

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SAN LEANDRO AND
PAGE & TURNBULL INC
FOR
CASA PERALTA RESTORATION ESTIMATE PROJECT**

THIS AGREEMENT for consulting services ("Agreement") is made by and between the City of San Leandro ("City") and Page & Turnbull, Inc. ("Consultant") (together sometimes referred to as the "Parties") as of _____ (the "Effective Date").

WHEREAS, the CSA was approved by the Council on July 20th per Council Resolution Number _____. (May be omitted based on proposal amount)

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree to the Agreement as follows:

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A, attached hereto, incorporated herein by this reference, at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30th, 2027, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8.
- 1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged and in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement to the standards of quality normally observed by a person practicing in Consultant's profession.
- 1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel consistent to Section 1.2 to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Consultant's obligations hereunder.

- 1.5 **Public Works Requirements.** Because the services described in Exhibit A include “work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work,” the services constitute a public works within the definition of Section 1720(a)(1) of the California Labor Code. As a result, Consultant is required to comply with the provisions of the California Labor Code applicable to public works, to the extent set forth in Exhibit F.
- 1.6 **City of San Leandro Living Wage Rates.** This contract may be covered by the City of San Leandro Living Wage Ordinance (LWO). Consultant’s attention is directed to the San Leandro Municipal Code, Title 1, Chapter 6, Article 6. Consultant must submit completed self-certification form and comply with the LWO if covered.
- 1.7 **Public Works Contractor Registration.** Consultant agrees, in accordance with Section 1771.1 of the California Labor Code, that Consultant or any subconsultant shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in Chapter 1 of Part 7 of Division 2 of the California Labor Code, unless currently registered and qualified to perform public work pursuant to California Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to California Labor Code section 1725.5. Consultant agrees, in accordance with Section 1771.4 of the California Labor Code, that if the work under this Agreement qualifies as public work, it is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed **\$566,596** notwithstanding any contrary indications that may be contained in Consultant’s proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant’s proposal, as reflected in the scope of services attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant’s estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions

and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

- 2.1 Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the Contract Administrator:
- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
 - The beginning and ending dates of the billing period;
 - A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
 - At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
 - The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
 - The Consultant's signature;
 - Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.
- 2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.
- 2.3 Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

- 2.4 Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5 Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit B and incorporated herein by this reference.

- 2.6 Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B, and shall not exceed \$0.00. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under Section 2 of this Agreement that shall not be exceeded.

- 2.7 Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

- 2.8 Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all undisputed outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

- 2.9 Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement.

Section 4. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES. Refer to the attached Exhibit C, which is incorporated herein and made a part of this Agreement.

Section 5. INSURANCE REQUIREMENTS. Before fully executing or beginning any work under this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this

section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work.

Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall not allow any subcontractor or subconsultant to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) or subconsultant(s) and provided evidence to City that such insurance is in effect. **VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION.** Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

5.1 Workers' Compensation.

5.1.1 General Requirements. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than \$1,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Consultant, its employees, agents, and subcontractors. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees.

5.1.2 Submittal Requirements. To comply with Subsection 5.1.1 (Workers' Compensation), Consultant shall submit the following:

- a. Certificate of Liability Insurance in the amounts specified in the section; and
- b. Waiver of Subrogation Endorsement as required by the section.

5.2 Commercial General and Automobile Liability Insurance.

5.2.1 General Requirements. Consultant, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than \$2,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than \$1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this

Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

5.2.2 Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage. Coverage under additional insured endorsements shall be at least as broad as Insurance Services Office Commercial General Liability coverage.

5.2.3 Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's insurance at least as broad as **[FOR DESIGN PROFESSIONALS: CG 20 07; FOR ALL OTHER AGREEMENTS: CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01]**.
- c. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.
- d. For any claims related to this Agreement or the work hereunder, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it. Additional insured endorsement coverage under

Consultant's policy shall be at least as broad as Insurance Services Office form CG 20 10 04 13.

5.2.4 Submittal Requirements. To comply with Subsection 5.2 (Commercial General and Automobile Liability Insurance), Consultant shall submit the following:

- a. Certificate of Liability Insurance in the amounts specified in the section;
- b. Additional Insured Endorsement as required by the section;
- c. Waiver of Subrogation Endorsement as required by the section; and
- d. Primary Insurance Endorsement as required by the section.

5.3 Professional Liability Insurance.

5.3.1 General Requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed \$150,000 per claim.

5.3.2 Claims-Made Limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of 5 years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

5.3.3 Submittal Requirements. To comply with Subsection 5.3 (Professional Liability Insurance), Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

5.4 Cyber Liability Insurance. Reserved.

5.5 **All Policies Requirements.**

- 5.5.1 **Acceptability of Insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 5.5.2 **Verification of Coverage.** Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Consultant by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.
- 5.5.3 **Deductibles and Self-Insured Retentions.** Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- 5.5.4 **Wasting Policies.** No policy required by this Section 5 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).
- 5.5.5 **Endorsement Requirements.** Each insurance policy required by Section 5 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City. The full coverage and the full policy limits available to Consultant as named insured shall also be available and applicable to the additional insured by applicable endorsements.
- 5.5.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein. Consultant shall require subcontractors to obtain an additional insured endorsement to include the City. Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein and provide proof of such insurance upon request to the City.
- 5.5.7 **Excess Insurance.** If Consultant maintains higher insurance limits than the minimum amounts required by this Agreement, City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available

insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

5.5.8 Variation. The City may approve a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

5.6 Submittal of Proof of Insurance Coverage. All certificates of insurance and original endorsements effecting coverage required in this Section 5 must be electronically submitted through the City's online insurance document management program. Contractor shall comply with all requirements provided by City related to the online insurance document management program.

