December 13, 2011

TO: Mayor and City Council

FROM: Robert Murdoch, Director
       Public Works Department

SUBJECT: APPROVE AMENDMENT TO PROFESSIONAL SERVICES MASTER
         CONTRACT WITH ALEXANDER SCHEFLO AND ASSOCIATES, INC. –
         MECHANICAL ENGINEERING SERVICES FOR THE CESAR CHAVEZ
         CENTRAL LIBRARY HVAC / BOILER REPLACEMENT (PROJECT NO.
         11-24)

RECOMMENDATION

It is recommended that the City Council approve a motion authorizing the City Manager

to execute an Amendment to the Professional Services Master Contract with Alexander
Scheflo and Associates, Inc., in the amount of $83,110, for Engineering Professional
Services for Heating, Ventilation, and Air Conditioning (HVAC) system upgrades at the
Cesar Chavez Central Library (Attachment A).

It is further recommended that the City Manager be authorized to take appropriate
actions to carry out the purpose and intent of this motion.

Summary

The HVAC system for the Cesar Chavez Central Library was installed during the initial
construction of the library in 1964. Some components of the system were replaced in
the 1980's and 1990's. Those components are now also obsolete, inefficient, and at the
end of their useful life.

On October 6, 2011, a request for proposal was issued for design services for the Cesar
Chavez Central Library HVAC/Boiler replacement project. Staff interviewed three firms
and determined that Alexander Scheflo and Associates, Inc. is the best qualified firm
and is recommending they be retained to prepare plans and specifications for this
project.

Funding for this project has been appropriated in the City's Capital Improvement
Program and includes a federal Energy Efficiency and Conservation Block Grant that
must be spent by December 2012. Since the funding has already been appropriated,
there is no additional impact to the General Fund as a result of taking the recommended
actions. Construction of the project will be completed in November 2012.
DISCUSSION

Background

The Cesar Chavez Central Library was constructed in 1964, and has approximately 70,000 square feet of conditioned space. Much of the original equipment associated with the HVAC system is still in use. Newer components used as part of the cooling system, such as the centrifugal chiller, remote condenser, and variable frequency drive were installed in 1987. Hot water used for heating is provided by a boiler installed in 1997, with a 1973 boiler used as a back-up. System-wide energy management is done by programming a Disk Operating System language-based computer software interface.

Facilities Maintenance staff has noted that many components, such as the cooling tower, are failing and can no longer be repaired. Furthermore, evaluation of the chiller, evaporator, boiler, and pumps (all considered the core components of any HVAC system) reveal antiquated hardware that is inefficient and has exceeded its practical useful life, in addition to being unreliable.

Replacement of the above-mentioned core components, located within the library's mechanical room, as well as refurbishment of the air volume control devices throughout the entire building, will greatly improve efficiency and reliability of the entire system for the library. The new components will also integrate with the City's standardized automated controls network.

Present Situation

On October 6, 2011, a request for proposal was issued for design services for the Cesar Chavez Central Library HVAC/Boiler replacement project. In addition, a pre-proposal meeting was held on-site at the library on October 13, 2011. The on-site meeting allowed prospective Mechanical Engineers to inspect the facility first-hand and ask questions in preparation of submitting a proposal.

On October 20, 2011, staff interviewed the Mechanical Engineering firms of Stantec Consulting; LP Consulting Engineers, Inc.; and Alexander Scheflo and Associates, Inc. On October 24, 2011, staff selected Alexander Scheflo and Associates, Inc. as the most qualified firm based on the following reasons:

1. Extensive knowledge and demonstration of experience in designing HVAC systems;
2. Extensive knowledge of the history and design of the Cesar Chavez Central Library’s HVAC system;

3. Practical and creative recommendations to obtain the greatest value and energy efficiency through proper design and construction monitoring;

4. A Stockton-based company that uses local Stockton sub-consultant firms: Siegfried Engineering, Inc. for structural and architectural design, and HCS Engineering, Inc. for electrical design; and

5. Alexander Scheflo and Associates, Inc. submitted a fixed fee in the amount of $83,110. This fee amount is approximately 10 percent of the estimated construction cost, excluding construction support activities. Staff has reviewed the fee and considers the amount reasonable for this kind of work.

