRACTOR utilize the services of a subcontractor for any Work under this Contract, the subcontractor shall be required to comply with all terms and conditions of this Contract and any and all Contract Documents entered into between the OWNER and CONTRACTOR and any of its contractors or subcontractors shall so require of their subcontractors.

2. **WORK.** CONTRACTOR shall execute all of the Work described collectively in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.
3. **DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION.**

3.1 This Contract shall commence on the date that this Contract is made and entered into, which is listed at the top of Page 1 of this document (hereinafter “Commencement Date”). The CONTRACTOR shall notify the OWNER in writing not less than five days before commencing the Work that CONTRACTOR intends to begin Work.

3.2 The CONTRACTOR shall achieve Substantial Completion of the entire Work no later than the time established in the Contract Documents; subject to adjustments of the Contract Time as provided in the Contract Documents. In view of the difficulty of estimating damages to the OWNER by reason of the failure of the CONTRACTOR to complete the Work within the time limit herein required, or within such further time as agreed upon by the parties in writing, OWNER shall be and hereby is authorized to deduct and retain out of the moneys which may be due or become due to CONTRACTOR the sum of

One Thousand Dollars (\$1,000.00) per day for each and every calendar day that the work may be incomplete beyond the time limit fixed for its completion, either by this Contract or by subsequent written agreement of the parties, which sum per day is hereby agreed upon, fixed and determined by the parties hereto as the ascertained and liquidated damages that the OWNER will suffer by reason of such default. The above sum shall be held to include the additional expense to the OWNER for loss of interest or investment, for the employment of architects, engineers, inspectors, and other employees, together with their expenses, and all other damages to the OWNER by reason of such delay.

4. CONTRACT SUM AND PAYMENT

4.1 CONTRACTOR shall receive from OWNER a sum not to exceed Four-Million-Seven-Hunder-Eighty-One-Thousand-Seven-Hundred-Five Dollars (\$ \$4,781,705.00), as full compensation for the provision of construction services provided under this Contract, subject to additions and deductions as provided in the Contract Documents. OWNER agrees to pay for services, satisfactorily performed, in accordance with the Contract Documents. Unless otherwise specified, CONTRACTOR shall submit an Application for Payment in the manner described in Article 9, of the General Conditions. Payment will be processed promptly upon receipt and approval of the Application by OWNER.

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:

N/A

4.3 Unit prices, if any, are as follows:

Tree Protection Fencing - \$3.98/FT

Silt Fence - \$6.90/FT

Clean Water Diversion Berm - \$18.58/FT

Off-Site Structural Fill - \$26.55/CY

12-Inch Dia RCP - \$91.32/FT

18-Inch Dia RCP - \$100.87

Bollards - \$1,274.00/EA

5. PROGRESS PAYMENTS. Based upon Applications for Payment submitted to the Designer by the CONTRACTOR and Certificates for Payment issued by the Designer, the OWNER shall make progress payments on account of the Contract Sum to the CONTRACTOR as provided in section 9.3 of the General Conditions.
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 and all requirements imposed by Paragraphs 9.3 and 9.11 of the General Conditions have been satisfied except for those requirements set forth in Paragraphs 11.2 and 11.3 of the General Conditions and any other requirements which necessarily survive final payment; and (2) a final Certificate for Payment has been issued by the Designer; such final payment shall be made by the OWNER not more than 30 days after the issuance of the Designer's final Certificate for Payment.
7. INDEMNIFICATION. To the fullest extent permitted by law, COUNTY hereby reserves the right to recover legal expenses including attorney fees, litigation expenses and court costs as well as actual damages or losses suffered by COUNTY, if CONTRACTOR is found to be a proximate cause of damages or losses suffered by COUNTY, resulting from CONTRACTOR's performance during the execution of this Contract. CONTRACTOR, its officers, employees, subcontractors, agents and shareholders shall

indemnify and save harmless the County of Durham, their respective officers, agents, servants and employees from and against all claims, losses, and damages arising out of CONTRACTOR's performance under this Contract. CONTRACTOR acknowledges and agrees that this obligation is operative regardless of whether the claim arises from intentional or negligent acts of CONTRACTOR or CONTRACTOR's agents, employees, subcontractors, vendors, invited guests, attendees, the public at large, or other unspecified, or unknown individuals. CONTRACTOR also acknowledges and agrees that it is responsible to satisfy any claim for damage to, or theft of or from, COUNTY property, to the degree said theft, damage, or claim arises from or is otherwise related to CONTRACTOR's performance under this contract. This indemnification shall survive the termination of this agreement.