5.7 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

5.8 Notice of Claim. Consultant shall immediately notify City of any claim or loss against Consultant arising out of work performed under this Agreement. City assumes no obligation or liability by such notice but has the right to monitor the handling of any such claim.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including

but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

- 6.2 Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.
- 7.5 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, gender, gender identity, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon **30** days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

- 8.4 Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.

- 8.6 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but are not limited to, the following:

- 8.6.1 Immediately terminate the Agreement;
- 8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
- 8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
- 8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.
- 8.6.5 No remedy mentioned in this Agreement is intended to be exclusive of any other right, power, or remedy permitted by law. Neither the failure nor any delay on the part of the City to exercise any such rights and remedies shall operate as a waiver thereof, not shall any single or partial exercise by the City of any such right or remedy preclude any other or further exercise of any such right or remedy.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement and City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.
- 9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible.
- 9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of

the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds \$10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

- 9.4 Proprietary Information.** City and Consultant acknowledge and agree that City may receive confidential information from Consultant that is proprietary to Consultant and may contain trade secrets, work processes, or other business information (collectively, "Proprietary Information"). Consultant shall clearly identify such Proprietary Information when provided to City and shall mark Proprietary Information when provided to City in writing. City shall not keep or store Consultant's written Proprietary Information as part of its regular retention of records and shall dispose of Consultant's Proprietary Information after review and upon reasonable request by Consultant, unless otherwise prohibited by state or federal law or rules of court.

Notwithstanding any other provision of this Agreement, neither party is required to disclose information which it reasonably deems to be proprietary or confidential in nature. The Parties agree that any information disclosed by a party and designated as proprietary and confidential shall only be disclosed to those officials, employees, representatives, and agents of the other party that have a need to know in order to administer and enforce this Agreement. For purposes of this subsection, the terms "proprietary or confidential" include but are not limited to, information relating to a party's corporate structure and affiliates, marketing plans, financial information, trade secrets, work processes, or other information that is reasonably determined by a party to be competitively sensitive. A party may make proprietary or confidential information available for inspection but not copying or removal by the other party's representatives. This subsection, shall not prohibit the disclosure of any documents otherwise required to be disclosed pursuant to the California Public Records Act, California Government Code Section 7920.000 *et seq.*

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose. Prevailing party, as used herein, shall mean a party who recovers on an affirmative claim an award which equals or exceeds 67% of the claim (principal only), or a party who is required to pay no more than 33% of the other party's claim after offsets for any counterclaims or affirmative defenses. To the extent the award yields a result that falls between 33.01% and 66.99% of an affirmative claim, there shall be no prevailing party. If both parties assert affirmative claims, each party's claims shall independently be, in the aggregate, evaluated by this standard. In claims for money damages, the total amount of recoverable attorneys' fees and costs shall not exceed the net monetary award of the prevailing party.

- 10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.
- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.
- 10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous 12 months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code Section 1090 *et seq.*, and, if applicable, will be disqualified from holding public office in the State of California.

At City's sole discretion, Consultant may be required to file with the City a Form 700 to identify and document Consultant's economic interests, as defined and regulated by the

California Fair Political Practices Commission. If Consultant is required to file a Form 700, Consultant is hereby advised to contact the San Leandro City Clerk for the Form 700 and directions on how to prepare it.

- 10.8 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by Diana Garcia ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

- 10.10 Notices.** Any written notice to Consultant shall be sent to:

Lada Kocherovsky
170 Maiden Lane 5th Floor
San Francisco, CA 94108

Any written notice to City shall be sent to:

Attn: Diana Garcia
City of San Leandro, Public Works
835 East 14th Street
San Leandro, CA 94577

With a copy to:
City of San Leandro
Department of Finance
c/o Purchasing Agent
835 East 14th Street
San Leandro, CA 94577

- 10.11 Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

Seal and Signature of Registered Professional with
report/design responsibility.

10.12 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, C, D, and E represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

<u>Exhibit A</u>	Scope of Services
<u>Exhibit B</u>	Compensation Schedule & Reimbursable Expenses
<u>Exhibit C</u>	Indemnification
<u>Exhibit D</u>	Infectious Disease Requirements
<u>Exhibit E</u>	California Labor Code Section 1720 Information

10.13 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.14 Certification per Iran Contracting Act of 2010. In the event that this contract is for one million dollars (\$1,000,000.00) or more, by Consultant's signature below Consultant certifies that Consultant, and any parent entities, subsidiaries, successors or subunits of Consultant are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

10.15 Conflicts or Inconsistencies. In interpreting this Agreement and resolving conflicts, errors, or discrepancies, the order of precedence shall be as follows:

1. This Agreement
2. The ordinances, resolutions, and policies of the City
3. The Consultant's proposal, as reflected in Exhibit A.

SIGNATURES ON FOLLOWING PAGE

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF SAN LEANDRO

PAGE & TURNBULL INC

Janelle T. Cameron, City Manager

Lada Kocherovsky

Attest:

Kelly B. Clancy, City Clerk

Budget Approved:

Approved as to Fiscal Authority:

Nicole Gonzales, Finance Director

210-38-403-5240
Account Number

Approved as to Form:

Richard D. Pio Roda, City Attorney

Per Section 10.7: Form 700 is not Required

Sheila Marquises, Public Works Director

EXHIBIT A

SCOPE OF SERVICES

The Scope of Services is intended only as a guide to illustrate the minimum project requirements.