Alexander Scheflo and Associates, Inc. will also provide the necessary documentation to demonstrate improved system efficiency to allow the facility to qualify for PG&E energy saving rebates.

Staff has carefully analyzed the proposal and finds the proposed fee to be reasonable and appropriate for this kind of work. Staff anticipates completion of the design by early spring 2012, and construction estimated to begin by May 2012 and be complete by November 2012.

Funding for this project was appropriated in the Capital Improvement Program. In addition, approximately $175,000 is available from a federal 2009 Energy Efficiency and Conservation Block Grant. Those funds will be utilized for construction and must be spent by December 2012. Since project funding has already been appropriated, there is no additional impact to the General Fund as a result of taking the recommended action.

FINANCIAL SUMMARY

Adequate funds to award the contract have been appropriated from the City/County Library Capital Outlay fund (Account 041-7037-680). It is recommended that the contract be awarded, and also that the City Manager be authorized to take appropriate additional actions to carry out the purpose and intent of the motion.
No additional appropriations are required, and there is no additional impact to the General Fund of taking the recommended actions.

Respectfully submitted,

ROBERT MURDOCH, DIRECTOR
PUBLIC WORKS DEPARTMENT

MICHAEL E. LOCKE
DEPUTY CITY MANAGER

Attachment A – Amendment to Professional Services Master Contract with Alexander Scheflo and Associates, Inc.
AMENDMENT TO PROFESSIONAL SERVICES MASTER CONTRACT WITH ALEXANDER SCHEFLO AND ASSOCIATES, INC.

This Amendment to Professional Services Master Contract for Engineering Professional Services is made and entered into on ________________, by and between the City of Stockton, a municipal corporation, hereinafter referred to as "CITY," ALEXANDER SCHEFLO AND ASSOCIATES, INC., hereinafter referred to as "FIRM," to provide CITY with Engineering Professional Services for the CESAR CHAVEZ CENTRAL LIBRARY HEATING, VENTILATION, AND AIR CONDITIONING/BOILER REPLACEMENT (PROJECT NO. 11-24), hereinafter referred to as "PROJECT."

WITNESSETH:

WHEREAS, CITY and FIRM entered into a Professional Services Master Contract for Design, Geotechnical, Testing, Plan Review, and Survey Services; Construction Management and Inspection Services; Roofing, Electrical, and Mechanical Design Services; and Preparation of Generalized and Specialized CEQA and NEPA Studies on July 13, 2010, pursuant to Resolution No. 10-0242, as part of a vendor pool and desire to amend said Contract by specifying FIRM to provide Engineering Professional Services for PROJECT.

NOW, THEREFORE, in consideration of these premises and the following terms and conditions, the parties hereto agree as follows:

1. Section 1—SCOPE OF SERVICES. The Scope of Services is hereby amended to include Engineering Professional Services for PROJECT as per Exhibit "A," attached hereto and by reference made a part hereof.

2. Section 2—COMPENSATION. Compensation is hereby amended ($83,110.00) to include Exhibit "B," attached hereto and by reference made a part hereof. Compensation shall be paid no more frequently than once per month on a time and materials basis for work completed.

3. Section 3—SCHEDULE FOR COMPLETION. Services under this amendment will be performed during the period of December 2011 through December 2012, unless otherwise approved in writing.

4. Section 13—INSURANCE. Insurance requirements under this amendment
shall comply with the current insurance requirements set forth in Exhibit “C,” which is attached to this contract and incorporated by this reference. FIRM shall provide thirty (30) days written notice to CITY prior to canceling or changing the terms of such coverage.

5. All other terms and conditions of said original Professional Services Master Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to Professional Master Contract to be executed on the date and year first written above.