8. NOTICES. All notices which may be required by this contract or any rule of law shall be effective when received by certified mail sent to the following addresses:

**COUNTY OF DURHAM
COUNTY MANAGER
200 EAST MAIN STREET, 3RD Floor
DURHAM, NORTH CAROLINA, 27701**

**CONTRACTOR
C.T. Wilson Construction Co., Inc
150 Golden Dr, Suite 200
Durham, North Carolina 27705**

9. NON-DISCRIMINATION. CONTRACTOR shall not discriminate against any employee or applicant for employment because of age, race, sex, sexual orientation, gender identity or expression, creed, national origin or ancestry, marital or familial status, pregnancy, military status, religious belief or non-belief, or disability. CONTRACTOR shall take affirmative action to ensure that qualified applicants are employed and that employees are treated fairly and legally during employment with regard to their age, race sex, sexual orientation, gender identity or expression, creed, national origin or ancestry, marital or familial status, pregnancy, military status, religious belief or non-belief, or disability. In the event CONTRACTOR is determined by the final order of an appropriate agency or court to be in violation of any non-discrimination provision of federal, state or local law or this provision, this Contract may be canceled, terminated or suspended in whole or in part by COUNTY, and CONTRACTOR may be declared ineligible for further COUNTY contracts. **CONTRACTOR certifies that CONTRACTOR shall abide by Durham County Ordinance Article I, Sections 15-1 through 15-85. Failure to abide by said Ordinance is a breach of this contract and grounds for terminating the contract for cause and without fault or liability to COUNTY. Nothing contained in this Section, this Contract, or the Durham County ordinances referenced herein shall be interpreted or applied in a manner contrary to any State or Federal law, including laws prohibiting Diversity, Equity, or Inclusion (DEI) measures, program, or initiatives.**
10. EMPLOYMENT ADVERTISING REQUIREMENTS. CONTRACTOR shall post local job openings, in connection with this contract, with the NC Works Web Site throughout the term of this Agreement; provided that the foregoing requirement does not limit CONTRACTOR'S ability to advertise and/or otherwise post job openings with other organizations or media outlets.
11. TERMINATION OR SUSPENSION. This Contract may be terminated by the OWNER or the CONTRACTOR as provided in Article 13 of the General Conditions. The Work may be suspended by the OWNER as provided in Paragraph 13.3 of the General Conditions.
12. INSURANCE. CONTRACTOR shall procure and maintain for the duration of the contract the following insurance coverage from an insurance company(s) possessing a rating of A-VII or higher from the A.M. Best Company and licensed to do business in North Carolina. All of the policies required of the CONTRACTOR shall contain a waiver of subrogation provision to waive all rights of recovery under subrogation or otherwise against the COUNTY. In the event CONTRACTOR'S Insurance Policy or

Certificate of Insurance conflicts with the aforesaid language concerning “waiver of subrogation” this contract shall govern. CONTRACTOR shall advise the COUNTY of any cancellation, non-renewal, or material change in any policy within ten (10) days of notification of such action and provide updated certificates of insurance evidencing renewals within fifteen (15) days of expiration. CONTRACTOR’S insurance shall be primary and any insurance or self-funded liability programs maintained by the COUNTY shall not contribute with respect to the CONTRACTOR’S insurance. COUNTY shall not be listed as an additional insured on any Insurance Policy or Certificate of Insurance of the CONTRACTOR. In the event CONTRACTOR’S Insurance Policy or Certificate of Insurance conflicts with the aforesaid language concerning “additional insured” this contract shall govern.

12.1 Commercial General Liability: Insurance Services Office (ISO) Form CG 00 01 on an “occurrence” basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than **\$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. Products-completed operations coverage shall be provided for a minimum of six (6) years following the completion of the project.

12.2 Commercial Automobile Liability: ISO Form CA 00 01 covering any auto with limit not less than **\$2,000,000** per accident for bodily injury and property damage.

12.3 Worker’s Compensation and Employers Liability: as required by The State of North Carolina, with statutory limits, and Employers Liability Insurance with a limit of no less than **\$1,000,000** per occurrence.

