

DEVELOPMENT AGREEMENT
(Water and/or Sewer Facilities Extensions)

STATE OF TEXAS }
 }
COUNTY OF EL PASO }

This is a Development Agreement executed as of the ____ day of _____, 20__ between the City of El Paso acting through its El Paso Water Utilities-Public Service Board as Trustee of the City's Water and Wastewater System, ("PSB" or "EPWU"), a municipal corporation operating in the City and County of El Paso, and the Owner/Developer, ("Owner" or "Developer")_____.

WHEREAS, Owner has requested to be permitted to install water and/or sewer mains ("Facilities" or "Work") in Owner's property known as _____ within the City and/or County of El Paso, Texas, in lieu of extension charges required by EPWU's Rules and Regulations No. 7, Section II-F & G and Section III-D & F, and EPWU agrees that the Owner or his contractor may perform the Work for and in consideration of the promises and covenants set out herein.;

WHEREAS, Section 212.071 Et. Seq. of the Texas Local Government Code authorizes municipalities to enter into a contract with a Developer of a subdivision or land in the municipality to construct public improvements related to development without complying with the competitive sealed bidding procedure of Chapter 252 of the Texas Local Government Code;

NOW, THEREFORE, for and in consideration of the promises and covenants set forth herein, the Owner and EPWU agree as follows:

SECTION 1 - SYSTEM DESIGN:

A. The Developer's engineer will prepare the water and wastewater plans meeting Texas Commission on Environmental Quality (TCEQ) and EPWU requirements and submit the plans for EPWU approval. The EPWU will review the plans at a charge of 2% of the construction cost estimated by EPWU. **Owner must first make written application for service in order to initiate the design process.** A full set of subdivision improvement plans, as defined in the City of El Paso's ("City") Subdivision Ordinance, Chap. 19.8.010 (b), approved by the City of El Paso's Department of Planning and Inspections for submission to City Planning Commission, and including plat, grading and drainage plans and street grades, must be submitted to the EPWU Engineering Department along with an AutoCAD file in electronic format or mylars of the plat, a current construction schedule, and a concept plan. Before the final design is released for construction, the Owner must submit one set of Final subdivision plans, including Phasing, if any, as approved by the City of El Paso's Department of Planning and Inspections to EPWU for review. Once EPWU has reviewed and approved the final utility Plans, and the design and other fees and any fees assessed by other entities through the EPWU have been paid, the EPWU will execute the Development Agreement. The Owner will construct the Facilities or Work under the supervision of EPWU's Engineering Division Manager, strictly in accordance with the Plans and in compliance with the most current "Standard Specifications for the Installation of Water Main, Sanitary Sewer Mains, and Related Appurtenances" promulgated by EPWU. The Owner hereby acknowledges he has received copies of these documents. Commencement of the construction is deemed to be approval and acceptance of the Plans by the Owner and his contractor. The unit prices for the Work are set forth in Exhibit A, which is attached hereto and

made part of this Agreement for all purposes. If the Owner fully complies with the terms and conditions of this Agreement, EPWU will refund any amounts which may become due in accordance with Section II-G and III-E of the PSB's Rules and Regulations No. 7, or other applicable laws and regulations. Applicable refunds are set forth on the Refund Supplement attached hereto as Exhibit B and made a part of this Agreement for all purposes. Attached hereto as Exhibit C, and made a part of this Agreement for all purposes, is a listing of EPWU imposed design fee, and other charges if applicable.

B. These Plans include the following Facilities or Work:

- I. Water distribution system showing mains and sizes thereof, location in street, location of valves, fire hydrants and other information.

EPWU Water Job No: _____

EPWU Description: _____

- II. Sewer collection system showing mains and size thereof, location in street, manholes, and profiles which show elevations of invert and ground and grades.

EPWU Sewer Job No: _____

EPWU Description: _____

C. Easements *(are)* *(are not)* required. Easements will be *(brought in by plat)* *(by standard Utility Easement forms with metes and bounds, attached to this Agreement)*.

