



**PURCHASING ITEM
FOR
COUNCIL AGENDA
CS11-170**

1. Agenda Item Number:

19

2. Council Meeting Date:
June 23, 2011

TO: MAYOR & COUNCIL

3. Date Prepared: June 3, 2011

THROUGH: CITY MANAGER

4. Requesting Department: Community Services

5. SUBJECT: Agreement No. CS1-910-2980 for Roofing Repair & Maintenance to Star Roofing in an amount not to exceed \$205,000 for an initial two (2) year term with the option to renew for one additional two-year term.

6. RECOMMENDATION: Recommend Agreement No. CS1-910-2980 for Roofing Repair & Maintenance to Star Roofing in an amount not to exceed \$205,000 for an initial two (2) year term with the option to renew for one additional two-year term.

7. HISTORICAL BACKGROUND/DISCUSSION: Roof leaks are a major concern and can cause significant damage to equipment and documents. The roof repair and maintenance contract will enable Building and Facilities to have regularly scheduled inspections performed by experts in the field of roofing as well as any maintenance and repair issues that may arise. These inspections will detect problems before they cause any damage. By having the service provider on contract, the City will be given priority status in the event of an emergency and a 15% discount pricing on materials. Under this contract the plan will be to replace the Downtown Colonnade roof at an estimated cost of \$75,000, replace the roofs at Fire Station numbers three and five at an estimated cost of \$35,000 each, and reserve \$30,000 each for miscellaneous repairs of other City building roofs and Municipal Utilities Department (MUD) facilities.

8. EVALUATION PROCESS: City staff issued a Request for Proposals for Roofing Repair & Maintenance on April 13, 2011. The proposal was advertised and notices sent to all registered vendors. Four responses were received and evaluated. After reviewing the responses, City staff feels that Star Roofing best meets our requirements and are therefore recommending award be made to this contractor.

The term of the Agreement will be July 1, 2011 – June 30, 2013 with the option to renew for one additional two-year term.

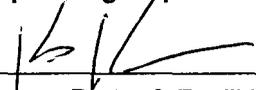
9. FINANCIAL IMPLICATIONS: Funds for this service will be from the General Fund, Buildings and Facilities Other Professional /Contract Service account 101.3200.0000.5219 in the amount of \$100,000, Downtown Redevelopment Capital Improvements in the amount of \$75,000, Municipal Utilities Water Production Facilities account 605.3860.0000.5410 in the amount of \$15,000 and Airport Water Reclamation Facility account 615.3960.0000.5410 in the amount of \$15,000.

10. PROPOSED MOTION: Move to award Agreement No. CS1-910-2980 for Roofing Repair & Maintenance to Star Roofing in an amount not to exceed \$205,000 for an initial two (2) year term with the option to renew for one additional two-year term.

ATTACHMENT: Agreement

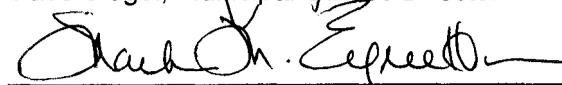
APPROVALS

11. Requesting Department


Kris Kircher, Parks & Facilities Maintenance Manager

13. Department Head

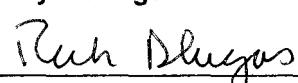

Dave Siegel, Municipal Utilities Director


Mark M. Eynatten, Community Services Director

12. Procurement Officer


Sharon Brause, CPPB, CPCP

14. City Manager


Rich Dlugas

**CITY OF CHANDLER SERVICES AGREEMENT
ROOFING REPAIR & MAINTENANCE
AGREEMENT NO.: CS1-910-2980**

THIS AGREEMENT is made and entered into this _____ day of _____, 2011, by and between the City of Chandler, a Municipal Corporation of the State of Arizona, hereinafter referred to as "CITY", and STAR ROOFING, INC. a Corporation of the State of Arizona, hereinafter referred to as "CONTRACTOR".

WHEREAS, CONTRACTOR represents that CONTRACTOR has the expertise and is qualified to perform the services described in the Agreement.