General Services: Conduct thorough assessment of the existing condition of the structure/s and provide a detailed report and estimate for a concept based on restoration needs. Guidelines for restoration best practices shall follow the National Park Service as shown in *Exhibit B*. State and Local Code and regulations shall supersede anything depicted in the NPS guidelines to ensure structure is fully compliant to current code. This includes California Building code, any applicable zoning, fire and environmental regulatory measures and more.

Goal: Restore the entirety of the site and structures residing within the parcel to allow safe usage that the city can offer to the public while adhering to any regulatory needs.

Deliverable Overview:

1. Assessment and Analysis of facility: this includes direct assessment or acquisition of services required to complete an accurate and thorough assessment.
2. Concept Plans/Exhibit/Renderings
3. Report
4. Cost Estimate
5. Scheduling Estimates

The following tests will need to be performed to assess the current condition of the structures. However, the Consultant may also recommend additional tests as they deem necessary:

- Certified Access Specialist Report (CAsp)
- Foundation and Footing Assessment
- Concrete Slab and underfloor-floor Assessment
- Mechanical, Electrical and Plumbing (MEP) Systems review:
- Confirmation of existing usage of Safety Materials such as Impact Resistant glazing
- Fire Protection and Life System Compliance Assessment
 - Integrated Fire protection and Life Safety Testing/ Evaluation
 - National Fire Protection Association (NFPA) 3 & 4 Compliance evaluation
 - NFPA 13/R Sprinkler system evaluation
 - NFPA 72
 - NFPA 12
- Hazardous Materials Testing Report
- Arborist Report
- Deconstructive/Material Testing
 - Paint
 - Tile
 - Concrete
 - Steel
 - Masonry

- Soil
- Seismic evaluation
- Geological Report
- Asbestos Study
- Infrared Inspection for moisture patterns and temperature variations (Rule out or check for dry rot, mold etc)
- Failure Investigation for at risk
- CALgreen assessment or Assessments needs to meet certification requirements of one of the following :
 - Certification by a national or regional green building program or standard publisher.
 - Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
 - Successful completion of a third-party apprentice training program in the appropriate trade.
 - Other programs that may be acceptable to the enforcing agency.

Task 1: Project management

General project management to complete necessary coordination and services required for efficient planning and procurement of task and services needed for successful completion of project goals and deliverables. This shall entail conducting ongoing planning, communication, time management and required administrative services needed for the efficient completion of the project.

Some examples of expectations of specific duties:

- Project Kick Off
- Periodic Meetings
- Minutes for record keeping
- An overview/presentation on findings as they occur throughout the project

Task 2: Data

Services that entail the procurement and review of information needed for an accurate assessment of the existing location. This can be requesting list of existing documents such as asbuilts, surveys or existing reports on the location. This also includes the procurement of new inspections or testing to be done on the site on materials, soils and any non-listed explorative/investigative services that can lead to information needed or recommended for the accurate assessment of restoration needs at the facility. Any applicable analysis, testing, inspection shall be coordinated and done to provide an all-encompassing list of improvements to mitigate the possibility of unknown factors upon the procurement of improvement services.

Task 3: Report/Analysis

A report submitted via word, pdf and any more required per any enforcing agency as requested at the completion that encompasses the following:

1. Executive Summary

2. Methodology
3. Background
4. Design Goals
5. Improvements/Cost
6. Appendices
 - a. Include all Reports and tests done

Task 4: Renderings of Designs

1. Renderings should be provided at every iteration of design brought for consideration.
 - a. Existing structure
 - b. Initial Concept, Internal review
 - c. Public Outreach
 - d. Final Design should have photorealistic rendering

Task 5: Scheduling

Approximate design timeline based on the following expected design phases/coordination:

1. At project onset, meet with City staff and constituents with a vested interest in Casa Peralta to establish project goals and desired improvements.
2. Testing/Investigatory Tasks
3. Attend one public outreach meeting to be hosted by City staff (As needed)
4. Prepare draft of conceptual plan and cost estimate
5. Estimates of Cost related to improvements
6. Cost analysis and recommendations on improvements with feedback from staff.
7. Meeting with City staff regarding draft documents
8. Develop final version of conceptual plan and cost estimate

The following is intended to provide specific tasks and phasing expectations associated with the scope above but shall not limit services except where excluded.

Phase 0: Project Management and Administration (on-going)

During this on-going phase, Page & Turnbull (P&T) tasks include:

- Project Startup and contracting
- Client Kickoff Meeting (in person)
- Consultant Team coordination (bi-weekly 1hr meetings via Zoom/MS Teams)
- Client check-in (monthly 1hr meetings Zoom/MS Teams, unless otherwise noted)
- Consultants' invoice review and monthly client invoices and project management/coordination

Deliverables:

1. Project Schedule
2. Meeting minutes

Phase 1: Due Diligence: Background Research, Review, and Project Objectives (3-4 weeks)

During Phase 1, the P&T consultant team will:

- Review previous studies completed for the Casa Peralta study,
- Identify information gaps crucial to our study, and
- Conduct additional research to establish a solid knowledge base.

We will summarize our additional research, document information gaps, and establish project goals and objectives in a draft and final Summary Memorandum that will incorporate client comments.

We will have the property professionally laser scanned to create a precise 3D digital model from which we will prepare background drawings for our Phase 2 conditions assessment and Phase 3 concept design visualization.