SECTION 2 - INSURANCE AND CHANGES IN THE WORK:

The Owner warrants that he will enter into a construction contract for this Work with a utility contractor who is experienced in performing similar water and sewer construction. The Contractor is an independent Contractor and shall be required in the construction contract to hold the City of El Paso and EPWU-PSB harmless from any damages or claims which may arise during construction. The Owner's contractor shall execute a Hold Harmless Agreement, attached hereto as Exhibit D, and the contractor's subcontractor(s) when applicable, shall execute a Hold Harmless Agreement, attached hereto as Exhibit D-1, which shall become part of this Development Agreement. The Owner agrees to integrate this Development Agreement into his construction contract and require expressly in the construction contract that the contractor will be bound to comply with the provisions hereof. The Owner and his contractor confirm that they are familiar, and will fully comply, with the additional insurance and other requirements set forth on Exhibit E, which is attached hereto and made a part of this Agreement for all purposes. The EPWU shall be provided with a copy of the Insurance Certificate evidencing coverage for the full term of the project and shall be named as an additional insured on the Owner's General Liability and Automobile Liability policies.

Notwithstanding anything in this Agreement to the contrary, Owner agrees and represents that Owner remains responsible for additional work on the facilities at the site as may be required by the EPWU due to changes in the Work; unforeseen conditions, or for other reasons determined by the EPWU to be necessary in order to ensure that the Work is constructed satisfactorily and in accordance with the terms of this Agreement.

The Owner has engaged the following Contractor for this work:

Contractor's Name

Address

Phone Number

The Contractor has engaged the following Subcontractors for this work:

1. _____ <i>Subcontractor's Name</i>	2. _____ <i>Subcontractor's Name</i>
_____ <i>Address</i>	_____ <i>Address</i>
_____ <i>Telephone No.</i>	_____ <i>Telephone No.</i>
3. _____ <i>Subcontractor's Name</i>	4. _____ <i>Subcontractor's Name</i>
_____ <i>Address</i>	_____ <i>Address</i>
_____ <i>Telephone No.</i>	_____ <i>Telephone No.</i>

SECTION 3 - COORDINATION OF CONSTRUCTION:

The Owner is responsible for coordinating the construction with the Engineering Department of EPWU. Curbs must be installed and the streets graded to, but not more than, six inches above subgrade. Five working days' advance notice must be given to the EPWU field engineering crews to stake out the water and/or sewer mains, prepare cut sheets, and provide other directions as may be necessary. The EPWU is entitled to inspect and observe the Work at all times; but it is understood and agreed that the responsibility for conforming the Work to the Plans is the sole responsibility of the Owner. The fact that the EPWU has inspected the Work at any stage shall not be deemed to be acceptance or approval by EPWU of the Work performed. Approval and acceptance of the Work shall be effective only when done so in writing, as provided for below. Nothing herein shall make the EPWU responsible for the Owner or his contractor's failure to perform the Work in accordance with the Plans and Standard General Specifications and Contract Documents, nor shall EPWU be responsible for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions incident thereto.

In the performance of the Work, the subject of this Agreement, the Owner agrees to indemnify and hold harmless the City of El Paso, EPWU/PSB, its officers, agents, employees, and contractors from any and all liability of whatever nature, claim, or kind resulting from the Owner's or his contractor's or subcontractor's prosecution of the Work.

SECTION 4 - PAVING CUTS:

If any paved city streets are to be cut during the conduct of the Work under this Agreement, the Owner shall provide reasonable advance notice to the City of El Paso's Streets and Maintenance Department of the location and nature of the cut, when it is to be done, and the name of the contractor that will perform the paving. The Owner's contractor shall continuously, and not less frequently than once daily, maintain backfilled cuts in streets or alleys in order to assure a smooth riding surface for vehicular traffic. Alternatively, the Owner may use steel plates sufficient to cover the cut area with asphaltic edge. He shall also wet down the surface of unpaved cuts regularly in order to minimize dust, and make every effort to have the street surface repaved as soon as possible. In no case shall a cut be left unpaved for more than seven days after the initial backfilling. On arterial streets, a temporary paving patch of HMA or cold mixed asphaltic concrete shall be placed immediately after backfill, to be removed when the permanent patch is placed. When any cut in a street is not so maintained or repaired within the required time, EPWU is entitled to authorize the City of El Paso's Streets and Maintenance Department to procure services to perform the repairs, or to perform the repairs with its own forces, at the expense of the Owner, including a charge for reasonable overhead. The Owner shall pay this expense within ten (10) days of receipt of an invoice for such repairs.