NOW THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1. CONTRACT ADMINISTRATOR:

- 1.1 Contract Administrator.** CONTRACTOR shall act under the authority and approval of the Building Maintenance Supervisor /designee (Contract Administrator), to provide the services required by this Agreement.
- 1.2 Key Staff.** This Contract has been awarded to CONTRACTOR based partially on the key personnel proposed to perform the services required herein. CONTRACTOR shall not change nor substitute any of these key staff for work on this Contract without prior written approval by CITY.
- 1.3 Subcontractors.** During the performance of the Agreement, CONTRACTOR may engage such additional SUBCONTRACTORS as may be required for the timely completion of this Agreement. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Agreement rests with CONTRACTOR.
- 1.4 Subcontracts.** CONTRACTOR shall not enter into any Subcontract under this Contract for the performance of this Contract without the advance written approval of CITY. The subcontract shall incorporate by reference the terms and conditions of this Contract.

2 SCOPE OF WORK: CONTRACTOR shall provide services all as more specifically set forth in the Scope of Work, labeled Exhibit B, attached hereto and made a part hereof by reference and as set forth in the Specifications and details included therein. Exhibit D1 (Bid Bond), Exhibit D2 (Performance Bond) and Exhibit D3 (Payment Bond) are hereby attached as reference.

- 2.1 Non-Discrimination.** The CONTRACTOR shall comply with State Executive Order No. 99-4 and all other applicable City, State and Federal laws, rules and regulations, including the Americans with Disabilities Act.
- 2.2 Licenses.** CONTRACTOR shall maintain in current status all Federal, State and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract. A copy of CONTRACTORS license(s) shall be included with Agreement.
- 2.3 Advertising, Publishing and Promotion of Contract.** The CONTRACTOR shall not use, advertise or promote information for commercial benefit concerning this Contract without the prior written approval of the CITY.
- 2.4 Compliance With Applicable Laws.** CONTRACTOR shall comply with all applicable Federal, state and local laws, and with all applicable licenses and permit requirements.
 - 2.4.1** Pursuant to the provisions of A.R.S. § 41-4401, the Contractor hereby warrants to the City that the Contractor and each of its subcontractors ("Subcontractors") will comply with all Federal Immigration

E-Verify set forth in A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty").

- 2.4.2 A breach of the Contractor Immigration Warranty (Exhibit A) shall constitute a material breach of this Contract that is subject to penalties up to and including termination of the contract.
- 2.4.3 The City retains the legal right to inspect the papers of any Contractor or Subcontractor employee who works on this Contract to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. The Contractor agrees to assist the City in the conduct of any such inspections.
- 2.4.4 The City may, at its sole discretion, conduct random verifications of the employment records of the Contractor and any Subcontractors to ensure compliance with Contractors Immigration Warranty. The Contractor agrees to assist the City in performing any such random verifications.
- 2.4.5 The provisions of this Article must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.
- 2.4.6 In accordance with A.R.S. §35-393.06, the Contractor hereby certifies that the Offeror does not have scrutinized business operations in Iran.
- 2.4.7 In accordance with A.R.S. §35-391.06, the Contractor hereby certifies that the Offeror does not have scrutinized business operations in Sudan.
- 2.5. **Warranty.** CONTRACTOR must provide a manufacturer warranty on all work performed pursuant to this Contract.
3. **ACCEPTANCE AND DOCUMENTATION:** Each task shall be reviewed and approved by the Contract Administrator to determine acceptable completion.
 - 3.1. **Records.** The CONTRACTOR shall retain and shall contractually require each SUBCONTRACTOR to retain all data and other "records" relating to the acquisition and performance of the Contract for a period of five years after the completion of the Contract.
 - 3.2. **Audit.** At any time during the term of this Contract and five (5) years thereafter, the CONTRACTOR'S or any SUBCONTRACTOR'S books and records shall be subject to audit by the City to the extent that the books and records relate to the performance of the Contract or Subcontract. Upon request, the CONTRACTOR shall produce a legible copy of any or all such records.
 - 3.3. **New/Current Products.** All equipment, materials, parts and other components incorporated in the work or services performed pursuant to this Contract shall be new, or the latest model and of the most suitable grade for the purpose intended. All work shall be performed in a skilled and workmanlike manner.
 - 3.4. **Property of CITY.** Any materials, including reports, computer programs and other deliverables, created under this Contract are the sole property of CITY. CONTRACTOR is not entitled to a patent or copyright on those materials and may not transfer the patent or copyright to anyone else. CONTRACTOR shall not use or release these materials without the prior written consent of CITY.
 - 3.5. **PRICE:** CITY shall pay to CONTRACTOR an amount not to exceed **Two Hundred Five Thousand Dollars (\$205,000)** for the completion of all the work and services described herein, which sum shall include all costs or expenses incurred by CONTRACTOR, payable as set forth in Exhibit C, attached hereto and made a part hereof by reference.

