



City of San Leandro

Meeting Date: January 22, 2019

Staff Report

File Number: 18-593

Agenda Section: CONSENT CALENDAR

Agenda Number: 8.G.

TO: City Council

FROM: Jeff Kay
City Manager

BY: Keith Cooke
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution of the City of San Leandro City Council to Approve a Consulting Services Agreement with Architectural Resources Group, Inc., in the Amount of \$341,130; Authorizing the City Manager to Negotiate and Approve Individual Amendments Up to 10% (or \$34,113) of the Original Contract Amount; and Authorizing Contract Amendments for up to 25% of the Contract Amount, (or \$85,282) for the Casa Peralta Improvements Project, Project No. 2016.0560

SUMMARY AND RECOMMENDATIONS

This consultant services agreement will provide for construction-ready plans, specifications, and cost estimates for various repairs and improvements to the building and grounds of Casa Peralta.

Staff recommends that the City Council take the following actions:

- Approve a Consulting Services Agreement (CSA) with Architectural Resources Group, Inc. (ARG) in the amount of \$341,130 for the preparation of construction-ready plans, specifications, and cost estimates for various repairs and improvements for the Casa Peralta Improvements;
- Authorize the City Manager or his designee to negotiate and approve individual amendments up to 10% of the original contract (\$34,113); and
- Authorize the City Manager to negotiate and approve contract amendments for the CSA up to 25% (\$85,282) of the original contract amount.

BACKGROUND

Casa Peralta was constructed in 1901 and was used at different times as a single-family residence, a rest home, and a sanitarium primarily to treat alcoholism. The building was to be demolished in 1969 to make way for a new housing development, but it was purchased by the Casa Peralta Foundation in 1971. The Foundation gifted Casa Peralta to the City of San Leandro shortly thereafter with the condition that Casa Peralta be maintained and operated as a

community cultural, recreational, and historical center available for use by resident groups.

The City of San Leandro currently operates Casa Peralta as a historic house museum and provides weekend docent-led tours. The Downtown San Leandro Improvement Association leases the former caretaker's apartment as its office space.

Casa Peralta is used by the City and other organizations for special events, including fundraisers, and community gatherings. It is also available for rental by the public for weddings, and special occasions. The City envisions expanded rental use, possibly including the interior of the building, additional educational programs, and possibly a concession stand or café. In order to bring this vision to life, the City desires that the grounds be restored using historically accurate finishes and furnishing where possible.

The building and grounds are in need of repairs and maintenance. Current deficiencies include the interior and exterior paint; deterioration of the fountain in the front garden; and dilapidation of the west wall of the carriage house. The roof is near the end of its useful life and should be replaced soon. Additionally, accessibility through the building does not meet Americans with Disabilities Act guidelines.

In 2015, City hired ARG to prepare a conceptual design report on the needs of the Casa Peralta. In 2016 ARG completed the studies and produced a report, which recommended improvements in three groups, namely:

Short-term improvements - urgent repairs that are needed to prevent further deterioration in the near future that would cost more money to repair;

Medium-term improvements - repairs or improvements that are not as urgent as those identified as short-term improvements, but are still strongly needed or desired;

Long-term improvements - Non-urgent work items recommended mostly for historical accuracy.

In December 2016, the recommendations in the conceptual design report were presented to the City Council Facilities and Transportation Committee, which recommended that the short and medium term improvements be funded. It is envisioned that the current budget may not be sufficient to construct all items recommended in both the short-term and medium-term improvements. However, the items that are not improved as part of this project will be incorporated in a future improvement phase.

Analysis

In 2018, the City issued a RFP for architectural design services to develop construction-ready plans, specifications and estimates to construct the funded improvements. Two proposals were received, and Architectural Resources Group was deemed the most qualified based on its capabilities, experience with similar projects, its understanding of the goals and needs of the project as noted in its proposal, and its performance during the conceptual design phase.

The CSA provides for the preparation of construction-ready plans, specifications and estimates

for select improvements identified in the Conceptual Design Report for the Casa Peralta Improvements Project dated October 2016. The scope of work will focus on three areas, namely: exterior envelope restoration such as new roofing, accessibility upgrades which include restroom remodeling, and site upgrades such as exterior lighting and power distribution. The design work is expected to be completed by June 30, 2020.