SECTION 5 - AFFIDAVIT OF COMPLETION:

It is understood and agreed by the parties that the purpose of this Agreement is to ultimately assure that the public utilities and streets involved will be constructed in accordance with the Plans, in a workmanlike manner, utilizing normal industry standards, and dedicated to the City entities as fit for their intended use, free and clear of any liens or encumbrances.

Once the Work is complete, and upon receipt of a Completion Certificate from its Field Inspector certifying that all facilities have been constructed in compliance with the Plans, EPWU will issue a Paving Release to the City Engineer with a copy to the Owner. The Owner shall then cause his contractor to set the manholes and valve boxes to final grade; verify that meter boxes are in a condition acceptable to EPWU for setting meters; and certify that the streets are acceptable to the City of El Paso for dedication. EPWU will then send a request to the Owner asking that title to the Facilities or Work be conveyed to EPWU, in writing, and certify that the Work is free and clear of all liens and encumbrances.

Owner will then execute and deliver to EPWU its affidavit stating that the Facilities or Work have been completed in accordance with the Plans and in accordance with the terms of this Development Agreement, the specifications, and all applicable laws; that all final adjustments have been made as requested; that the Owner has paid for all labor and materials; that there are no outstanding claims relating to the Work; and that all debts with the EPWU have been paid. The Owner must include a specific Release of Liens from its utility contractor with the signed conveyance form.

The EPWU Field Inspector will make a final inspection of the Work. Once the Work is found to be in compliance with all terms of this Agreement and acceptable to EPWU for inclusion into its system, EPWU will issue a Letter of Acceptance of the Facilities. EPWU will then set meters upon a request to activate service, allow sewer services to be connected by others, and admit water to the system. The Owner or his Contractor may, at the discretion of the EPWU, install water services, subject to the approval of the EPWU Engineering Department and in accordance with its standards. No meters will be installed until the system has been bacteriologically and pressure tested and a Letter of Acceptance has been issued.

SECTION 6 – CONDITIONAL OR PARTIAL ACCEPTANCE:

A. CONDITIONAL ACCEPTANCE:

Conditional Acceptance may be requested for water mains for the purpose of meters to be released for construction purposes only. The Developer shall submit a letter of request to EPWU. Upon approval by the Engineering Division Manager, the Field Inspector will certify the main(s) as acceptable and will issue a Certificate of Completion. Developer shall deliver a signed Conveyance Form, a Release of Liens, and a Contractor's Unconditional Waiver and Release on Final Payment to EPWU. Upon receipt of same; EPWU will issue a Conditional Acceptance Letter for inclusion of the water mains into EPWU's system. Pursuit of Conditional Acceptance of a water main is predicated upon Owner's understanding and agreement that the one year warranty period will not begin until Final Acceptance of all Facilities or Work to be installed under this Development Agreement.

B. PARTIAL ACCEPTANCE:

When Partial Acceptance of a facility is agreed upon between EPWU and the Owner, the Developer shall submit a letter of request to EPWU and shall include a map of the area to be accepted with the number of linear feet - valve to valve and/or manhole to manhole – of water and sewer mains to be conveyed to EPWU. Upon approval by the Engineering Division Manager, the Field Inspector will certify that the portion of mains as acceptable and will issue a Partial Certificate of Completion. The Developer shall deliver a signed Partial Conveyance Form, a Partial Release of Liens and a Partial Contractor's Unconditional Waiver and Release on Final Payment to EPWU. Upon receipt of same; EPWU will issue a Partial Acceptance Letter. Owner understands and agrees that the one year warranty period will not begin until Final Acceptance of all Facilities or Work to be installed under this Development Agreement.

SECTION 7 - ONE YEAR WARRANTY:

A. Owner represents and warrants to EPWU that all Work was performed in a good and workmanlike manner, in accordance with the Plans, or as otherwise provided in this Agreement. This warranty shall remain in full force and effect for a period of one year from and after the date of Final Acceptance by EPWU of all the Facilities or Work shown on the plans under this Development Agreement. The Owner will not allow any mechanics liens to be threatened or filed against the subdivision or property which is the subject of this Agreement. It is understood and agreed that, notwithstanding the acceptance of the Facilities or Work by EPWU, Owner shall remain responsible for a period of one year from the date of the issuance of the Letter of Final Acceptance by EPWU for conforming the Work to the Plans and otherwise complying with the warranty set out in this paragraph. Owner further agrees to be fully responsible for the repair and maintenance of the Facilities for a period of one year from the date of issuance of the Letter of Final Acceptance.