ATTEST: CITY OF STOCKTON, a municipal corporation

BONNIE PAIGE
City Clerk of the City of Stockton

By: ________________________________

BOB DEIS
CITY MANAGER

APPROVED AS TO FORM & CONTENT:

ALEXANDER SCHEFLO AND ASSOCIATES, INC.
a corporation
2926 PACIFIC AVENUE
STOCKTON, CA 95204

JOHN M. LUEBBERKE
OFFICE OF THE CITY ATTORNEY

By: ________________________________

Deputy City Attorney

By: ________________________________

Title: ______________________________
EXHIBIT A

Amendment to the Professional Services Master Contract with Alexander Scheflo & Associates, Inc.
Scope of Engineering Services for
CESAR CHAVEZ CENTRAL LIBRARY, STOCKTON, CALIFORNIA
Boiler and Chiller Replacement

October 31, 2011
Page 1 of 2

Scope of Engineering Services

A. The Mechanical, Electrical, and Structural Engineers' professional services to the City shall consist of performing the following work as described in the City's request for proposal:

1. Design of the mechanical, electrical, architectural and structural modifications and revisions to the Stockton Central Library including the following:
   a. Provide plans, specifications, calculations, and engineering estimates for the replacement of boiler, chiller, cooling tower, and control system at the above facility.
   b. Provide layout and design for necessary modifications to the existing fire protection system within the mechanical system per the fire department requirements.
   c. Complete all the tasks as outlined in the attached project scope dated 10-6-11, including but not limited to Tasks 1.0, 2.0, 2.1, 2.2, 2.3, 2.4, 3.0, 3.1, and 4.0 all by February 2, 2012.
   d. Provide documentation for PG&E rebate(s).
   e. Coordination meeting with maintenance staff to review project intent and purpose with the sole purpose on including maintenance concerns that are relevant to the scope at hand and ensure the project is within budget.
   f. Design to be coordinated with available budget and alternatives shall be included to ensure project comes in on budget.

2. Additional Tasks
   a. Provide additional review or code requirements to meet the requirements in the CA Mechanical Code Section 1107 - Refrigeration Rooms which restricts a combination of boilers and open flame equipment and refrigeration equipment in the same space. Provide design of modification required as outline on the attached drawings.
   b. Review exiting requirements for refrigeration equipment rooms and provide design drawings for modifications.
   g. Review refrigeration equipment room required alarm system and provide design drawing for modifications.
   h. Refrigeration Alarm

3. Provide architectural and code reviews as needed to fully comply with all building code requirements for the project to facilitate building permit issuance and advertising.

4. Sub-consultant Services:
   a. Electrical engineering.
   b. Structural Engineering and Architectural.

B. The City shall be the project coordinator with respect to the Mechanical Engineer's services to be performed under this agreement. The Mechanical Engineer's services shall be performed in character, sequence, and timing to meet the design schedule as noted in this amendment.

C. The following are specifically excluded from this agreement:

1. The Consulting Engineers do not guarantee the completion or performance of contracts by the construction contractor(s) or other third parties, nor shall he be responsible for their acts, errors or omissions, or for the safety of their work or workers.
2. The agreement does not include reproduction or shipping of drawings, calculations, or specifications that are to be used by Contractor or City in the bidding or advertising of the project.
3. Any asbestos abatement.
4. Cost associated with advertising and bidding project.

Work Recommendation: Change/remodel of the basement mechanical equipment room.

1. Separate main control panel and standby generator into separate rooms.
2. Provide a separate room for the chiller located in the area of the existing cooling tower with outside louver.
   a. Replace chiller with new Smart TurboCore chiller.
b. Provide tee connect for standby chiller.

3. Provide two (2) new boilers.
   a. Boilers to be high efficiency type with 90/95% efficiency located on the existing boiler foundation.
   b. New boiler stack 316 stainless (for high condensation) located in the area of the existing cooling tower.
   c. Provide two means of exit at the equipment room.

4. Remove existing cooling tower from basement and locate new cooling tower or evaporative condenser over the outside grate above the building exhaust (Improve capacity with 78° building exhaust into the tower inlet).
   a. Provide cooling tower structural support from the lower exhaust chamber to minimize vibration and noise.
   b. Provide discharge deflector to prevent condensation on windows above and to reduce noise.
   c. Size for new chiller with lower condenser water temperature because of location.

5. Replace existing inlet and exhaust louvers and damper control motors with DDC control.

6. Replace automatic valves with new DDC control (Heating and Cooling) (Including space reheat units.)

7. Work with Siemens and upgrade the control system to EMS including the following:
   a. Fan control, cooling/heating coil control, system operation (On/off and temperature control with operation optimization.)
   b. Speed control of supply/return fan, hot & chilled water pumps, and cooling tower control.