Deliverables:

1. DRAFT Summary Memorandum: previous studies outline, information gaps, project goals & objectives
2. FINAL Summary Memorandum

Phase 2: Conditions Assessment, Testing and Investigations – 10-12 weeks

During Phase 2, the P&T team will analyze, investigate, and conduct a complete building assessment for structures on the Casa Peralta site (not including the Little Brown Church). We will develop our assessment approach and complete necessary permit applications in coordination with City staff prior to directing any investigation. This initial exploratory investigation will include:

- Geotechnical borings & report
- Paint, tile, and hazardous materials testing & report
- Soils & landscape evaluation & report

Following the initial investigation, the Page & Turnbull team will develop a strategy for exploratory openings at the project site. Upon agreement with City Staff on approach, P&T will direct discreet demolition (exploratory openings to be conducted by P&T-selected contractor for physical building & site assessment. The exploratory openings will include:

- Foundation test pits, total of six (three at main house, two at tower and one at storage building), four at soil locations and two at concrete against building foundation
- Interior wall and ceiling openings, total up to ten (10) approximately 2' x 2' in size
- Roof exploration: total of three (3) locations at both flat roof area to inspect membrane, and shingle roof sections prone to leaks

Once completed, exterior exploratory openings will be temporarily covered until Design Team inspection. Following inspection and documentation of exposed existing conditions, P&T selected contractor will close exploratory openings and patch/repair (note this not intended to be a restoration or to perfectly match pre-existing condition).

The seismic evaluation and retrofit process per ASCE 41-13 consists of three Tiers including a Tier 1 screening procedure, Tier 2 deficiency-based evaluation procedure, and Tier 3 systematic evaluation procedure. Our physical building and site assessment will include

- Structural assessment, foundations investigation, and seismic analysis: structural engineers will complete a Tier 2 deficiency-based analysis if Tier 1 deficiencies are found.
- Grading, site accessibility, and utilities
- MEP systems analysis
- Architectural / building envelope, including infrared/moisture evaluation

We will develop a draft findings report (combined, all disciplines) for city review and comment. Following submittal of this draft findings report we will conduct a meeting with project stakeholders and City staff to review findings and to define programming objectives for a conceptual design and rehabilitation approach based upon the findings of our analysis. Upon receipt of a consolidated set of city comments, we will revise our findings, incorporate programming objectives and issue a final report including programming summary.

Deliverables:

1. DRAFT technical report (all disciplines)
2. FINAL technical report and programming summary

Phase 3: Conceptual Design & Rehabilitation Options – 16-20 weeks

At the beginning of Phase 3 we will meet with City staff to review the strengths and weaknesses of the previous concept design effort and compare against the goals and objectives identified in Phase 1. Building on the findings of our technical assessment as well as the opportunities and challenges of the building and site, we will develop three (3) building conceptual design scenarios:

- One full restoration scheme, current use
- Two adaptive reuse options based on the approved program

These conceptual design scenarios will incorporate planning/zoning, building and fire code compliance, and will outline treatment recommendations for structures and the site. We will prepare illustrative diagrams, plans, and conceptual 3D models, and will describe the preliminary rehabilitation approach, design and engineering scope for each scenario. For each conceptual design scenario we will prepare a ROM cost estimate.

We will review the associated costs and conceptual design scenarios with City staff, and address comments. During this review, we will identify a city-preferred alternative that will be revised as we develop final illustrative drawings, narrative, and photorealistic 3D renderings (three views).

Deliverables:

1. DRAFT conceptual design packages and preliminary ROM cost estimates
2. REVISED conceptual design package, preferred alternative and ROM cost estimate
3. Photo realistic 3D renderings (three views)

Phase 4: Final Conceptual Design Package and Cost Estimate – 6-8 weeks

Based on the approved preferred option determined in Phase 3, the P&T team will develop an Administrative DRAFT Conceptual Design Package that will include:

- Executive Summary
- Approach & Methodology
- Project Background
- Design Goals & Objectives
- Findings & Treatment Recommendations
- Proposed concept design alternatives and final renderings (3 views)
- Cost Estimate (preferred alternative)
- Schedule, phasing and funding opportunities
- Appendices

We will review this administrative draft with city staff during a virtual Client meeting and discuss phasing scenarios and cost impacts. We will prepare for and attend one (1) City Council or a City Committee public meeting (in person) to present the study findings and the cost to restore the facility. We will address comments and refine materials to issue a FINAL Conceptual Design Package, including recommended phasing and revised cost estimate.

Deliverables:

1. ADMINISTRATIVE DRAFT Conceptual Design Package, including refined phasing plan and estimate
2. FINAL Conceptual Design Package.
3. Presentation slide deck, City Council / Committee meeting

Subconsultant Team

The following subconsultants are included in this scope of work:

- Civil Engineer – KPFF
- Mechanical, Electrical, Plumbing, Fire/ILife Safety – MHC Engineering
- Structural Engineering – Tipping
- Landscape Architect – EinwillerKuehl Landscape Architecture
- Geotechnical Engineer – Ninyo & Moore
- Cost Estimator – mack5
- Environmental Analysis – Vista Environmental Consulting
- Testing and Inspection – Applied Materials & Engineering

Assumptions & Exclusions

1. Structural assessment is limited to a tier 1 and/or tier 2 analysis.
2. Client to provide all documents, records and reports of prior alteration projects for review.
3. If no existing as-builts are available, an allowance for laser scanning and production of as-built documentation in Revit format is included.
4. Building code analysis and related design concepts will be performed in accordance with the latest edition of the 2025 California Building Code, and Historical Building Code.
5. All deliverables will be provided in digital format unless noted otherwise. The Owner will pay for printing of Owner requested and/or required documents.
6. Client comments are to be provided in a compiled, written format either in MS Word, Excel, or equivalent programs.
7. The following are not included in Page & Turnbull's or our subconsultant's proposed services:
 - Preparation of CEQA project evaluation, impacts analysis or mitigation measures (can be provided at additional cost).

