

UTILITY EXTENSION AGREEMENT FOR CITY WATER SERVICE

THIS UTILITY EXTENSION AGREEMENT (hereafter “Contract”), is made and entered into as of the ____ day of _____, 2011, and between **RESEARCH TRIANGLE FOUNDATION OF NORTH CAROLINA** (hereafter “Developer”) and the **CITY OF DURHAM**, a North Carolina municipal corporation (hereafter the “City”);

WHEREAS, the Developer proposes to extend City water to serve **SITES 1A, 3 AND 8** in Research Triangle Park, located west and south of the Hopson Road and Louis Stephens Drive intersection, further described as PIN 0737-03-33-6415, 0737-04-32-9728, 0737-03-32-7258, 0737-03-31-3512 and 0737-04-51-1278, and being more fully described on Exhibit A attached hereto (“the Property”).

WHEREAS, the Developer requires water service that will connect to the City’s water systems in order to enable construction of the above described development or such other development; and

WHEREAS, the Property is outside the City limits and inside Research Triangle Park and will not be annexed into the City;

WHEREAS, the City is not obligated to offer utility service to property outside its corporate limits and requires, among other things, that such properties enter into an extension agreement;

WHEREAS, under City ordinance, Developer is required to pay all costs associated with the extension agreement, in particular the water infrastructure, and other related costs; and

WHEREAS, at its meeting held _____, 2011, the City Council authorized this Contract in accordance with the terms set forth below;

NOW THEREFORE, in consideration of ten dollars and other valuable consideration, the receipt of which is hereby acknowledged, the Developer and the City agree:

1. **Included Appendices.** Appendix B (Project Specific Provisions) are a part of this Contract.
2. **Effective Date.** The obligations of this Contract shall become effective upon execution by the parties.
3. **Definitions and Rules of Interpretation.** In this Contract, the following terms, whether capitalized or not, shall have the meanings set forth below, unless it is clear in the Contract that the context requires otherwise. In addition, the rules of interpretation set forth below shall apply.

“City” means the City of Durham.

“City Requirements” mean all ordinances, policies, standards, and specifications prescribed by the City applicable to the development activity, work, or construction undertaken pursuant to this Contract. Such Requirements may include, but are not limited to, the Unified Development Ordinance, the City Code, and standards for processing of and construction of infrastructure many of which are contained in the City’s Reference Guide for Development maintained by the City Department of Public Works.

“Developer” is the owner of the Property, and is the entity identified in the first paragraph of this Contract. “Developer” includes successors in interest and assigns.

“Improvements” means all infrastructure required by the City that allows water to be delivered to the Property and integrated into the City’s utility system. It includes, but is not limited to, lines and mains, required under City Requirements, all construction and repair to streets and rights of way within which water infrastructure is located, pump stations, water towers, and water booster stations.

“Person” includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities.

“Project” means the extension of water lines as described in Appendix B, Section 1.

“Property” means the land located at PIN 0737-03-33-6415, 0737-04-32-9728, 0737-03-32-7258, 0737-03-31-3512 and 0737-04-51-1278.

“Water” refers to the particular utilities being installed by Developer, as generally described in Appendix B (and as ultimately determined through City review of construction drawings.)

The following rules of interpretation apply: (1) The singular includes the plural, and the plural the singular; (2) The word “shall” is mandatory.

4. **Developer’s Obligation.** The Developer shall bear the total cost and expense of all the obligations and duties created by this Contract unless otherwise explicitly stated in this Contract. Those obligations and duties are, generally, to create all Improvements as may be required by the City in accordance with this Contract and with City Requirements. Such Improvements may include but are not limited to: i) all Improvements within the Project; ii) all Improvements connecting to water infrastructure outside the Project, whether existing or planned; and iii) modifications to any existing water infrastructure outside the Project that facilitate provision of utility service to the Project, or compliance with City Requirements, or integration of the Improvements with the surrounding existing or planned water system. Improvements do not include installation of water meters, connection to meters, or other improvements required to bring water from the lines in the Project to buildings constructed on the Property. The Developer’s obligations also include all costs, including but not limited to

legal costs, of acquiring fee ownership or easements within which the Improvements will be located.

5. **Improvements.** A general description of the Improvements to be constructed to serve the Project is set forth in Appendix B. The final determination of the number, scope, size, materials, and location of required Improvements shall be as determined in the discretion of the City, as shown in the approved construction drawings.

6. **City Requirements.** Design, construction, materials, sizing, other specifications, permitting, inspections, testing, documentation and furnishing of as-built drawings, and acceptance of completed Improvement infrastructure shall be in accordance with City Requirements. Design and construction shall be by professionals licensed in the state of North Carolina to do the relevant work. City approval of the design of the Improvements shall be required prior to construction, as set forth in City Requirements. (If Developer is connecting to the County sewer system, the City may require Developer to furnish the contract providing for such connection.)

