

Contract Log # _____

**COUNTY OF MARIN
STANDARD SHORT FORM CONTRACT**

THIS AGREEMENT is made and entered into this ____ day of _____, 2006 by and between the COUNTY OF MARIN, hereinafter referred to as "County" and NOLL & TAM ARCHITECTS, hereinafter referred to as "Contractor."

RECITALS:

WHEREAS, County desires to retain a person or firm to provide the following services: Prepare a report detailing the existing conditions of buildings 10 and 20 North San Pedro and propose upgrades to these buildings for code compliance and revitalization of the structures and systems in order to extend the useful life of the buildings and improve operations and functions; and

WHEREAS, Contractor warrants that it is qualified and competent to render the aforesaid services;

NOW, THEREFORE, for and in consideration of the agreement made, and the payments to be made by County, the parties agree to the following:

1. SCOPE OF SERVICES:

Contractor agrees to provide all of the services described in **Exhibit "A"** attached hereto and by this reference made a part hereof.

2. FURNISHED SERVICES:

The County agrees to:

- A. Guarantee access to and make provisions for the Contractor to enter upon public and private lands as required to perform their work.
- B. Make available all pertinent data and records for review.
- C. Provide general bid and contract forms and special provisions format when needed.

3. FEES AND PAYMENT SCHEDULE:

The fees and payment schedule for furnishing services under this Contract shall be based on the rate schedule which is attached hereto as **Exhibit "B"** and by this reference incorporated herein. Said fees shall remain in effect for the entire term of the Contract. Contractor shall provide County with his/her/its Federal Tax I.D. number prior to submitting the first invoice.

4. MAXIMUM COST TO COUNTY:

In no event will the cost to County for the services to be provided herein exceed the maximum sum of \$60,597.00 including direct non-salary expenses.

5. TIME OF AGREEMENT:

This Agreement shall commence on April 5, 2006, and shall terminate on October 5, 2007. Certificate(s) of Insurance must be current on day Contract commences and if scheduled to lapse prior to termination date, must be automatically updated before final payment may be made to Contractor. The final invoice must be submitted within 30 days of completion of the stated scope of services.

6. INSURANCE:

All required insurance coverages shall be substantiated with a certificate of insurance and must be signed by the insurer or its representative evidencing such insurance to County. The general liability policy shall be endorsed naming the County of Marin as an additional insured. The certificate(s) of insurance and required endorsement shall be furnished to the County prior to commencement of work. Each certificate shall provide for thirty (30) days advance notice to County of any cancellation in coverage. Said policies shall remain in force through the life of this Contract and shall be payable on a per occurrence basis only, except those required by paragraph 6.4. a. and b. which may be provided on a claims-made basis consistent with the criteria noted therein.

Nothing herein shall be construed as a limitation of Contractor's liability, and Contractor shall indemnify and hold the County, its employees, officers, and agents, harmless and defend the County against any and all claims, damages, losses and expense that may arise by reason of the Contractor's negligent actions or omissions. County agrees to timely notify Contractor of any negligence claim.

Failure to provide and maintain the insurance required by this Contract will constitute a material breach of the agreement. In addition to any other available remedies, County may suspend payment to the Contractor for any services provided during any time that insurance was not in effect and until such time as the Contractor provides adequate evidence that Contractor has obtained the required coverage.

A request for a waiver of any of the following insurance requirements must be set forth on **Exhibit "C"** attached hereto. A waiver must address reduced amounts of coverage or the type of coverage waived entirely.

6.1 GENERAL LIABILITY

The Contractor shall maintain a commercial general liability insurance policy in an amount of no less than one million dollars (\$1,000,000.00). The County shall be named as an additional insured on the commercial general liability policy and the Certificate of Insurance shall include an additional endorsement page. (see sample form: ISO - CG 20 10 11 85).

Insurance Reduction or Waiver of Coverage Requested (Exhibit "C")

6.2 AUTO LIABILITY

Where the services to be provided under this Contract involve or require the use of any type of vehicle by Contractor in order to perform said services, Contractor shall also provide comprehensive business or commercial automobile liability coverage including non-owned and hired automobile liability in the amount of one million dollars (\$1,000,000.00).

Insurance Reduction or Waiver of Coverage Requested (Exhibit "C")

6.3 WORKERS' COMPENSATION

The Contractor acknowledges that it is aware of the provisions of the Labor Code of the State of California which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and it certifies that it will comply with such provisions before commencing the performance of the work under this Contract. If Contractor has employees, a copy of the certificate evidencing such insurance or a copy of the Certificate of Consent to Self-Insure shall be provided to County prior to commencement of work.