This contract represents staff's current understanding of the work required. Changes to the scope of contracts are at times necessary to respond to new information and/or to include additional items of work necessary for a complete project. In order to resolve these issues in a timely fashion and avoid delaying work, staff requests authorization to issue individual contract amendments for up to 10% (\$34,113) each, and cumulative contract amendments up to 25% (\$85,282) of the original contract

Current Agency Policies

Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride.

Previous Actions

- On December 21, 2015, the City Council by Resolution No. 2015-199 approved a consulting services agreement with Architectural Resources Group for conceptual design services for the Casa Peralta Improvements Project.
- On November 5, 2018, the City Council by Resolution No. 2018-136 authorized the re-allocation of \$943,000 of 2018-19 CIP bond funds originally slated for the subject project to the Police Building and South Office Modifications Project.

Committee Review and Actions

- On November 3, 2015, the subject project was presented to the City Council Facilities and Transportation Committee, which recommended the project to renovate Casa Peralta and increase use of the property.
- On December 20, 2016, the recommendations from the conceptual design report for the subject project were presented to the City Council Facilities and Transportation Committee, which recommended that funding be allocated towards the design and construction of the short-term and medium-term improvements identified in the report.

Applicable General Plan Policies

Goal CD-1 - Identify, preserve, and maintain San Leandro's historic resources and recognize these resources as an essential part of the City's character and heritage.

Environmental Review

This project is categorically exempt from CEQA review per CEQA Guidelines Section 15301 - Existing Facilities. A notice of exemption will be filed with the County Recorder during the design phase of the project.

Summary of Public Outreach Efforts

- On May 3, 2016, the City hosted a public meeting regarding the subject project. In the audience were several volunteer docents for Casa Peralta, who were supportive of the project.
- Another public meeting will be held during the detailed design phase to reconfirm the goals and improvements for this project.

Fiscal Impacts

The total estimated project cost is \$4,407,000 as detailed below:

Design Contract	\$341,130
Other Design Costs	\$142,509
Construction	\$3,324,722
Construction Management	\$106,107
<u>Contingency</u>	<u>\$492,532</u>
Total	\$4,407,000

Budget Authority

Funding allocations for the Casa Peralta Improvements Project are as follows:

<u>Account No.</u>	<u>Source</u>	<u>Budget/Reso</u>	<u>Amount</u>
210-38-359	General Fund	FY14/15	\$300,000
210-38-359	General Fund	FY15/16	\$500,000
210-38-403	General Fund, CIP Bond	FY18/19	\$4,550,000
<u>210-38-403</u>	<u>General Fund, CIP Bond</u>	<u>2018-136</u>	<u>(\$943,000)</u>
Total Appropriation			\$4,407,000

Attachment to Legislative File

- CSA - Architectural Resources Group - Casa Peralta PS&E

PREPARED BY: Kyle K. Lei, Associate Engineer, Engineering and Transportation Department



City of San Leandro

Meeting Date: January 22, 2019

Resolution - Council

File Number: 18-594

Agenda Section: CONSENT CALENDAR

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TO: City Council

FROM: Jeff Kay
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TITLE: RESOLUTION: of the City of San Leandro City Council to Approve a Consulting Services Agreement with Architectural Resources Group, Inc., in the Amount of \$341,130; Authorizing the City Manager to Negotiate and Approve Individual Amendments Up to 10% (or \$34,113) of the Original Contract Amount; and Authorizing Contract Amendments for up to 25% of the Contract Amount, (or \$85,282) for the Casa Peralta Improvements Project, Project No. 2016.0560 (provides for construction-ready plans, specifications, and cost estimates for various repairs and improvements to the building and grounds of Casa Peralta.)

WHEREAS, an agreement between the City of San Leandro and Architectural Resources Group, Inc., a copy of which is attached, was presented to this City Council; and

WHEREAS, the City Council is familiar with the contents thereof; and

WHEREAS, the City Manager recommends approval of said agreement.

NOW, THEREFORE, the City Council of the City of San Leandro does **RESOLVE** as follows:

- That said agreement is hereby approved and execution by the City Manager is hereby authorized; and
- That the City Manager or his designee is authorized to negotiate and approve individual change orders up to a maximum of \$34,113, which is 10% of the original contract amount, each; and
- That the City Manager or his designee is authorized to negotiate and approve cumulative change orders up to a maximum of \$85,282, which is 25% of the original contract amount.