7. **Contracts.** Developer shall ensure that its contracts for design and construction of the Improvements do not shorten or limit any otherwise applicable warranties or statutes of limitation. In addition, Developer shall ensure that such contracts contain an assignment clause that allows assignment of any warranties regarding the constructed Improvements to the City. For certain Improvements, the City may require that Developer's contracts identify the City as a third party beneficiary, or may require prior consultation regarding contractors for the Project. If such requirements are applicable to this Project, it shall be shown in Appendix B, or the City will notify Developer in a timely manner of such requirements prior to the Developer's contracting for Improvements.

8. **Compliance; Permits.** All activity undertaken pursuant to this Contract shall be in compliance with federal and state law and regulations and City ordinances. Developer shall obtain all permits and approvals required to do the work authorized under this Contract.

9. **Conflicts.** In the event of conflict between this Contract and any law, state or federal regulation, or City Requirements, the stricter of the applicable provisions shall control.

10. **Testing.** Developer shall pay for any testing the City deems necessary to determine that the Improvements, and their environmental impact, comply with federal or state law and regulations, or City requirements.

11. **Dedication to City.** With the exception of Improvements that are designated in Appendix B or in site plan approvals as private, upon completion of the Improvements in accordance with City Requirements, the Developer shall dedicate to the City, in the manner specified by the City, the Improvements located within public streets, and all outfalls, pump stations, water booster stations, and water towers. In addition, any property in which the Improvements are located shall be dedicated if it has not already been dedicated. The City shall thereafter be responsible for maintenance. The determination as to whether the Improvements comply with City Requirements shall be made by the Director of Public Works or designee in his

or her sole discretion. The City may require, among other things, certified as-built plans for the Improvements; a release of liens from contractors and subcontractors; additional plats or deeds for property containing the Improvements; releases of any mortgage or security interests in such property; and any other information the City deems to be necessary to accept the constructed Improvements.

12. **Warranty/Repair.** Developer warrants that the Improvements shall be constructed in accordance with City Requirements and other applicable professional standards, fit for the purpose for which they were constructed, and free from defects for a one year period which shall run from the time of acceptance by the City. Developer shall be responsible for repairs needed during the one year period. Upon request by the City, Developer will assign any warranty rights it has under its contracts to the City.

13. **City Extensions.** Developer agrees that in accordance with City Requirements, the City may make extensions from or connections to water improvements that it has dedicated to the City. City Requirements provide for reimbursements to be made to the Developer for such connections/extensions in certain circumstances. If such are available under this Contract, they are described in Appendix B.

14. **Assignments/Reimbursements.** Developer shall notify the City in writing of any assignment of the obligations under this Contract and/or change in the entity to receive reimbursements under this Contract, in the event that future reimbursements are provided for in Appendix B or pursuant to City Requirements. An assignment by Developer of the obligations under this Contract does not limit the obligations of successor owners of the Property unless i) the assignee owns a substantial part of the Property; and ii) there is a written modification of this Contract approved by the parties to replace the Developer with the assignee to the exclusion of other owners. If reimbursements are provided for under this Contract, they shall be made to the original Developer or to a successor in interest who has been identified in writing as entitled to the reimbursements. In the absence of a party that legally exists that has been identified as entitled to the reimbursements, the City shall hold the reimbursements for three (3) years from the various dates they are received. After the three year period, the reimbursements shall be forfeited to the City. The City may, but is not required to, provide notice of potential reimbursements to successors in interest to the original Developer. In the event of dispute between owners claiming an interest in the reimbursements, the City shall hold the reimbursements until legal resolution, if a lawsuit has been filed. If legal action is not filed within three (3) years, the reimbursements shall be forfeited to the City. Identification of new owners entitled to reimbursements shall be in a manner which in form and substance meets the City's directives.

15. **No obligations.** This Contract does not create any express or implied obligation that the City: i) reserve or create water treatment capacity; ii) approve a permit or connection, which shall be granted only upon compliance with all requirements of law, including City Requirements; iii) offer utility services to any user within the Property; iv) provide a particular quantity, quality, or pressure for the water serving the Property; v) waive or not charge fees that are otherwise applicable pursuant to City Requirements; or vi) approve annexation of the Property or a particular zoning of the Property.

16. **Contract a Covenant that Runs with Land.** The obligations and entitlements of this Contract are covenants that run with the Property, and are binding on all heirs, assigns, successors in interest, and other subsequent owners. Within thirty (30) days of Contract execution, Developer shall record this Contract, and shall furnish the City a copy of the recorded document and a statement from an attorney licensed to practice law in North Carolina, in form and substance acceptable to the City, that the Contract has been recorded, and that the obligations of the Contract are binding upon all subsequent owners of the Property.