Insurance Reduction or Waiver of Coverage Requested (Exhibit "C")

6.4 OTHER INSURANCES

Contractor may be required to carry additional insurance based upon the nature of the work to be performed (scope of services). For each additional required insurance, a corresponding certificate of insurance must be provided. Claims-made policies must have a retroactive date either prior to the effective date of the Contract or the beginning of the Contract work. Claims-made coverage must extend a minimum of twelve (12) months beyond completion of Contract work or end of current Contract, whichever is later. If coverage is cancelled or non-renewed, and not replaced with another claims made policy with a retroactive date prior to the Contract effective date, the Contractor must purchase extended reporting coverage for a minimum of twelve (12) months beyond completion of Contract work. Contractor shall maintain a policy limit of not less than one million dollars (\$1,000,000) per incident, with a deductible or self-insured retention not to exceed *\$2,500 unless approved by the County.

6.4.a Professional Liability Insurance..... (check box if required)

*Deductibles greater than \$2,500 require Insurance Reduction/Waiver form (Exhibit "C") to be completed.

6.4.b Maritime Insurance..... (check box if required)

7. NONDISCRIMINATORY EMPLOYMENT:

Contractor and/or any permitted subcontractor, shall not unlawfully discriminate against any individual based on race, color, religion, nationality, sex, sexual orientation, age or condition of disability. Contractor and/or any permitted subcontractor understands and agrees that Contractor and/or any permitted subcontractor is bound by and will comply with the nondiscrimination mandates of all Federal, State and local statutes, regulations and ordinances.

8. SUBCONTRACTING:

The Contractor shall not subcontract nor assign any portion of the work required by this Contract without prior written approval of the County except for any subcontract work identified herein. If Contractor hires a subcontractor under this Agreement, Contractor shall require subcontractor to provide and maintain insurance coverage(s) identical to what is required of Contractor under this Agreement and shall require subcontractor to name Contractor as additional insured under this Agreement. It shall be Contractor's responsibility to collect and maintain current evidence of insurance provided by its subcontractors and shall forward to the County evidence of same.

9. ASSIGNMENT:

The rights, responsibilities and duties under this Contract are personal to the Contractor and may not be transferred or assigned without the express prior written consent of the County.

10. LICENSING AND PERMITS:

The Contractor shall maintain the appropriate licenses throughout the life of this Contract. Contractor shall also obtain any and all permits which might be required by the work to be performed herein.

11. BOOKS OF RECORD AND AUDIT PROVISION:

Contractor shall maintain on a current basis complete books and records relating to this Contract. Such records shall include, but not be limited to, documents supporting all bids, all income and all expenditures. The books and records shall be original entry books with a general ledger itemizing all debits and credits for the work on this Contract. In addition, Contractor shall maintain detailed payroll records including all subsistence, travel and field expenses, and canceled checks, receipts and invoices for all items. These documents and records shall be retained for at least five years from the completion of this Contract. Contractor will permit County to audit all books, accounts or records relating to this Contract or all books, accounts or records of any business entities controlled by Contractor who participated in this Contract in any way. Any audit may be conducted on Contractor's premises or, at County's option, Contractor shall provide all books and records within a maximum of fifteen (15) days upon receipt of written notice from County. Contractor shall refund any monies erroneously charged.

12. TITLE:

Any and all documents, information and reports concerning this project prepared by the Contractor, shall be the property of the County. The Contractor may retain reproducible copies of drawings and copies of other documents. In the event of the termination of this Contract, for any reason whatsoever, Contractor shall promptly turn over all information, writing and documents to County without exception or reservation.

13. TERMINATION:

- A. If the Contractor fails to provide in any manner the services required under this Contract or otherwise fails to comply with the terms of this Contract or violates any ordinance, regulation or other law which applies to its performance herein, the County may terminate this Contract by giving five (5) calendar days written notice to the party involved.
- B. The Contractor shall be excused for failure to perform services herein if such services are prevented by acts of God, strikes, labor disputes or other forces over which the Contractor has no control.
- C. Either party hereto may terminate this Contract for any reason by giving thirty (30) calendar days written notice to the other parties. Notice of termination shall be by written notice to the other parties and be sent by registered mail.
- D. In the event of termination not the fault of the Contractor, the Contractor shall be paid for services performed to the date of termination in accordance with the terms of this Contract so long as proof of required insurance is provided for the periods covered in the Contract or Amendment(s).

14. RELATIONSHIP BETWEEN THE PARTIES:

It is expressly understood that in the performances of the services herein, the Contractor, and the agents and employees thereof, shall act in an independent capacity and as an independent contractor and not as officers, employees or agents of the County. Contractor shall be solely responsible to pay all required taxes, including but not limited to, all withholding social security, and worker's compensation.