8. Provide complete plans and specifications for the work including calculations and system description for system and energy rebate review.

9. Replace the existing computer room cooling with a high efficiency unit, 11+ EER.

Work not Included is as follows:

A. Asbestos Abatement
   1. Areas in the fan and equipment rooms requiring abatement with be identified and the City will contract with an abatement company for removal and repair.

B. The first and second floor control valves and DDC serving these areas will be done at a later date.

Mitch A. Scheflo, P.E.
Mechanical Engineer
ALEXANDER SCHEFLO AND ASSOCIATES, INC.
CESAR CHAVEZ CENTRAL LIBRARY
605 N. EL DORADO STREET

PROJECT SCOPE
BOILER AND CHILLER REPLACEMENT

The City of Stockton is issuing this Request for Proposals (RFP) to hire a qualified consultant to provide plans, specifications, engineering estimate for the addition of a plate & frame water source economizer and the replacement of the boiler, chiller and related pumps and controls system at the above facility. Preparation of these documents must be implemented proficiently and expedited in order to meet the City’s construction completion timeline and budget obligations. Proposals shall be presented on Thursday October 20th at the Public Works main conference room on the 3rd floor of 22 E. Weber Street. Time to be assigned by the City.

This project may require the expertise of a multi-disciplined team consisting of structural, electrical, mechanical and other required disciplines to complete the full range of required services.

The consultant shall have until February 1st, 2012 to complete Tasks 1.0 through 2.4 as described herein.

Staff proposes the following tasks for the project: (The consultant is encouraged to visit the project site and modify the scope of services in order to deliver a complete project. Coordinate site visits with Victor Machado (209) 937-8899.)

1. Project Status Meetings
2. Preparation of Plans, Specifications, and Estimate (PS&E)
3. Post Design Services

Task 1.0 – Project Status Meetings

The consultant shall meet with City staff and/or designated representatives as necessary to facilitate the correct design.

Task 2.0 – Preparation of Plans, Specifications, and Estimates
The consultant will prepare plans, specifications, estimates (PS&E) and projected construction schedule for the project. The design scope will include the installation of equipment such as chiller, boilers, pumps and modification of control settings. The consultant shall evaluate the existing controls, software and cabinets to determine if replacement is necessary and, if such is the case, include those items in the above mentioned documents.
In general, the plan set will contain the following sheets:

- Title Page
- General Notes and Legend
- Equipment Modification Plans
- Detail sheets

A special provision (specifications section) for the project shall be prepared and formatted to reflect the City of Stockton standards for controls and VFD’s.

An Engineering Estimate for construction cost of the project shall be prepared using detailed spreadsheets. This estimate shall be prepared in a format similar to the manner in which the bidding contractors will prepare their bids. The consultant shall design the project so that all proposed work stays within the available construction budget.

**Task 2.1 – Determination of City Standard Materials**
The consultant shall prepare a list of proposed material manufacturers for City Facilities Maintenance Division staff review and respond to City staff questions. After City staff review, the consultant shall modify the list accordingly prior to submitting preliminary plan documents as described in Task 2.2.

**Task 2.2 – 100% PS&E Preparation / Preliminary Public Works Staff Review**
On City title block, the consultant shall prepare a design using the City as-built drawings as the basis for the design. The design plan shall be prepared in AutoCAD, with the as-built plan shown as a scanned image in the background. The consultant shall submit for review by City engineering staff as well as review by Facilities Maintenance staff. If then deemed necessary by Public Works staff or the consultant, the consultant shall meet with staff to discuss comments.

Resulting review comments shall be itemized and a written response to each shall be prepared in a comment matrix. The original red-line mark-up from the reviewing agency shall be returned with each succeeding submittal until the documents are deemed ready for the Permit Center Plan Check / Building Permit Application Submittal.

Deliverables: Three copies of all plan sheets (24”x36”), draft technical specifications, and detailed cost estimates in both .pdf and full size hard-copy.

**Task 2.3 – PERMIT CENTER PLAN CHECK / BUILDING PERMIT APPLICATION SUBMITTAL**
The consultant shall prepare bid documents based on the Public Works staff preliminary review of the 100% PS&E. All PS&E details and information will be complete. The plans shall essentially be complete and ready for bidding. The consultant shall then submit three sets of plans and specifications to the City Permit Center together with a completed application for a building permit and payment of plan check fees. An account
for permit fees will be provided to the Permit Center from the Public Works Department upon request by the Permit Center.