17. **Notice.**

(a) *Mode and Designated Recipients.* All notices and other communications given under this Contract shall be written, and made by personal delivery, fax, Federal Express, or United States mail, addressed as follows. The parties are also requested to send a copy by email.

To the City:
Public Works Director
Department of Public Works
City of Durham
101 City Hall Plaza
Durham, NC 27701-3329
Fax: (919) 560-4316
Email: edward.venable@durhamnc.gov

To the Developer:
Research Triangle Foundation
Attention: Elizabeth H. Rooks
Executive Vice President
12 Davis Drive
Research Triangle Foundation, NC 27709
Fax: (919) 549-8246
Email: rooks@rtp.org

To the Contractor: *(Insert Name and Address below)*

Fax: _____
Email: _____

(b) *Change of Address.* Notice of a change of address, fax number, or person to receive notice shall be provided to the other party in writing through one of the means described above.

(c) *Time of Receipt.* A notice or other communication is effective upon delivery to the other party if it is personally delivered or sent by fax. Notice sent by mail or Federal Express is effective upon the second work day after the date it was sent, as evidenced by a postmark or similar indicia, or upon actual delivery.

18. **No Third Party Rights.** This Contract is intended for the benefit of the City and Developer and not for any other Person, and no such Persons shall enjoy any right, benefit, or entitlement under this Contract.

19. **Nondiscrimination Policy; EEO.** The City of Durham opposes discrimination on the basis of race and sex and urges Developer to provide a fair opportunity for minorities and women to participate in its work force and to contract with Developer. During the performance of this Contract Developer agrees that it shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, political affiliation or belief, age, or handicap.

20. **Governmental Authority Retained.** Nothing contained in this Contract shall be deemed or construed to in any way stop, limit, or impair the City from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions, or shall limit the City's discretion in the exercise of such powers and functions.

21. **Remedies; Breach.** The parties shall have all remedies allowed by law to enforce this Contract. Substantial breach of this Contract shall result in the Contract becoming void, at the election of the nonbreaching party. Prior to voiding the Contract, the party alleging a substantial breach shall give notice to the other party and shall afford an opportunity to cure of at least sixty (60) days. In addition, in the event of breach by Developer, the City may withhold any permit or approval related to development, construction, or occupancy in the Project. Enumeration of these remedies is not exclusive.

22. **Services Dependent on Improvements.** The City's furnishing of water service to the Property is dependent upon completion of the Improvements. In the event Developer does not complete the Improvements, Developer and its successors in interest shall have no entitlement to receive water service. Entitlement to water service is dependent upon: completion of and conformance with this Contract; construction of the Improvements by Developer or its successors in interest; water capacity at the time of completion; and compliance with all other lawful requirements.

23. **Termination.** Developer's failure to initiate substantial construction activity within five (5) years of execution of this Contract, and continue said construction expeditiously toward completion, with adequate forces, and in good faith may result in termination of this Contract, at the election of the City. The City's Public Works Director shall determine if such failure exists, and shall notify Developer in writing. Developer shall have at least ninety (90) days to initiate or increase construction activity. Final notice of termination shall be given by the City Manager or a Deputy City Manager.

24. **Waiver.** No action or failure to act by the City shall constitute a waiver of any of its rights or remedies that arise out of this Contract, or constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

25. **Contract not Severable.** In the event any substantive provision of this Contract is declared unenforceable the Contract shall become void. This paragraph, however, does not prohibit the parties from agreeing to eliminate or modify the unenforceable provision or enter into a new agreement.

26. **Modifications.** Substantial modifications of the Contract shall be approved by the City Council. Minor modifications, modifications of Appendix B regarding Improvements, and substitution of an assignee owner of a substantial portion of the Property for the original Developer may be approved by the City Manager or deputy or assistant City Manager without Council approval. Without exclusion as to other minor modifications, a modification to the Project which both reduces the overall density of and utility demand within the Project or which would not be considered to be a significant deviation under the standards set forth in Section 3.5 of the Unified Development Ordinance is a “minor modification” under this Paragraph. A modification of this Contract is not valid unless it is signed by both parties and is otherwise in accordance with requirements of law. Further, a modification is not enforceable against the City unless it is signed by the City Manager or a deputy or assistant City Manager.

27. **Recordation of Status of Agreement.** The City shall cooperate with the Developer in executing any form to be filed by the Developer in the event that the Contract is voided, terminated or superseded, or its requirements are fully satisfied.

28. **Entire Agreement.** This Contract contains the entire agreement between the parties pertaining to the subject matter of this Contract. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Contract.