- Services pertaining to street improvements.
- Services pertaining to utility infrastructure other than those directly servicing Casa Peralta structures.
- Preparation of financial incentive applications.
- Meetings or public presentations, other than those mentioned in the proposed Scope of Services.
- Permit fees.
- Preparation of drawings or specifications beyond Conceptual Design as described in Scope of Services.

EXHIBIT B

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

Task	Description	Cost
0	Project Management and Administration	\$80,678
1	Due Diligence Background Research, Review & Project Objectives	\$58,687
2	Conditions Assessment, Testing and Investigations	\$93,797
3	Conceptual Design & Rehabilitation Options	\$169,078
4	Final Conceptual Design Package	\$80,506
E2	Expenses and Allowances	\$83,850
TOTAL:		\$566,596

Hours and further descriptions as shown in the following table:

EXHIBIT A - DETAILED PER ESTIMATE
P15446_Case Perks Removable Cat Estimate
5 May 20

Work Plan and Tasks

Category	Project Name	Project ID	Project Details				Financials				Performance				Risk Management				Compliance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			Start Date	End Date	Status	Progress	Budget	Actual	Variance	ROI	Score	Target	Actual	Variance	Score	Target	Actual	Variance	Score	Target	Actual	Variance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Project A	Project A: Development of New Product X	PA-001	1	2023-01-01	2023-12-31	On Track	85%	1,200,000	1,150,000	50,000	15%	88%	1,250,000	1,100,000	150,000	12%	90%	1,300,000	1,050,000	250,000	10%	92%	1,350,000	1,000,000	350,000	8%	94%	1,400,000	950,000	450,000	6%	96%	1,450,000	900,000	550,000	4%	98%	1,500,000	850,000	650,000	2%	100%	1,550,000	800,000	750,000	0%	100%	1,600,000	750,000	850,000	0%	100%	1,650,000	700,000	950,000	0%	100%	1,700,000	650,000	1,050,000	0%	100%	1,750,000	600,000	1,150,000	0%	100%	1,800,000	550,000	1,250,000	0%	100%	1,850,000	500,000	1,350,000	0%	100%	1,900,000	450,000	1,450,000	0%	100%	1,950,000	400,000	1,550,000	0%	100%	2,000,000	350,000	1,650,000	0%	100%	2,050,000	300,000	1,750,000	0%	100%	2,100,000	250,000	1,850,000	0%	100%	2,150,000	200,000	1,950,000	0%	100%	2,200,000	150,000	2,050,000	0%	100%	2,250,000	100,000	2,150,000	0%	100%	2,300,000	50,000	2,250,000	0%	100%	2,350,000	0	2,350,000	0%	100%	2,400,000	0	2,400,000	0%	100%	2,450,000	0	2,450,000	0%	100%	2,500,000	0	2,500,000	0%	100%	2,550,000	0	2,550,000	0%	100%	2,600,000	0	2,600,000	0%	100%	2,650,000	0	2,650,000	0%	100%	2,700,000	0	2,700,000	0%	100%	2,750,000	0	2,750,000	0%	100%	2,800,000	0	2,800,000	0%	100%	2,850,000	0	2,850,000	0%	100%	2,900,000	0	2,900,000	0%	100%	2,950,000	0	2,950,000	0%	100%	3,000,000	0	3,000,000	0%	100%	3,050,000	0	3,050,000	0%	100%	3,100,000	0	3,100,000	0%	100%	3,150,000	0	3,150,000	0%	100%	3,200,000	0	3,200,000	0%	100%	3,250,000	0	3,250,000	0%	100%	3,300,000	0	3,300,000	0%	100%	3,350,000	0	3,350,000	0%	100%	3,400,000	0	3,400,000	0%	100%	3,450,000	0	3,450,000	0%	100%	3,500,000	0	3,500,000	0%	100%	3,550,000	0	3,550,000	0%	100%	3,600,000	0	3,600,000	0%	100%	3,650,000	0	3,650,000	0%	100%	3,700,000	0	3,700,000	0%	100%	3,750,000	0	3,750,000	0%	100%	3,800,000	0	3,800,000	0%	100%	3,850,000	0	3,850,000	0%	100%	3,900,000	0	3,900,000	0%	100%	3,950,000	0	3,950,000	0%	100%	4,000,000	0	4,000,000	0%	100%	4,050,000	0	4,050,000	0%	100%	4,100,000	0	4,100,000	0%	100%	4,150,000	0	4,150,000	0%	100%	4,200,000	0	4,200,000	0%	100%	4,250,000	0	4,250,000	0%	100%	4,300,000	0	4,300,000	0%	100%	4,350,000	0	4,350,000	0%	100%	4,400,000	0	4,400,000	0%	100%	4,450,000	0	4,450,000	0%	100%	4,500,000	0	4,500,000	0%	100%	4,550,000	0	4,550,000	0%	100%	4,600,000	0	4,600,000	0%	100%	4,650,000	0	4,650,000	0%	100%	4,700,000	0	4,700,000	0%	100%	4,750,000	0	4,750,000	0%	100%	4,800,000	0	4,800,000	0%	100%	4,850,000	0	4,850,000	0%	100%	4,900,000	0	4,900,000	0%	100%	4,950,000	0	4,950,000	0%	100%	5,000,000	0	5,000,000	0%	100%	5,050,000	0	5,050,000	0%	100%	5,100,000	0	5,100,000	0%	100%	5,150,000	0	5,150,000	0%	100%	5,200,000	0	5,200,000	0%	100%	5,250,000	0	5,250,000	0%	100%	5,300,000	0	5,300,000	0%	100%	5,350,000	0	5,350,000	0%	100%	5,400,000	0	5,400,000	0%	100%	5,450,000	0	5,450,000	0%	100%	5,500,000	0	5,500,000	0%	100%	5,550,000	0	5,550,000	0%	100%	5,600,000	0	5,600,000	0%	100%	5,650,000	0	5,650,000	0%	100%	5,700,000	0	5,700,000	0%	100%	5,750,000	0	5,750,000	0%	100%	5,800,000	0	5,800,000	0%	100%	5,850,000	0	5,850,000	0%	100%	5,900,000	0	5,900,000	0%	100%	5,950,000	0	5,950,000	0%	100%	6,000,000	0	6,000,000	0%	100%	6,050,000	0	6,050,000	0%	100%	6,100,000	0	6,100,000	0%	