During Permit Center review, the consultant shall respond to all inquires or comments from the Permit Center staff and revise the plans accordingly until plans have been "red stamped" (approved) by the Permit Center.

Deliverables: Completed Permit Application, three wet signed originals (including Public Works Director signature) of all plan sheets (24"x36"), specifications delivered to the Permit Center and one set of original red-line comments from preliminary-submittal and an updated cost estimate, all in .pdf format sent to the Public Works Department staff.

Task 2.4 – Final Plan Preparation and Preparation of Bid Package
With the exception of including the assigned permit number on the plans, "Red Stamped" plans shall not be modified without approval from Permit Center and re-delivery and re-"red stamp" of modified plans. A check print shall be sent to the City to review for editorial purposes only prior to plotting. All PS&E details and information will be complete. The plans shall be complete and ready for bidding.

The final plans shall be plotted on Mylar, signed and sealed and ready for bidding. One complete reproducible set of the final PS&E shall be delivered to the City.

The City shall prepare the entire bid package and shall incorporate the City's boilerplate into the special provisions to form a complete technical specification set with the design plans.

Deliverables: One set of the final PS&E ready for reproduction, with full size plans plotted on Mylar. Electronic copy of approved plans in AutoCAD format and bid quality .pdf, specifications in MS Word format, and electronic copy of estimate in MS Excel format.

Task 3.0 – Post Design and Bidding Support / Record Drawings
The consultant shall provide the City of Stockton with assistance during the bidding and construction phase of the project, if required.

The consultant shall attend one pre-construction meeting to help answer any design related questions that the contractor may have.

During the construction phase, the consultant shall be "on-call" to answer any questions that the City’s Inspectors or Engineers may have through the City’s Project Engineer. If necessary, the consultant shall prepare drawings, specifications, or other supporting materials in connection with clarifications, requests for information, or contract change orders associated with items that need additional interpretation or that were overlooked by the consultant during the design phase. The consultant shall provide services in reviewing contractor submittals. During the construction submittal process, the
consultant shall review all the submittals to make sure they meet the requirements of the specifications.

In addition, the consultant will be required to respond, as deemed necessary by the City, to any questions resulting from the City's participation in PG&E's energy efficient rebate program during any phase of the project.

Deliverables: As-Built drawings, Letters, memoranda, reports, addenda, change orders, field visits and technical support all in .pdf files on compact disk.

Task 3.1 – Field Reconnaissance
The consultant shall conduct a field reconnaissance at each setting of major equipment.

Task 4.0 – System Integration and Energy Management Plans
This task shall set up the EMS so that the system is properly integrated and operates in the manner designed, and documents the effectiveness of the project.

Deliverables: The EMS CSV COV read only files, with point descriptions, shall be delivered to the City of Stockton's Engineer for approval.
HCS ENGINEERING, INC.

CONSULTING ELECTRICAL ENGINEERING

4512 FEATHER RIVER DRIVE, SUITE F
STOCKTON, CA 95219
(209) 478-8270
FAX (209) 478-2169

Effective Date: January 1, 2010

CURRENT RATE SCHEDULE:

Principal Electrical Engineer $140.00 per hour
Project/Electrical Engineer $105.00 per hour
Project/Electrical Designer $75.00 per hour
Project Support $50.00 per hour
PUBLIC WORKS
"WAGE DETERMINATION" JOBS ONLY
CHARGE RATE SCHEDULE
EFFECTIVE AUGUST 22, 2011

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NOTES:
1. These hourly rates are subject to periodic adjustments.
2. Wage Determination rates for survey personnel apply only for work performed on the job site.
EXHIBIT B
COMBINED FEES
(Mechanical/Structural/Electrical)
CHASE LIBRARY
BOILER AND CHILLER REPLACEMENT
STOCKTON, CA
NOVEMBER 14, 2011
(Supersedes October 25, 2011)

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ADDITIONAL ALTERNATE TASKS AND FEES – PS&E's

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<td>TOTAL FEE FOR ADDITIONAL TASKS</td>
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EXHIBIT C

INSURANCE REQUIREMENTS
CONSULTANTS

CONSULTANT shall procure and maintain for the duration of the Agreement, insurance against all claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONSULTANT, its agents, representatives, volunteers, or employees.