12.4 Builder’s Risk: Shall be a limit equal to the completed value of the project and no coinsurance penalty provisions utilizing an “All Risk” (Special Perils) coverage form.

12.5 Professional Liability (Errors & Omissions): Shall be a limit of not less than **\$5,000,000** per occurrence or claim, and **\$5,000,000** aggregate with an extended reporting period of not less than six (6) years following the completion of the project.

12.6 Contractor’s Pollution Legal Liability: Shall be a limit of no less than **\$1,000,000** per occurrence or claim, and **\$2,000,000** aggregate.

By requiring insurance herein, the COUNTY does not represent that coverage and limits will necessarily be adequate to protect CONTRACTOR, and such coverage and limits shall not be deemed as a limitation on CONTRACTOR’s liability under the indemnities granted to the COUNTY in this Contract. CONTRACTOR shall provide the COUNTY a valid certificate of insurance, in advance of the performance of any work, exhibiting coverage required. CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein.

The failure of the COUNTY at any time to enforce the insurance provisions, to demand such certificates of insurance, or to identify a deficiency shall not constitute a waiver of those provisions, nor reduce the obligations of the CONTRACTOR to maintain such insurance or to meet its obligations under the indemnification provisions.

COUNTY reserves the option to require additional or increased insurance coverages if, in the opinion of COUNTY, such coverage is necessary to properly manage the risk related to this contract. COUNTY shall give notice to CONTRACTOR of any such requirements prior to the execution of this contract, or within such reasonable time as COUNTY becomes aware of the need for such additional or increased coverages.

Notwithstanding the foregoing, nothing contained in this section shall be deemed to constitute a waiver of the governmental immunity of the COUNTY, which immunity is hereby reserved to the COUNTY.

13. PERFORMANCE BOND AND PAYMENT BOND. The CONTRACTOR shall furnish bonds covering the faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or required by North Carolina law. Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the CONTRACTOR shall promptly furnish a copy of the bonds or shall permit a copy to be made.

14. ENUMERATION OF CONTRACT DOCUMENTS

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

- 1) This executed Contract for Construction between OWNER and CONTRACTOR.
- 2) The General Conditions of the Contract for Construction. Where reference is made in this Contract 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.
- 3) The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated September 2025, and are as follows:

<u>Document</u>	<u>Title</u>	<u>Pages</u>
<u>Section 4</u>	<u>General Conditions of the Contract</u>	<u>23-62</u>
<u>Section 5</u>	<u>Special Conditions</u>	<u>63-66</u>

- 4) The Specifications are those contained in the Project Manual dated as in Paragraph 14.1(.3) above, and are as follows:

<u>Section</u>	<u>Title</u>	<u>Pages</u>
<u>016</u>	<u>Technical Specifications</u>	<u>129-888</u>

- 5) The Drawings are as follows, and are dated September 3, 2025, unless a different date is shown below:

<u>Number</u>	<u>Title</u>	<u>Date</u>
	<u>Southern Redwood Convenience Site</u>	

- 6) The Addenda, if any, are as follows:

Addendum No. <u>1</u>	Dated: <u>9/11/2025</u>	Addendum No. <u>4</u>	Dated: <u>10/14/2025</u>
Addendum No. <u>2</u>	Dated: <u>10/10/2025</u>	Addendum No. <u>5</u>	Dated: <u>10/14/2025</u>
Addendum No. <u>3</u>	Dated: <u>10/10/2025</u>	Addendum No. <u> </u>	Dated: <u> </u>

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

Invitation to Bid.
Instructions to Bidders

14. COMPLIANCE WITH LAWS. CONTRACTOR shall abide by all statutes, rules, regulations, laws, and executive orders Federal, State and Local as they relate to, but are not limited to, (i) services in general, (ii) payment of employees, subcontractors and agents, (iii) the Fair Labor Standards Act and (iv) the Wage and Hour Division. In the event CONTRACTOR is determined by the final order of a court or appropriate agency to be in violation of any Federal, State or Local statute, rule, regulation, law or executive order or this provision, this Contract may be canceled, terminated or suspended in whole or in part by OWNER and CONTRACTOR may be declared ineligible for further OWNER contracts.