The Owner may include additional applicable warranty provisions in its contracts with other utilities, paving or other contractors employed by him on the Work, or those with subsequent purchasers of lots in the subdivision. However, EPWU will look to the Owner for correction of defects or damage to the Facilities constructed under this Development Agreement.

Thirty (30) days prior to the expiration of the one year warranty period, Owner agrees to an inspection of the Facilities or Work by EPWU. In the event Owner determines to sell lots within the subdivision prior to acceptance of the Facilities by EPWU, Owner agrees to include a provision in the sales contract stating that the Facilities have not yet been accepted by EPWU and that services will not be activated until such acceptance has been obtained.

B. PERFORMANCE BOND:

The Owner shall post an acceptable Performance Bond with EPWU in accordance with Chapter 2253 of the Texas Government Code, to ensure completion and warranty of the Facilities when the EPWU's contribution exceeds \$100,000.00, as may be amended above which Performance Bonds are required on such municipal contracts. The bond must be executed by a corporate surety licensed to do business in Texas and in accordance with Texas Insurance Code Section 3503. The bond shall be in substantially the form of Exhibit F, which is attached hereto and made a part of this Agreement for all purposes when applicable, and the surety's and principal's obligation to correct any defective workmanship and materials under the bond shall remain in effect for the full one year warranty period set forth in Section 7.

The Owner agrees to promptly execute his rights and remedies under this bond and, at the option of EPWU, to assign to EPWU all rights and remedies under this bond upon the issuance of the Letter of Final Acceptance or to include EPWU as an obligee on the Bond.

SECTION 8 – DEFAULT

In the event Owner or his contractor fail to comply with the provisions hereof, the EPWU may take such actions to which it may be entitled by law or equity, including, but not limited to: stopping the work; seeking specific performance of this Agreement; or suing for damages.

SECTION 9 - INDEPENDENT CONTRACTOR/INDEMNIFICATION

A. INDEPENDENT CONTRACTOR:

The Owner, and his contractor, shall operate as an independent Contractor, not subject to the direct or continuous supervision and control of EPWU. The parties agree that in no event shall the Owner or his contractor be deemed to be an agent, officer, or employee of EPWU. This Agreement shall never be interpreted to mean a partnership or joint venture exists between the Owner, contractor, or EPWU/PSB.

B. INDEMNIFICATION:

The Owner, for himself, his contractor, subcontractors, officers, agents, employees and representatives, hereby indemnifies and holds harmless the City of El Paso, EPWU/PSB, its officers, agents and employees from and against all claims, damages, losses and expenses (including attorney's fees, expert fees and overhead) in any way arising out of or resulting from their performance under this Agreement, including the construction of the Facilities by the contractor, any subcontractor, anyone directly or indirectly employed by the contractor, or anyone for whose acts the contractor or subcontractor may be liable, including any claims, damages, losses or expenses resulting in injury or death.

SECTION 10 - TITLE:

Owner represents that it currently holds title, or has presented evidence that it has entered into a contract to purchase and obtain title, to the property in exactly the same manner in which it signs this Agreement. The terms and provisions thereof shall be binding upon, and inure to the benefit of, the parties hereto and their successors, assigns, heirs and personal representatives.

SECTION 11 - ASSIGNABILITY:

The Owner shall not assign any interest in this Agreement (whether by assignment or novation) without the prior written consent of EPWU/PSB.

SECTION 12 - COMPLIANCE WITH LAWS:

The Owner shall comply with all applicable laws, ordinances, rules and regulations and codes of the federal, state, and local governments, as they may now read or hereinafter be amended.

SECTION 13 - VENUE:

Venue and jurisdiction of any suit or right or cause of action arising under or in connection with this Agreement shall be exclusively in a court of competent jurisdiction sitting in El Paso County, Texas; and this Agreement shall be interpreted in accordance with the laws of the State of Texas.

SECTION 14 - SEVERABILITY:

The sections, paragraphs, sentences, clauses, and phrases of this Agreement are severable and if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by a final decision of a court of competent jurisdiction, such invalidity will not affect any of the remaining provisions of the Agreement.