100%	6,150,000	0	6,150,000	0%	100%	6,200,000	0	6,200,000	0%	100%	6,250,000	0	6,250,000	0%	100%	6,300,000	0	6,300,000	0%	100%	6,350,000	0	6,350,000	0%	100%	6,400,000	0	6,400,000	0%	100%	6,450,000	0	6,450,000	0%	100%	6,500,000	0	6,500,000	0%	100%	6,550,000	0	6,550,000	0%	100%	6,600,000	0	6,600,000	0%	100%	6,650,000	0	6,650,000	0%	100%	6,700,000	0	6,700,000	0%	100%	6,750,000	0	6,750,000	0%	100%	6,800,000	0	6,800,000	0%	100%	6,850,000	0	6,850,000	0%	100%	6,900,000	0	6,900,000	0%	100%	6,950,000	0	6,950,000	0%	100%	7,000,000	0	7,000,000	0%	100%	7,050,000	0	7,050,000	0%	100%	7,100,000	0	7,100,000	0%	100%	7,150,000	0	7,150,000	0%	100%	7,200,000	0	7,200,000	0%	100%	7,250,000	0	7,250,000	0%	100%	7,300,000	0	7,300,000	0%	100%	7,350,000	0	7,350,000	0%	100%	7,400,000	0	7,400,000	0%	100%	7,450,000	0	7,450,000	0%	100%	7,500,000	0	7,500,000	0%	100%	7,550,000	0	7,550,000	0%	100%	7,600,000	0	7,600,000	0%	100%	7,650,000	0	7,650,000	0%	100%	7,700,000	0	7,700,000	0%	100%	7,750,000	0	7,750,000	0%	100%	7,800,000	0	7,800,000	0%	100%	7,850,000	0	7,850,000	0%	100%	7,900,000	0	7,900,000	0%	100%	7,950,000	0	7,950,000	0%	100%	8,000,000	0	8,000,000	0%	100%	8,050,000	0	8,050,000	0%	100%	8,100,000	0	8,100,000	0%	100%	8,150,000	0	8,150,000	0%	100%	8,200,000	0	8,200,000	0%	100%	8,250,000	0	8,250,000	0%	100%	8,300,000	0	8,300,000	0%	100%	8,350,000	0	8,350,000	0%	100%	8,400,000	0	8,400,000	0%	100%	8,450,000	0	8,450,000	0%	100%	8,500,000	0	8,500,000	0%	100%	8,550,000	0	8,550,000	0%	100%	8,600,000	0	8,600,000	0%	100%	8,650,000	0	8,650,000	0%	100%	8,700,000	0	8,700,000	0%	100%	8,750,000	0	8,750,000	0%	100%	8,800,000	0	8,800,000	0%	100%	8,850,000	0	8,850,000	0%	100%	8,900,000	0	8,900,000	0%	100%	8,950,000	0	8,950,000	0%	100%	9,000,000	0	9,000,000	0%	100%	9,050,000	0	9,050,000	0%	100%	9,100,000	0	9,100,000	0%	100%	9,150,000	0	9,150,000	0%	100%	9,200,000	0	9,200,000	0%	100%	9,250,000	0	9,250,000	0%	100%	9,300,000	0	9,300,000	0%	100%	9,350,000	0	9,350,000	0%	100%	9,400,000	0	9,400,000	0%	100%	9,450,000	0	9,450,000	0%	100%	9,500,000	0	9,500,000	0%	100%	9,550,000	0	9,550,000	0%	100%	9,600,000	0	9,600,000	0%	100%	9,650,000	0	9,650,000	0%	100%	9,700,000	0	9,700,000	0%	100%	9,750,000	0	9,750,000	0%	100%	9,800,000	0	9,800,000	0%	100%	9,850,000	0	9,850,000	0%	100%	9,900,000	0	9,900,000	0%	100%	9,950,000	0	9,950,000	0%	100%	10,000,000	0	10,000,000	0%	100%	10,050,000	0	10,050,000	0%	100%	10,100,000	0	10,100,000	0%	100%	10,150,000	0	10,150,000	0%	100%	10,200,000	0	10,200,000	0%	100%	10,250,000	0	10,250,000	0%	100%	10,300,000	0	10,300,000	0%	100%	10,350,000	0	10,350,000	0%	100%	10,400,000	0	10,400,000	0%	100%	10,450,000	0	10,450,000	0%	100%	10,500,000	0	10,500,000	0%	100%	10,550,000	0	10,550,000	0%	100%	10,600,000	0	10,600,000	0%	100%	10,650,000	0	10,650,000	0%	100%	10,700,000	0	10,700,000	0%	100%	10,750,000	0	10,750,000	0%	100%	10,800,000	0	10,800,000	0%	100%	10,850,000	0	10,850,000	0%	100%	10,900,000	0	10,900,000	0%	100%	10,950,000	0	10,950,000	0%	100%	11,000,000	0	11,000,000	0%	100%	11,050,000	0	11,050,000	0%	100%	11,100,000	0	11,100,000	0%	100%	11,150,000	0	11,150,000	0%	100%	11,200,000	0	11,200,000	0%	100%	11,250,000	0	11,250,000	0%	100%	11,300,000	0	11,300,000	0%	100%	11,350,000	0	11,350,000	0%	100%	11,400,000	0	11,400,000	0%	100%	11,450,000	0	11,450,000	0%	100%	11,500,000	0	11,500,000	0%	100%	11,550,000	0	11,550,000	0%	100%	11,600,000	0	11,600,000	0%	100%	11,650,000	0	11,650,000	0%	100%	11,700,000	0	11,700,000	0%	100%	11,750,000	0	11,750,000	0%	100%	11,800,000	0	11,800,000	0%	100%	11,850,000	0	11,850,000	0%	100%	11,900,000	0	11,900,000	0%	100%	11,950,000	0	11,950,000	0%	100%	12,000,000	0	12,000,000	0%	100%	12,050,000	0	12,050,000	0%	100%	12,100,000	0	12,100,000	0%	100%	12,150,000	0	12,150,000	0%	100%	12,200,000	0	12,200,000	0%	100%	12,250,000	0	12,250,000	0%	100%	12,300,000	0	12,300,000	0%	100%	12,350,000	0	12,350,000	0%	100%	12,400,000	0	12,400,000	0%	100%	12,450,000	0	12,450,000	0%	100%	12,500,000	0	12,500,000	0%	100%	12,550,000	0	12,550,000	0%	100%	12,600,000	0	12,600,000	0%	100%	12,650,000	0	12,650,000	0%	100%	12,700,000	0	12,700,000	0%	100%	12,750,000	0	12,750,000	0%	100%	12,800,000	0	12,800,000	0%	100%	12,850,000	0	12,850,000	0%	100%	12,900,000	0	12,900,000	0%	100%	12,950,000	0	12,950,000	0%	100%	13,000,000	0	13,000,000	0%	100%	13,050,000	0	13,050,000	0%	100%	13,100,000	0	13,100,000	0%	100%	13,150,000	0	13,150,000	0%	100%	13,200,000	0	13,200,000	0%	100%	13,250,000	0	13,250,000	0%	100%	13,300,000	0	13,300,000	0%	100%	13,350,000	0	13,350,000	0%	100%	13,400,000	0	13,400,000	0%	100%	13,450,000	0	13,450,000	0%	100%	13,500,000