15. PUBLIC RECORDS. It is expressly understood that as a governmental entity, the COUNTY is subject to the North Carolina Public Records Act and information related to this contract may be requested pursuant to same. In response to any request for information which has been properly labeled as a Trade Secret or Confidential Information, the COUNTY will assert that those are exempt as a Trade Secret or Confidential Information under that Act. Proper labeling will include annotating the bottom of any written document (on the cover and each individual page containing such information) or e-mail with the following footer in at least 12-point bold face type **“Confidential Information”**. Any material labeled as Confidential Information constitutes a representation by CONTRACTOR that it has made a reasonable effort in good faith to determine that such material is, in fact, confidential as defined in N.C. Gen. Stat. § 132-1.2. The COUNTY has no duty or obligation to limit access to information which is not explicitly marked in accordance with this provision.

Should the requestor initiate legal action to compel production, the COUNTY shall notify CONTRACTOR of the action and offer it the opportunity to intervene and defend same. The COUNTY shall have no duty to defend the action and CONTRACTOR agrees to fully indemnify COUNTY for all costs related to such litigation. Should the COUNTY receive a subpoena or court order for the protected information, it will contact CONTRACTOR and afford it the opportunity to intervene in the action under the same terms and conditions as noted above.

16. HEALTH AND SAFETY. CONTRACTOR shall be responsible for initiating, maintaining and supervising all safety precautions and programs required by OSHA and all other regulatory agencies while providing services under this contract.

17. E-VERIFY. As a condition of payment for services rendered under this agreement, CONTRACTOR shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if CONTRACTOR provides the services to the OWNER utilizing a subcontractor, CONTRACTOR shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes as well. CONTRACTOR shall verify, by affidavit, compliance of the terms of this section upon request by the OWNER.

18. SECURITY BACKGROUND CHECKS.

A. For Particular Facilities:

1. For County Facilities other than Youth Home or Sheriff Facilities: with the exception of the Security contractor security personnel who have completed a Private Protected Services Board (PPSB) background check, the COUNTY is responsible for requesting criminal history checks on all individuals providing services under this contract who will be obtaining COUNTY

identification badges and allowed unescorted access to COUNTY facilities.

2. Youth Home Facilities; Youth Home public safety classifications background checks can be provided by any vendor, or from a North Carolina State agency, providing that the criminal history check falls under the requirements of the North Carolina Criminal Standards and , provided that the criminal history check is done nationwide.
3. Sheriff Facilities – Courthouse and Detention Center. The Sheriff's Office will conduct background investigations for those Contractor employees who will be working at the Courthouse or Detention Center.

B. General Provisions.

A criminal history will not automatically disqualify a Contractor employee from employment on a COUNTY contract unless explicitly mandated by law.

The Contractor will complete the background check process prior to commencing work at Durham County Government. The results of the check will be reviewed by CONTRACTOR's County point of contact who will provide them to the Durham County Security Manager. The Human Resources Department will individually assess and determine the degree to which the nature of a person's criminal conduct has a direct and/or specific negative bearing on a person's fitness or ability to perform contract services in Durham County buildings. The Human Resources Department will consult the Legal Office, as needed, on any negative determinations. The Human Resources Department will notify the Contractor's County point of contact of the results of the review. Contractor can appeal a negative determination by the Human Resources Department to the County Manager or the County Manager's designee for final disposition. Appeals need to be submitted in writing to the County point of contact within 30 days of notice of a decision to remove or deny an individual from working the County contract due to adverse information in the background check.

This information shall be updated annually by the Contractor, 90 days prior to the renewal or extension of the contract and submitted to their County point of contact who will provide them to the Durham County Security Manager. Personnel without a currently approved background check will have their access to those buildings disabled.

Additional background screening may be necessary at specific county buildings. The Contractor shall provide names of all individuals in the Contractor communications log and to the County point of contact. This information will be reviewed annually.

For those Contractor employees who will be working at the Courthouse or Detention Center, the Sheriff's Office will make the security determination. The Contractor will provide the results of their background check to the Major for Support Services who will conduct an additional investigation and then individually assess and determine the degree to which the nature of a person's criminal conduct has a direct and/or specific negative bearing on a person's fitness or ability to perform contract services in the Courthouse or Detention Facility. A Contractor can appeal a negative determination to the Chief Deputy for final disposition. Appeals need to be submitted in writing to the Chief Deputy within 30 days of notice of a decision to remove or deny an individual from working the contract due to adverse information in the background check. While an appeal is pending, the employee will not be allowed access to the Courthouse or Detention Facility.