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SAN LEANDRO AND
ARCHITECTURAL RESOURCES GROUP, INC.
FOR
CASA PERALTA IMPROVEMENTS PROJECT (PS&E PHASE)**

THIS AGREEMENT for consulting services is made by and between the City of San Leandro ("City") and Architectural Resources Group, Inc. ("Consultant") (together sometimes referred to as the "Parties") as of _____, 2019 (the "Effective Date").

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 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 30, 2020, 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.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel 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 D.
- 1.6 City of San Leandro Living Wage Rates.** This contract may be covered by the City of San Leandro Living Wage Ordinance (LWO). Bidder's attention is directed to the San

Leandro Municipal Code, Title 1, Chapter 6, Article 6. Successful Bidder 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 **THREE HUNDRED FORTY-ONE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$341,130)**, 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 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:

- 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.

- 2.6 Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B, and shall not exceed **\$3,441**. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under 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 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. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before fully executing 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 to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(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.

4.1 Workers' Compensation.

4.1.1 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.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, 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.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 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.

4.2.2 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.

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

- a. The 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; or automobiles owned, leased, hired, or borrowed by the Consultant.
- 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.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, 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.

4.3 Professional Liability Insurance.

4.3.1 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** covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 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 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.

4.3.3 Additional Requirements. A certified endorsement to include contractual liability shall be included in the policy.

4.3.4 Submittal Requirements. To comply with Subsection 4.3, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.4 All Policies Requirements.

4.4.1 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.

4.4.2 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.

4.4.3 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.

- 4.4.4 Wasting Policies.** No policy required by this Section 4 shall include a “wasting” policy limit (i.e. limit that is eroded by the cost of defense).
- 4.4.5 Endorsement Requirements.** Each insurance policy required by Section 4 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.
- 4.4.6 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.
- 4.5 Submittal of Proof of Insurance Coverage.** All certificates of insurance and original endorsements effecting coverage required in this Section 4 must be electronically submitted through the City’s online insurance document management program, PINS Advantage. Contractor shall comply with all requirements provided by City related to the PINS Advantage program.
- 4.6 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.

Section 5. **INDEMNIFICATION AND CONSULTANT’S RESPONSIBILITIES.** Refer to the attached Exhibit C, which is incorporated herein and made a part of this Agreement.

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, marital status, 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 14 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 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.

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. 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.

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.

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.
- 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 Kyle K. Lei ("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:
Lisa Yergovich
Architectural Resources Group, Inc.
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111
lisa@argsf.com

Any written notice to City shall be sent to:
Kyle K. Lei
Engineering and Transportation Department
City of San Leandro
835 E. 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 and D represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

- Exhibit A Scope of Services
- Exhibit B Compensation Schedule & Reimbursable Expenses
- Exhibit C Indemnification
- Exhibit D 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.

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

ARCHITECTURAL RESOURCES GROUP, INC.

Jeff Kay, City Manager

Lisa Yergovich, Principal

Attest:

Consultant's DIR Registration Number
(if applicable)

Leticia I. Miguel, City Clerk

Approved as to Fiscal Authority:

David Baum, Finance Director

210-38-359-5120
Account Number

Approved as to Form:

Richard D. Pio Roda, City Attorney

Per Section 10.7:

- Form 700 Not Required
- Form 700 Required

Keith Cooke, Director
Engineering and Transportation Department

EXHIBIT A

SCOPE OF SERVICES

The Consultant shall prepare construction-ready plans, specifications and estimates for select improvements identified in the Conceptual Design Report for the Casa Peralta Improvements Project dated October 2016. All remaining improvements identified in the 2016 conceptual plan that are outside the scope of this contract will be done separately as funding becomes available.

The scope of work will focus on three areas, namely: exterior envelope restoration, accessibility, and site upgrades.