29. **Choice of Law and Forum; Process Agent.** This contract shall be deemed made in Durham County, North Carolina. This contract shall be governed by and construed in accordance with the law of North Carolina. The exclusive forum and venue for all actions arising out of this contract shall be the North Carolina General Court of Justice, in Durham County. Such actions shall neither be commenced in nor removed to federal court. This limitation, however, shall not apply to subsequent actions to enforce a judgment entered in actions heard pursuant to this subsection. Developer shall maintain a registered agent in North Carolina with the office of the N. C. Secretary of State.

30. **Indemnification.**

(a) Definitions. In this Section 16 the following definitions shall apply:

“Claims” are claims, losses, damages, liabilities, fines, penalties, fees, royalties, costs, demands, actions, suits, and judgments of any kind or nature whatsoever, whether at law or in equity, including court costs and reasonable attorney’s fees assessed as part of any of said items.

“Persons Connected with Developer” are Developer’s officers, members, managers, employees, agents, contractors, subcontractors of all tiers, and invitees, but excluding the City.

“City Indemnitees” are the City, its officers, officials, employees, agents, and independent contractors, but excluding Company.

(b) Obligation. Developer shall indemnify, defend, and hold harmless the City Indemnitees from and against all Claims arising out of, relating to, or resulting from acts or omissions by Developer or Persons Connected with Developer arising out of, relating to, or resulting from Developer’s obligations with respect to this Contract. Without limiting the preceding sentence, and as an additional obligation, it is agreed that Developer shall indemnify, defend, and hold harmless the City Indemnitees from and against all Claims made by its contractors, including subcontractors of all tiers, where the contractor was engaged by Developer to perform work pursuant to this Contract, except to the extent the Claim is the result of a negligent or wrongful act or omission by any of the City Indemnitees. In performing its duties under this Section, Developer shall defend City Indemnitees with legal counsel reasonably acceptable to City.

(c) Survival. This Section shall remain in force despite termination of this Contract with respect to acts or omissions occurring before termination of this Contract (whether by expiration of the term or otherwise).

IN TESTIMONY WHEREOF, the parties hereto have executed this Contract as of the date first above written.

APPENDIX B -PROJECT SPECIFIC PROVISIONS

1. Water service shall be provided by extending two water lines from the existing 16-inch water line at the Hopson Road and Louis Stephens Drive intersection. A 12-inch water line shall be extended south on Louis Stephens Road. A second 12-inch water line shall be extended west on Hopson Road. Water lines shall meet all City Requirements, including but not limited to size, design standards, loop feed requirements (with a second feed required prior to exceeding the 100th Certificate of Occupancy), fire flow requirements, and system needs. There shall be no City participation in the cost. The Developer shall extend water lines through the Property to its boundaries as directed by the City to allow for future extension. The water lines will be constructed within the public rights of way of Hopson Road and Louis Stephens Road.

2. Developer is separately negotiating with Durham County for the provision of sewer service to the Property. The City has no involvement in these negotiations and the provision of sewer service is not a part of this Contract.

3. The City will make refunds to the Developer for connections made by adjacent property owners to the City street water lines serving property not being developed by the Developer in accordance with City Requirements. These refunds will be made to the Developer for a period often (10) years after the completion of the water lines. After ten (10) years have expired, charges made for connecting to the water lines will not be refunded to the Developer. These refunds will be in an amount equal to the frontage charge collected, not to exceed one-half the average cost to the Developer per linear foot of pipeline installed.

4. The Developer shall pay frontage charges at the prevailing rate to the City for any street frontages within or adjacent to the Property where the Developer does not install a City water line. These frontage charges shall be paid to the City prior to the time that the Project water lines are constructed (Section 70-17 of the City of Durham Code of Ordinances).

5. Stormwater quantity, rate of runoff, and stormwater quality on or from the Property shall comply with Durham County Requirements. The City will have no involvement in the application of Durham County stormwater requirements to the work performed by the Developer on this Project.

**RESEARCH TRIANGLE FOUNDATION OF
NORTH CAROLINA**

ATTEST:

Secretary

By: _____

President

(Affix corporate seal.)

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, a notary public in and for _____ County and State, certify that _____ personally appeared before me this day and stated that he or she is _____ Secretary of _____, a corporation, and that by authority duly given and as the act of the corporation, the foregoing agreement with the City of Durham was signed in its name by its _____ President, whose name is _____, sealed with its corporate seal, and attested by him/herself as its said Secretary or Assistant Secretary. This the ____ day of _____, 2011.

My commission expires:

Notary Public

Printed Name: _____

CITY OF DURHAM

ATTEST:

By: _____

Title: _____

preaudit certificate, if applicable _____