This information will be updated by the Contractor and submitted to the Sheriff's Office annually, 90 days prior to the renewal or extension of the contract. Personnel without a currently approved background

check will have their access to those buildings disabled.

19. **DISPUTE RESOLUTION PROCEDURE.** To prevent disputes and litigation, it is agreed by the parties that any claim or dispute between the OWNER and the CONTRACTOR, arising from this Contract and/or Contract Documents or the services and/or materials being provided by the CONTRACTOR, shall be sent to the Durham County Manager who shall appoint a qualified mediator to address the issue. Such request shall be submitted to the County Manager in writing within ten (10) days of the claim or dispute. Upon receipt of a timely written claim, the Manager, or the County Manager's designee, shall notify the Mediator who will conduct a mediation and notify the CONTRACTOR in writing of the decision within forty five (45) calendar days from the date of the submission of the claim or dispute, unless the Mediator requires additional time to gather information or allow the parties to provide additional information. The Mediator's orders, decisions and decrees shall be non-binding. Completed mediation (regardless of whether it results in a mediated agreement), pursuant to this provision, shall be a pre-condition to initiating litigation concerning the dispute. During the pendency of any dispute and after a determination thereof, the parties to the dispute shall act in good faith to mitigate any potential damages including utilization of schedule changes and alternate means of providing the services and/or materials. The costs of the mediation shall be divided equally between the parties to the dispute.

The mediation session shall be private and shall be held in Durham County, North Carolina. Mediation under this provision shall not be the cause for a delay of services and/or materials being provided which is the focus of the dispute.

If the disputed issue cannot be resolved in mediation or either party disagrees with the results of the mediation, the parties may seek resolution in the General Court of Justice in the County of Durham and the State of North Carolina. If a party fails to comply in strict accordance with the requirements of this provision, the non-complying party specifically waives all of its rights provided hereunder, including its rights and remedies under State law.

20. **NON-ASSIGNMENT.** This Contract is not assignable by either party, by operation of law or otherwise.
21. **GOVERNING LAW.** This Contract shall be governed by and in accordance with the laws of the State of North Carolina. All actions relating in any way to this Contract shall be brought in the General Court of Justice in the County of Durham and the State of North Carolina.
22. **MODIFICATION.** This Contract may be modified only by a written agreement executed by both parties hereto.
23. **REQUIRED PROVISIONS FOR CONTRACTS/AGREEMENTS/GRANTS UTILIZING FEDERAL FUNDS.** Pursuant to the Federal Uniform Guidance Appendix II to 2 CFR Part 200, if Federal Funds are involved in this Contract/Agreement/Grant Agreement, by executing this Contract/Agreement/Grant Agreement, the Contractor/Vendor/Grantee, certifies that it agrees to and is in compliance with the provisions specified in **Exhibit B – Federal Uniform Guidance Contract Provisions Certification.**
24. **ENTIRE AGREEMENT.** This Contract and the Contract Documents described herein sets forth the entire agreement between the parties and supersedes any and all other agreements on this subject between the parties.

This Contract is entered into as of the day and year listed at the top of Page 1 of this document, and is executed in at least three original copies of which one is to be delivered to the CONTRACTOR, one to the Designer for use in the administration of the Contract, and the remainder to the OWNER.

[signatures on next page]

OWNER: COUNTY OF DURHAM

By: _____

Print Name/Title: _____

Date of Signature: _____

This instrument has been pre-audited in the manner required
by the Local Government Budget and Fiscal Control Act.

Crystally Wright, Interim Durham County Chief Financial Officer

CONTRACTOR

ATTEST

By: C.T. Wilson Construction Co., Inc.

By: _____

Print Name/Title: _____

Print Name/Title: _____

Date of Signature: _____

Date of Signature: _____

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public in and for the aforesaid County and State, do hereby certify that _____
personally appeared before me this day and acknowledged that he is _____ of
_____, a North Carolina corporation, and that by authority duly given
and as the act of the corporation, the foregoing instrument was signed in its name by its _____, sealed with
its corporate seal and attested by _____ as its _____.

Witness my hand and notarial seal this ____ day of _____, 20__.

Notary Public
My commission expires: _____
(SEAL)