SECTION 15 - CAPTIONS:

The captions of this Agreement are for informational purposes only and shall not in any way affect the substantial terms and conditions of this Agreement.

[Signatures begin on the following page]

IN WITNESS HEREOF THE EL PASO WATER UTILITIES-PUBLIC SERVICE BOARD has caused this Agreement to be executed by its President/CEO and by the Owner , or by their duly authorized representatives on this _____ day of _____, 20 ____.

OWNER/DEVELOPER

**EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD**

Company Name (*Print or Type*)

Gilbert Trejo, P.E.
Chief Technical Officer

Authorized Signature

Date

Typed or Printed Name and Title

Date

Owner/Developer's Address

Phone Number

Fax Number

E-mail: _____

EXHIBIT A
DEVELOPMENT AGREEMENT (WATER AND/OR SEWER FACILITIES EXTENSIONS)

PROJECT

DESCRIPTION: _____

EPWU WATER JOB NUMBER: _____

EPWU SEWER JOB NUMBER: _____

A. WATER MAINS - PRICE SCHEDULE

The unit prices the Owner agrees to pay his contractor are:

Size	Material Type	Quantity	Pipe Cost/LF		Installation Cost		Total Cost
4"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
6"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
8"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
12"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
Other	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
Services – Sizes	_____	Qty _____		x	\$ _____	EA Installed	\$ _____
	_____	Qty _____		x	\$ _____	EA Installed	\$ _____
	_____	Qty _____		x	\$ _____	EA Installed	\$ _____

B. FIRE HYDRANTS: Qty _____ x \$ _____ EA Installed \$ _____

C. SEWER MAINS - PRICE SCHEDULE

8"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
12"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
15"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
18"	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
Other	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
	_____	LF _____	\$ _____/LF	+	\$ _____/LF	=	\$ _____/LF
Services – Sizes	_____	Qty _____		x	\$ _____	EA Installed	\$ _____
	_____	Qty _____		x	\$ _____	EA Installed	\$ _____

D. SEWER MANHOLES: Qty _____ x \$ _____ EA Installed \$ _____
Qty _____ x \$ _____ EA Installed \$ _____

E. SEWER MANHOLES

DEPTH OVER 6': VF _____ \$ _____/VF + \$ _____/VF = \$ _____/VF \$ _____

F. TRENCH SAFETY: LF _____ \$ _____/LF + \$ _____/LF = \$ _____/LF \$ _____

G. OTHER WORK:

TOTAL COST: \$ _____

It is agreed that if the Work is done on a "cost plus" or other basis, then the unit prices above are estimated. Quantities are estimated.

EXHIBIT B

DEVELOPMENT AGREEMENT (WATER AND/OR SEWER FACILITIES EXTENSIONS) REFUND SUPPLEMENT

In accordance with Section 2 of the Agreement and Section II-G and III-E of the El Paso Water Utilities-Public Service Board Rules and Regulations No. 7, as amended, the Developer may become eligible for the following refunds:

II-G-1 for Water Boundary Lines _____

III-E-2 for Sewer Boundary Lines _____

II-G-2 for Water "Off Site Line" _____

III-E-3 for Sewer "Off-Site Line" _____

II-G-3 for Water Mains Larger than 8-inch Size _____

III-E-4 for Sewer Mains Larger than 8-inch Size _____

OWNER: _____

Property/Subdivision: _____

EPWU Job Numbers: WATER: _____

SEWER: _____

Date: _____

EXHIBIT C

EL PASO WATER UTILITIES - PUBLIC SERVICE BOARD

ENGINEERING SERVICES FEE
INVOICE

Date: _____

Invoice No. _____

Owner's Name _____ Mailing Address _____
Last Name First Name Zip Code

LEGAL DESCRIPTION OF PREMISES

Official Address _____ Name of Addition/Property _____

Addition Block Number _____ Lot Numbers _____ Addition Block Number _____ Lot Numbers _____

Addition Block Number _____ Lot Numbers _____ Addition Block Number _____ Lot Numbers _____

Addition Block Number _____ Lot Numbers _____ Addition Block Number _____ Lot Numbers _____

Addition Block Number _____ Lot Numbers _____ Addition Block Number _____ Lot Numbers _____

ENGINEERING SERVICES FEE

WATER SYSTEM:

EPWU JOB REQUEST NO. _____

ESTIMATED CONSTRUCTION COST \$ _____ x _____% = \$ _____

SEWER SYSTEM:

EPWU JOB REQUEST NO. _____

ESTIMATED CONSTRUCTION COST \$ _____ x _____% = \$ _____

TOTAL ENGINEERING SERVICES FEES \$ _____

PERMIT FEES DUE: \$ _____

\$ _____

\$ _____

* TOTAL FEES: \$ _____

* TOTAL FEES must be paid before copies of the final approved design plans are released for construction.