Exterior Envelope

- Replace wood shingle roofing at main house and Spanish clay tile at tower and garage. Replace all sheet metal flashing. Provide structural shear plywood at roof, if needed.
- Assess the feasibility of using clay or lightweight concrete roofing tiles in lieu of wood or asphalt shingles. Design the new roof using clay or lightweight concrete tiles with the necessary structural upgrades if the City decides to use those types of roofing materials based on information from the assessment
- Replace built-up roofing.
- Repair/replace gutters and downspouts, where required.
- Repair/replace deteriorated wood trim at eaves and overhangs; prep and paint.
- Replace deteriorated wood members at porches, stairs, balconies, and roof deck; prep and paint.
- Restore wood windows to operable condition. Windows in Sunroom 206 (easterly-most room on the second floor of the main house) are in poor condition and may require replacement.
- Repair structural damage at garage. Restore hinged doors.
- Paint Analysis: Work includes on-site paint sampling, lab analysis, and a findings memo that can be used to inform color selection. Sampling involves removal of small chips of paint (maximum 15) from wall and window/door trim.

Accessibility

- Provide disabled accessible signage at accessible entrances to site; provide signage at non-compliant site entrances and paths providing direction to compliant paths.
- Add accessible platform lift on west side of front porch.
- Alter threshold at front door to meet compliant height and slope.
- Install compliant handrails and stair edge striping at front entrance stairs.
- Convert Restrooms 106 and 107 (men's and women's restrooms on the first floor of the main house) to single occupancy toilets (one accessible) by removing excess fixtures and providing compliant accessories. Existing wall configuration and finishes to remain. This alternation will result in a net loss of plumbing fixtures.

Site Improvements

- Provide/upgrade site lighting and power to support outdoor events.
- Remove exterior features including furniture, exhibits, signs, and equipment that are visually incompatible with the historic character of the site.

- Restore fountain to operational condition. Document and salvage all ceramic tile, repair/replace fountain basin structure; install waterproof membrane; reinstall salvaged tile or replacement tiles where missing. Provide new recirculating fountain system with treatment/ filtration capacity. The fountain pump system will be design-build specification only.
- Restore paving and benches adjacent to fountain. Document and salvage existing tile, repair/replace structural substructure, reinstall salvaged tile or replacement tile where missing.
- Replant area around fountain with plants appropriate to Spanish Revival Gardens
- Upgrade landscape and south and west sides of house to support event rental. East garden (Dahlia Garden) and north area (gravel and brick pavers) to remain as-is.
- Investigate and repair through walls cracks at site wall to ensure proper connection between infill sections and vertical piers.
- Repair exterior insulation and finish system (EIFS) wall caps at the site wall vertical piers
- Prep and paint site wall including gates and pickets
- Prepare Tile Conservation Plan, the scope of which will include a conditions survey of all decorative tiles onsite, photographic documentation, research, mock-ups, a cost estimate, and recommendations for phasing work. Once the Tile Conservation Plan is complete, next steps including repair documents (if necessary), would be contracted separately.

Work Plan and Deliverables

The proposed project work plan is as follows:

- Review existing documents provided by the City.
- Conduct a kick-off meeting with City staff to confirm project goals, scope, requirements, and schedule.
- Confirm City permitting requirements and processes.
- Prepare base drawings in CAD. Building floor plans were created during conceptual design; however building elevations will be required. Existing scanned elevations provided by the City will be utilized as much as possible.
- Perform on-site investigations and survey. Update 2015 survey with new information including topographic survey and detailed window survey.
- Conduct tile survey for Tile Conservation Plan.
- Collect exterior paint samples for paint analysis
- Prepare 30% Construction Documents and cost estimate.
- Attend meeting with City Staff to review 30% Construction Documents. City's written review comments will be incorporated into next submittal.
- Attend one meeting with Building Department to review proposed scope
- Prepare 75% Construction Documents (drawings and technical specifications) and revised cost estimate.
- Attend meeting with City Staff to review 75% Construction Documents. City's written review comments will be incorporated into next submittal.
- Attend one public outreach meeting to be organized and hosted by the City.
- Prepare 100% Construction Documents (drawings and technical specifications) and revised cost estimate. Front-end specifications (Division 0 and 1) will be provided by the City.