1. INSURANCE Throughout the life of this Contract, the Consultant shall pay for and maintain in full force and effect with an insurance company admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A: VII" in Best Insurance Key Rating Guide, the following policies of insurance:

A. COMMERCIAL (BUSINESS) AUTOMOBILE LIABILITY insurance, endorsed for "any auto" with combined single limits of liability of not less than $1,000,000 each occurrence.

B. WORKERS' COMPENSATION insurance as required under the California Labor Code and Employers Liability Insurance with limits not less than $1,000,000 per accident/injury/disease.

C. COMMERCIAL OR COMPREHENSIVE GENERAL LIABILITY AND MISCELLANEOUS SUPPLEMENTARY INSURANCE;

FOR ADDITIONAL REQUIREMENT(S):

(i) COMMERCIAL OR COMPREHENSIVE GENERAL LIABILITY insurance which shall include Contractual Liability, Products and Completed Operations coverages, Bodily Injury and Property Damage Liability insurance with combined single limits of not less than $1,000,000 per occurrence, and if written on an Aggregate basis, $2,000,000 Aggregate limit.

(ii) PROFESSIONAL ERRORS AND OMISSIONS, Not less than $50,000 per Claim./$1,000,000 Aggregate. Certificate of Insurance only required.

Deductibles and Self-Insured Retentions must be declared and are subject to approval by the CITY.

The Policy(s) shall also provide the following:

1. The Commercial General Liability insurance shall be written on ISO approved occurrence form with additional insured endorsement naming: City of Stockton, its Mayor, Council, officers, representatives, agents, employees and volunteers are additional insureds.

2. All insurance required by this Agreement shall be with a company acceptable to the CITY and issued and executed by an admitted insurer authorized to transact insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONSULTANT completes its performance of services under this Agreement.
3. For any claims related to products provided under this contract, the Consultant's insurance coverage shall be primary insurance as respects the City of Stockton its officers, agents, and employees. Any coverage maintained by the CITY shall be excess of the Consultant's insurance and shall not contribute with it. Policy shall waive right of recovery (waiver of subrogation) against the CITY.

4. Each insurance policy required by this clause shall have a provision that coverage shall not be cancelled by either party, except after thirty (30) days' prior to written notice by certified mail, return receipt requested, has been given to the CITY. Further, the thirty (30) day notice shall be unrestricted, except for workers' compensation, or non-payment of premium, which shall permit ten (10) days advance notice. The insurer and/or the contractor and/or the contractor's insurance agent shall provide the CITY with notification of any cancellation, major change, modification or reduction in coverage.

5. Regardless of these contract minimum insurance requirements, the Consultant and its insurer shall agree to commit the Consultant's full policy limits and these minimum requirements shall not restrict the Consultant's liability or coverage limit obligations.

6. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the California Civil Code.

7. The Company shall furnish the City of Stockton with the Certificates and Endorsement for all required insurance, prior to the CITY's execution of the Agreement and start of work.

8. Proper address for mailing certificates, endorsements and notices shall be:

City of Stockton
Attention: Risk Services
425 N. El Dorado Street
Stockton, CA 95202

9. Upon notification of receipt by the CITY of a Notice of Cancellation, major change, modification, or reduction in coverage, the Consultant shall immediately file with the CITY a certified copy of the required new or renewal policy and certificates for such policy.

Any variation from the above contract requirements shall only be considered by and be subject to approval by the CITY's Risk Manager (209) 937-8682. Our fax is (209) 937-5702.

If at any time during the life of the Contract or any extension, the Consultant fails to maintain the required insurance in full force and effect, all work under the Contract shall be discontinued immediately. Any failure to maintain the required insurance shall be sufficient cause for the CITY to terminate this Contract.

If the Consultant should subcontract all or any portion of the work to be performed in this contract, the Consultant shall cover the sub-contractor, and/or require each sub-contractor to adhere to all subparagraphs of these Insurance Requirements section. Similarly, any cancellation, lapse, reduction or change of sub-contractor's insurance shall have the same impact as described above.