EXHIBIT D

EL PASO WATER UTILITIES - PUBLIC SERVICE BOARD

HOLD HARMLESS AGREEMENT

_____, an independent Contractor, has been retained
Name of Firm

by _____, Owner, to install water and/or sewer lines
Name of Owner/Developer

and appurtenances in the development/property known as _____
in El Paso, Texas.

The Work will be performed in connection with a Development Agreement between the OWNER and the
El Paso Water Utilities-Public Service Board in accordance with the plans and specifications under
EPWU Job # _____ for water and EPWU Job # _____ for sewer.

The Contractor hereby certifies that it, its principals, heirs and assigns will hold the City of El Paso, the
El Paso Water Utilities-Public Service Board, their officers, employees, agents and assigns, harmless from
any and all damages or claims which may arise out of the performance of this Work.

CONTRACTOR:

**EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD**

Name of Contractor (printed or typed)

Authorized Signature

Gilbert Trejo, P.E.
Chief Technical Officer

Name (printed or typed)

Date

Title

Date

EXHIBIT D-1

EL PASO WATER UTILITIES - PUBLIC SERVICE BOARD

SUBCONTRACTOR'S HOLD HARMLESS AGREEMENT

_____, an independent Contractor, has been retained
Name of Subcontractor

by _____, General Utility Contractor, to
Name of Contractor

install water and/or sewer lines and appurtenances in the development/property known as _____
_____ in El Paso, Texas.

The Work will be performed in connection with a Development Agreement between the OWNER and the El Paso Water Utilities-Public Service Board in accordance with the plans and specifications under EPWU Job # _____ for water and EPWU Job # _____ for sewer.

The Contractor hereby certifies that it, its principals, heirs and assigns will hold the City of El Paso, the El Paso Water Utilities-Public Service Board, their officers, employees, agents and assigns, harmless from any and all damages or claims which may arise out of the performance of this Work.

CONTRACTOR:

**EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD**

Name of Contractor (printed or typed)

Authorized Signature

Gilbert Trejo, P.E.
Chief Technical Officer

Name (printed or typed)

Date

Title

Date

SUBCONTRACTOR:

Name of Contractor (printed or typed)

Authorized Signature

Printed Name and Title

Date

EXHIBIT E INSURANCE REQUIREMENTS

The Contractor shall not commence work under the Agreement until he/she has obtained all the insurance required under this Agreement and satisfactory evidence of such has been provided and the insurance has been approved by the Owner/Developer and/or EPWU; nor shall the Contractor allow any subcontractor to commence work on his/her subcontract until the insurance required of the subcontractor has been so obtained and approved.

COMPENSATION INSURANCE:

The Contractor shall procure and maintain during the period of performance of said Agreement Worker's Compensation Insurance as required by applicable State law for all his/her employees to be engaged in Work; in the case of any work sublet, the contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all the latter's employees to be engaged in such Work unless such employees are covered by the protection afforded by the contractor's Worker's Compensation Insurance. In case any class of employees engaged in hazardous work on the project under said Agreement is not protected under the Worker's Compensation Statute, the contractor shall provide, and shall cause each subcontractor to provide, adequate Employer's Liability Insurance for the protection of such of his/her employees as are not otherwise protected.