15. AMENDMENT:

This Contract may be amended or modified only by written agreement of all parties.

16. ASSIGNMENT OF PERSONNEL:

The Contractor shall not substitute any personnel for those specifically named in its proposal unless personnel with substantially equal or better qualifications and experience are provided, acceptable to County, as is evidenced in writing.

17. JURISDICTION AND VENUE:

This Contract shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue shall be in Marin County, California.

18. INDEMNIFICATION:

Contractor agrees to indemnify, defend, and hold County, its employees, officers, and agents, harmless from any and all liabilities including, but not limited to, litigation costs and attorney's fees arising from any and all claims and losses to anyone who may be injured or damaged by reason of Contractor's willful misconduct or negligent performance of this Contract. Nothing herein shall be construed as a limitation of Contractor's liabilities.

19. COMPLIANCE WITH APPLICABLE LAWS:

The Contractor shall comply with any and all Federal, State and local laws (including, but not limited to the County of Marin Nuclear Free Zone, Living Wage Ordinance, and Resolution #2005-97 of the Board of Supervisors prohibiting the off-shoring of professional services involving employee/retiree medical and financial data) affecting services covered by this Contract. Copies of any of the above-referenced local laws and resolutions may be secured from the County's contact person referenced in paragraph 20. NOTICES below.

20. NOTICES:

This Contract shall be managed and administered on County's behalf by the Department Contract Manager named below. All invoices shall be submitted and approved by this Department and all notices shall be given to County at the following location:

Contract Manager:	Siamak Motahari
Dept./Location:	Department of Public Works
	P. O. Box 4186
	San Rafael, CA 94913-4186
Telephone No.:	415 499-7877

Notices shall be given to Contractor at the following address:

Contractor:	Noll & Tam Architects
	729 Heinz Ave.
Address:	Berkeley, CA 94710
Telephone No.:	510 649-8295

21. ACKNOWLEDGEMENT OF EXHIBITS

CONTRACTOR'S INITIALS

- EXHIBIT A.** **Scope of Services** _____
- EXHIBIT B.** **Fees and Payment** _____
- EXHIBIT C.** **Insurance Reduction/Waiver** _____

IN WITNESS WHEREOF, the parties have executed this Contract on the date first above written.

**APPROVED BY
COUNTY OF MARIN:**

By: _____
PRESIDENT, Board of Supervisors

CONTRACTOR:

By: _____
Name: _____
Telephone No.: _____

COUNTY COUNSEL REVIEW AND APPROVAL (Only required if any of the noted reason applies)
REASON(S) REVIEW:

- Contract Requires Board of Supervisor's Approval**
- Standard Short Form Content Has Been Modified**
- Optional Review by County Counsel at Department's Request**

County Counsel: _____

Date: _____

EXHIBIT "A"

SCOPE OF SERVICES

It is the Contractor's responsibility to design all projects in compliance with the most stringent criteria of all applicable codes, including, but not limited to California Building Code - Title 24, Americans with Disabilities Act (ADA), and ADA Accessibility Guidelines (ADAAG). Should any of the applicable codes conflict; the stricter requirement shall be met.

The Contractor shall provide services to prepare an assessment report detailing the existing conditions of buildings 10 and 20 North San Pedro including cost estimates for options to rejuvenate the buildings. The report shall outline proposed upgrades to these buildings for code compliance and the revitalization of the structures and systems in order to extend the useful life of the buildings and improve operations and functions. The assessment shall determine needed infrastructure improvements, including seismic and structural upgrades, accessibility code compliance, plumbing and electrical system repairs, status of communication and data system, and health and safety code compliance. The scope of services to be provided includes the implementation of the following tasks and deliverables:

Preliminary Study / Design Services and Task

1. Within 1 week of Board approval of contract key team members shall attend a kick-off meeting to discuss project goals and scope with County representatives.
2. Survey interior and exterior of both buildings. Assess, identify, and document current facility conditions identified by (but not limited to) the following categories:
 - Life-Safety Code Compliance
 - Building Code Compliance
 - Accessibility Code Compliance (Americans with Disabilities Act (ADA) and California Building Code - Title 24)
 - Seismic Code Compliance
 - Building Integrity (including roofing, windows, exterior finishes)
 - Functionality (lighting, plumbing system, electrical system, telecommunications, and data networks)
 - Energy Efficiency (lighting, windows)
 - Appearance and Aesthetics (acoustical ceiling tiles, walls and doors, carpeting)
3. Meet with County staff at 30% to discuss preliminary findings of building deficiencies and code compliance. Provide preliminary recommendations to correct these deficiencies. To be completed 4 weeks after kick-off meeting.
4. Meet with County staff, Fire Protection Consultant (Schirmer Engineering), and Mechanical Consultant (Lefler Engineering) at 60% to discuss conceptual design options, cost implications, and preliminary recommendations. Provide schematics illustrating concepts and recommendations. To be completed 2 weeks after 30% meeting.
5. Meet with County staff at 90% to discuss selected set of design recommendations. Provide preliminary schedule, refined schematics, and completed cost estimates for all hard and soft costs. The County will provide approval to Noll & Tam Architects to finalize preliminary study / design report. To be completed 2 weeks after 60% meeting.
6. Deliver final design study report. To be completed 2 weeks after 90% meeting.

EXHIBIT "B"

FEES AND PAYMENT SCHEDULE (required)

Contractor shall be paid up to the maximum noted in Section 4 of this agreement. Payment shall be made to the Contractor within 30 days upon receipt of monthly invoices in accordance with the rate schedule below:

Hourly Rates

Employee	Rate	Billing Job Title
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Principals		
Tam, Janet	\$175.00	Principal
Noll, Chris	\$175.00	Principal
Marschak, Merideth	\$150.00	Principal
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Project Managers		
Read, Mark	\$135.00	Senior Project Manager/Senior Architect
Goodwin, Trina	\$135.00	Senior Project Manager/Senior Architect
Day, Jeff	\$135.00	Senior Project Manager/Senior Architect
Yarus, Alyson	\$135.00	Senior Project Manager/Senior Architect
Livingston, Lily	\$115.00	Project Manager
McLeod, Elizabeth	\$115.00	Project Manager
Rogers, Diane	\$115.00	Project Manager
Waltman, Sara	\$115.00	Project Manager
Costerison, Tad	\$115.00	Project Manager
Anderson, Chris	\$115.00	Project Manager
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Technical Staff		
Cu, Renevie	\$135.00	Senior Project Manager/Senior Architect
Lee, Anita	\$105.00	Project Designer/Project Captain
Leito, Jan	\$105.00	Project Designer/Project Captain
Barish, Jason	\$105.00	Project Designer/Project Captain
Kennedy, Maxine Skaggs	\$90.00	Professional Staff
Ahlberg, Ethan	\$90.00	Professional Staff
Cody, James	\$90.00	Professional Staff
McMorrow, Melissa	\$75.00	Drafter
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Admin. Staff		
Dukes, Annika	\$60.00	Project Assistant
Broder, Lauren	\$60.00	Project Assistant
Peluso, Toni	\$60.00	Project Assistant
Cassero, John	\$60.00	Project Assistant
Johnson, Carin	\$90.00	Professional Staff
McKiernan, Craig (Morgan)	\$60.00	Project Assistant
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The above hourly rates include all routine charges for expenditures such as reproduction, mail, telephone calls, and travel to Marin County for meetings. Unusual charges such as express mail, courier service, report printing, subconsultants, etc. shall be approved in advance by the County and reimbursable at Contractor's cost upon submission of a paid invoice.

EXHIBIT "C"

INSURANCE REDUCTION/WAIVER

CONTRACTOR: Noll & Tam Architects

CONTRACT TITLE Facility Condition Assessment for Buildings 10 and 20 North San Pedro

Contractor's professional liability insurance may be provided, in part, by self-insurance or large deductible as long as contractor provides: (1) evidence to the County that contractor has segregated amounts in a special insurance reserve fund meeting the contract's insurance requirements and restricted specifically to this project or (2) contractor's general insurance reserves are adequate to provide the necessary coverage and the County of Marin may conclusively rely thereon.

This statement shall accompany all requests for a reduction/waiver of insurance requirements. Please check the box if a waiver is requested or fill in the reduced coverage(s) where indicated below:

	<i>Check Where Applicable</i>	<i>Requested Limit Amount</i>	<i>CAO Use Only</i>
General Liability Insurance	<input type="checkbox"/>	\$	
Automobile Liability Insurance	<input type="checkbox"/>	\$	
Workers' Compensation Insurance	<input type="checkbox"/>		
Professional Liability Deductible	<input checked="" type="checkbox"/>	\$	

Please set forth the reasons for the requested reductions or waiver.

Change requested by Noll and Tam Architects that the deductible or self-insured retention for Professional Liability Insurance be increased from \$2,500 to \$25,000 .

Contract Manager Signature: _____

Date: _____

Extension: _____

Approved by Risk Manager: _____

Date: _____