EXHIBIT C

INDEMNIFICATION

- A. Consultant shall, to the extent permitted by law, including without limitation California Civil Code 2782 and 2782.8, indemnify, hold harmless with counsel acceptable to City, and such acceptability shall not be unreasonably held, and assume the defense of, in any actions at law or in equity, the City, its employees, agents, volunteers, and elective and appointive boards, from all claims, losses, and damages, including property damage, personal injury, death, and liability of every kind, nature and description, arising out of, pertaining to or related to the negligence, recklessness or willful misconduct of Consultant or any person directly or indirectly employed by, or acting as agent for, Consultant, during and after completion of Consultant's work under this Agreement.
- B. With respect to those claims arising from a professional error or omission, Consultant shall defend, indemnify and hold harmless the City (including its elected officials, officers, employees, and volunteers) from all claims, losses, and damages arising from the professionally negligent acts, errors or omissions of Consultant, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault. Consultant will pay for or reimburse City for reasonable defense costs for claims arising out of Consultant's professional negligence based on the percentage of Consultant's liability pursuant to California Civil Code Section 2782.2.
- C. Consultant's obligation under this section does not extend to that portion of a claim caused in whole or in part by the sole negligence or willful misconduct of the City.
- D. Consultant shall also indemnify, defend and hold harmless the City from all suits or claims for infringement of any patent rights, copyrights, trade secrets, trade names, trademarks, service marks, or any other proprietary rights of any person or persons because of the City or any of its officers, employees, volunteers, or agents use of articles, products things, or services supplied in the performance of Consultant's services under this Agreement, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.
- E. The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days, to the tender of any claim for defense and indemnity by the City, unless this time has been extended by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.
- F. With respect to third party claims against Consultant, Consultant waives any and all rights to any type of express or implied indemnity against the Indemnitees.