CONTRACTOR'S PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AND VEHICLE LIABILITY INSURANCE:

The contractor shall procure and maintain during the period of performance of said Agreement contractor's Public Liability and Property Damage Insurance and Vehicle Liability Insurance in the amounts specified herein, or if said limits are subsequently superseded by statute such new limits shall apply:

LIMITS OF COVERAGE FOR ALL CONSTRUCTION PROJECTS	AUTOMOBILE (5.04.A.6) {Combined Single Limit} Per Accident	COMMERCIAL GENERAL LIABILITY (5.04.A3 through 5.04 A.5) {Combined Single Limit} Per Project	WORKER'S COMPENSATION (5.04.A.1 through 5.04.A.2) {Employer's Liability} Per Accident Per Employee Per Disease	UMBRELLA (5.04.7) (Combined Single Limit)
CONTRACTS LESS THAN \$100,000: Occurrence *General Aggregate Products/Completed Operations Aggregate	\$ 300,000	\$ 500,000 \$ 500,000 \$1,000,000	\$ 500,000 \$ 500,000 \$ 500,000	N/A
CONTRACTS LESS THAN \$500,000: Occurrence *General Aggregate Products/Completed Operations Aggregate	\$ 500,000	\$ 500,000 \$1,000,000 \$1,000,000	\$ 500,000 \$ 500,000 \$ 500,000	N/A
CONTRACTS \$500,000 TO \$10,000,000 Occurrence *General Aggregate Products/Completed Operations Aggregate	\$1,000,000	\$1,000,000 \$2,000,000 \$2,000,000	\$1,000,000 \$1,000,000 \$1,000,000	\$2,000,000 \$2,000,000

LIMITS OF COVERAGE FOR ALL CONSTRUCTION PROJECTS	AUTOMOBILE (5.04.A.6) {Combined Single Limit} Per Accident	COMMERCIAL GENERAL LIABILITY (5.04.A3 through 5.04 A.5) {Combined Single Limit} Per Project	WORKER'S COMPENSATION (5.04.A.1 through 5.04.A.2) {Employer's Liability} Per Accident Per Employee Per Disease	UMBRELLA (5.04.7) (Combined Single Limit)
CONTRACTS OVER \$10,000,000 Occurrence *General Aggregate Products/Completed Operations Aggregate	\$1,000,000	\$1,000,000 \$2,000,000 \$2,000,000	\$1,000,000 \$1,000,000 \$1,000,000	\$5,000,000 \$5,000,000

SUBCONTRACTOR'S PUBLIC LIABILITY, PROPERTY DAMAGE INSURANCE, AND VEHICLE LIABILITY INSURANCE:

The Contractor shall either (1) require each of his/her subcontractors to procure and to maintain, during the life of his/her subcontract, Public Liability and Property Damage Insurance and Vehicle Liability Insurance in the amounts specified; or (2) insure the activities on the contractor's own policy.

SCOPE OF INSURANCE AND SPECIAL HAZARDS:

The Insurance required under the above referenced paragraphs shall provide adequate protection for the contractor and his/her subcontractors against damage claims which may arise from operations under this Agreement whether such operations are by the insured or by anyone, directly or indirectly, employed by him/her; and also against any of the special hazards which may be encountered in the performance of this contract as enumerated herein:

HAZARD: _____

AMOUNT: _____

BUILDER'S RISK INSURANCE (FIRE AND EXTENDED COVERAGE):

This insurance shall only be required only for building projects as opposed to street, bridge, water and drainage projects.

Until this project is completed and accepted by the Owner, the contractor is required to maintain Builder's Risk Insurance (Fire and Extended Coverage) on a one hundred percent (100%) completed value basis on the insurable portion of the project for the benefit of the Owner, the contractor and the subcontractor, as their interests may appear. The contractor shall not include any costs for Builder's Risk Insurance premiums during construction unless the contractor is required to provide such insurance; however, this provision shall not release the contractor from his specifications for the project covered by the contract. The contractor and the surety shall be obligated to full performance of the contractor's undertaking.

PROOF OF CARRIAGE OF INSURANCE:

The contractor shall furnish the Owner with certificates, and the Owner shall provide the EPWU a copy of such certificates, or other satisfactory evidence of insurance, showing the type, amounts, class of operations covered, effective dates, and dates of expiration of insurance policies. Such certificates shall also contain substantially the following statement: "The Insurance covered by this Certificate will not be canceled or materially altered except after ten (10) consecutive calendar days' written notice of intent to cancel or materially alter said insurance has been provided to the Owner."

Worker's Compensation and Employers' Liability policies shall be endorsed to provide that insurer waives any right of subrogation it may acquire against the EPWU in the Work, by reason of any payment made on account of injury, including death resulting therefrom, sustained by any employee of the insured.

If employees will be provided through a leasing company, provide evidence of their Texas State License and a copy of their Workers' Compensation certificate insuring its employees.