Format of Deliverables

- Drawings shall be provided in AutoCAD or compatible CAD software. Consultant shall also provide the pen-setting file, external reference files and any other files necessary to plot the plan sheets correctly.
- Technical specifications shall be provided in Microsoft Word in CSI spec format
- Cost estimates shall be in Microsoft Excel

Fee Assumptions and Clarifications

- The Little Brown Church and its immediate site are not included in the scope of work.
- Scope includes the Tile Conservation Plan, but does not include comprehensive restoration of decorative tile.
- Permit/Bid and Construction Administration phase services are not included in this scope. A proposal for these service can be provided during design when scope and schedule are more finely tuned.
- Consultant assumes a geotechnical report and hazardous materials testing report, if necessary, will be provided by the City. A geotechnical consultant may be needed to determine the cause of the subsidence of the fountain benches and provide foundation recommendations.
- Consultant recommends the City retain an arborist to assess existing trees on site due to their size and age.
- Consultant has included a \$10K civil engineering allowance should design be needed for site drainage, utilities, or the lift. Until site design is further refined, an allowance allows the Consultant to most efficiently plan for these unknowns.
- Graphic signage is limited to accessibility signs required by code. Specialty signs for exhibit or wayfinding are not included in the scope of work.
- Meetings are limited to those listed in the Work Plan.
- Consultant understands the project will be competitively bid as a single drawing package. Should the work need to be phased and separate drawing packages required, additional services might be required.

EXHIBIT B

COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

Compensation for the work identified under Exhibit A will be billed on a time-and-materials basis and shall not exceed \$341,130 as outlined below.

Task	Fee
Site Survey	\$7,300
30% Construction Documents	\$87,005
Tile Conservation Plan	\$46,447
Paint Analysis	\$6,070
75% Construction Documents	\$87,323
Public Outreach Meeting	\$5,140
100% Construction Documents	\$72,198
Allowance for Civil Engineering	\$10,000
Reimbursable expenses	\$3,441
Subconsultant mark-up (15%)	\$16,206
Total:	\$341,130

The "Standard Billing Rates" on the following page will be applicable for direct personnel expenses and reimbursable expenses. The rate schedules will also be used if any additional services are required or requested by City. In no case will additional services be completed or compensated without written approval by City in advance of such work being performed.



STANDARD BILLING RATES

1. Direct personnel expense shall be billed at the following rates, including time for meetings, public meetings, and presentations:

Principal	\$210.00 to \$230.00/hour
Architect 3	\$160.00 to \$180.00/hour
Designer 3, Historian/ Planner 3, and Conservator 3	\$145.00 to \$160.00/hour
Architect 2	\$145.00 to \$160.00/hour
Designer 2, Historian/ Planner 2, and Conservator 2	\$125.00 to \$145.00/hour
Architect 1	\$125.00 to \$145.00/hour
Designer 1, Historian/ Planner 1, and Conservator 1	\$115.00 to \$125.00/hour
Intern	\$100.00/hour
Administrative Staff	\$85.00/hour

2. Reimbursable Expenses shall be billed at cost plus 15% and shall include the following:
 - a. Reproduction costs such as printing or duplication of drawings, specifications, written reports, and cost estimates, etc.
 - b. Lodging, subsistence, and out-of-pocket expenses for authorized travel in connection with work.
 - c. Travel: (including local) IRS allowable rate plus tolls and parking, or cost of air travel.
 - d. Data: Long distance telephone/telegraph/telex/fax charges/database access charges, etc.
 - e. Cost of models, special renderings, photography, special process printing, special printed reports or publications and maps.
 - f. Computer time for drafting is included in our standard billing rates. Computer time and labor time for plotting and trimming of drawings for formal submittals and Owner's use, as well as packaging electronic files for Owner or Contractor use, will be charged at \$18 per plot or plot file.
 - g. Postage and delivery charges.
 - h. Professional consultants retained with client approval.
 - i. Specialized equipment rental (required by the project).
3. Rates effective January 1, 2018 through December 31, 2018.
4. Rates shall increase 5% each year until the project is completed.

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 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 indemnify and hold harmless the City (including its elected officials, officers, employees, and volunteers) from all claims, losses, and damages but only to the extent actually caused by the professionally negligent acts, errors or omissions of Consultant. Consultant has no obligation to pay for any of the indemnitees' defense related cost prior to a final determination of liability or to pay any amount that exceeds Consultant's finally determined percentage of liability based upon the comparative fault of Consultant.
- 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.

EXHIBIT D

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.

3008145.1