- G. Consultant's obligation under this Agreement shall survive the termination of this Agreement for at least five (5) years after full or partial completion of performance by Consultant, or termination by either party.
- H. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claim for damages whether or not such insurance policies have been determined to apply.
- I. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.
- J. Notwithstanding Sections A through I, to the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Consultant's duty to indemnify and defend shall only be to the maximum extent permitted by California Civil Code 2782.8.
- K. Notwithstanding Sections A through I, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

EXHIBIT D

INFECTIOUS DISEASE REQUIREMENTS

Consultant shall obey all local orders and abide by all applicable preventative measures recommended by federal, state, county and local health agencies and any preventative measures specifically implemented by the City related to infectious diseases. This includes, but is not limited to, the guidance for best construction practices published by California Department of Public Health and Cal OSHA, Alameda County Order 20-14a Appendix B1 (Updated Small Construction Safety Protocol), and Appendix B2 (Updated Large Construction Safety Protocol), and all other applicable orders and guidance promulgated by federal, state, and local government agencies. In addition, Consultant agrees when entering any City buildings, that it will follow all related signage, wear a face covering when ordered, follow all social distancing protocols, and abide by any other infectious disease preventative measures that are in place when performing the services described in this Agreement. Consultant shall also adhere to any subsequently communicated preventative measures as directed by City staff. The preventative measures are subject to change over time, and Consultant shall maintain knowledge of and adhere to the current infectious disease preventative measures when interacting with City employees, officials, volunteers, agents, and representatives, when entering City buildings, and while performing the services described in this Agreement.

EXHIBIT E

PROVISIONS REQUIRED FOR PUBLIC WORKS CONTRACTS PURSUANT TO CALIFORNIA LABOR CODE SECTION 1720 *ET SEQ.*

HOURS OF WORK:

- A. In accordance with California Labor Code Section 1810, 8 hours of labor in performance of the services described in Exhibit A shall constitute a legal day's work under this contract.
- B. In accordance with California Labor Code Section 1811, the time of service of any worker employed in performance of the services described in Exhibit A is limited to 8 hours during any one calendar day, and 40 hours during any one calendar week, except in accordance with California Labor Code Section 1815, which provides that work in excess of 8 hours during any one calendar day and 40 hours during any one calendar week is permitted upon compensation for all hours worked in excess of 8 hours during any one calendar day and 40 hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.
- C. The Consultant and its subcontractors shall forfeit as a penalty to the City \$25 for each worker employed in the performance of the services described in Exhibit A for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day, or more than 40 hours in any one calendar week, in violation of the provisions of California Labor Code Section 1810 and following.

WAGES:

- A. In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City Public Works Office and shall be made available on request. The Consultant and subcontractors engaged in the performance of the services described in Exhibit A shall pay no less than these rates to all persons engaged in performance of the services described in Exhibit A.
- B. In accordance with California Labor Code Section 1775, the Consultant and any subcontractors engaged in performance of the services described in Exhibit A shall comply with California Labor Code Section 1775, which establishes a penalty for each worker engaged in the performance of the services described in Exhibit A that the Consultant or any subcontractor pays less than the specified prevailing wage. The amount of such penalty shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Consultant or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Consultant or subcontractor in meeting applicable prevailing wage obligations, or the willful failure by the Consultant or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of

prevailing wages is not excusable if the Consultant or subcontractor had knowledge of their obligations under the California Labor Code. The Consultant or subcontractor shall pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate. If a subcontractor worker engaged in performance of the services described in Exhibit A is not paid the general prevailing per diem wages by the subcontractor, the Consultant is not liable for any penalties therefore unless the Consultant had knowledge of that failure or unless the Consultant fails to comply with all of the following requirements:

1. The contract executed between the Consultant and the subcontractor for the performance of part of the services described in Exhibit A shall include a copy of the provisions of California Labor Code Sections 1771, 1775, 1776, 1777.5, 1813, and 1815.
 2. The Consultant shall monitor payment of the specified general prevailing rate of per diem wages by the subcontractor by periodic review of the subcontractor's certified payroll records.
 3. Upon becoming aware of a subcontractor's failure to pay the specified prevailing rate of wages, the Consultant shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for performance of the services described in Exhibit A.
 4. Prior to making final payment to the subcontractor, the Consultant shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages for employees engaged in the performance of the services described in Exhibit A and any amounts due pursuant to California Labor Code Section 1813.
- C. In accordance with California Labor Code Section 1776, the Consultant and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:
1. The information contained in the payroll record is true and correct.
 2. The employer has complied with the requirements of California Labor Code Sections 1771, 1811, and 1815 for any work performed by the employer's employees on the public works project.

The payroll records required pursuant to California Labor Code Section 1776 shall be certified and shall be submitted directly to the Labor Commission, and available for inspection by the Owner and its authorized representatives, the Division of Labor Standards Enforcement, the

Division of Apprenticeship Standards of the Department of Industrial Relations and shall otherwise be available for inspection in accordance with California Labor Code Section 1776.

- D. In accordance with California Labor Code Section 1777.5, the Consultant, on behalf of the Consultant and any subcontractors engaged in performance of the services described in Exhibit A, shall be responsible for ensuring compliance with California Labor Code Section 1777.5 governing employment and payment of apprentices on public works contracts.
- E. In case it becomes necessary for the Consultant or any subcontractor engaged in performance of the services described in Exhibit A to employ for the services described in Exhibit A any person in a trade or occupation (except executive, supervisory, administrative, clerical, or other non manual workers as such) for which no minimum wage rate has been determined by the Director of the Department of Industrial Relations, the Consultant or subcontractor shall pay the minimum rate of wages specified therein for the classification which most nearly corresponds to services described in Exhibit A to be performed by that person. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

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