- 4 **TAXES.** CONTRACTOR shall be solely responsible for any and all tax obligations, which may result out of the CONTRACTOR'S performance of this Agreement. The CITY shall have no obligation to pay any amounts for taxes, of any type, incurred by the CONTRACTOR.
- 4.1. **Payment.** A separate invoice shall be issued for each shipment of material or service performed, and no payment will be issued prior to receipt of material and/or completion of specified services and receipt of a correct invoice.
- 4.2. **Estimated Quantities.** The quantities shown on Exhibit C (the Price List) are estimates only, based upon available information. Payment shall be based on actual quantities and there is no guarantee that any certain quantity shall be required by CITY. City reserves the right to increase or decrease the quantities actually required.
- 4.3. **IRS W9 Form.** In order to receive payment CONTRACTOR shall have a current I.R.S. W9 Form on file with CITY, unless not required by law.
- 4.4. **Price Adjustment (Annual).** All prices offered herein shall be firm against any increase for one (1) year from the effective date of the Contract. Prior to commencement of subsequent renewal terms, CITY will entertain a fully documented request for price adjustment. The requested increase shall be based upon a cost increase to CONTRACTOR that was clearly unpredictable at the time the Contract was executed directly correlated to the price of the product concerned.
- 4.5. **Acceptance by City.** CITY reserves the right to accept or reject the request for a price increase. If CITY approves the price increase, the price shall remain firm for the renewal term for which it was requested. If a price increase is agreed upon a written Contract Amendment must be approved and executed by the Parties.
- 4.6. **Price Reduction.** CONTRACTOR shall offer CITY a price reduction for its services concurrent with a published price reduction made to other customers.
- 5 **TERM:** The term of the Contract is **two (2) years**, commencing on the **1st day of July, 2011** and terminating on **June 30, 2013** unless sooner terminated in accordance with the provisions herein. CITY reserves the right, at its sole discretion, to extend the Contract for one additional **two (2) year term**. CITY reserves the right, at its sole discretion, to extend the Contract for up to sixty (60) days.
- 6 **USE OF THIS CONTRACT:** The Contract is for the sole convenience of the City of Chandler. CITY reserves the rights to obtain like services from another source to secure significant cost savings or when timely completion cannot be met by CONTRACTOR.
- 6.1 **Cooperative Use of Contract.** In addition to the City of Chandler and with approval of the CONTRACTOR, this Contract may be extended for use by other municipalities, school districts and government agencies of the State. A current listing of eligible entities may be found at www.maricopa.gov/materials and then click on 'Contracts', 'S.A.V.E.' listing and 'ICPA'. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity.
- 6.2 **Emergency Purchases:** CITY reserves the rights to purchase from other sources those items, which are required on an emergency basis and cannot be supplied immediately by the CONTRACTOR.
- 7 **CITY'S CONTRACTUAL REMEDIES:**
- 7.1 **Right to Assurance.** If the City in good faith has reason to believe that the CONTRACTOR does not intend to, or is unable to perform or continue performing under this Contract, the Contract Administrator may demand in writing that the CONTRACTOR give a written assurance of intent to perform. Failure by the CONTRACTOR to provide written assurance within the number of Days specified in the demand

may, at the City's option, be the basis for terminating the Contract in addition to any other rights and remedies provided by law or this Contract.

- 7.2. **Stop Work Order.** The City may, at any time, by written order to the CONTRACTOR, require the CONTRACTOR to stop all or any part, of the work called for by this Contract for period(s) of days indicated by the City after the order is delivered to the CONTRACTOR. The order shall be specifically identified as a stop work order issued under this clause. Upon receipt of the order, the CONTRACTOR shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.
- 7.3. If a stop work order issued under this clause is canceled or the period of the order or any extension expires, the CONTRACTOR shall resume work. The Contract Administrator shall make an equitable adjustment in the delivery schedule or Contract price, or both, and the Contract shall be amended in writing accordingly.
- 7.4. **Non-exclusive Remedies.** The rights and the remedies of the City under this Contract are not exclusive.
- 7.5. **Nonconforming Tender.** Services and materials supplied under this Contract shall fully comply with Contract requirements and specifications. Services or materials that do not fully comply constitute a breach of contract.
- 7.6. **Right of Offset.** The City shall be entitled to offset against any sums due CONTRACTOR, any expenses or costs incurred by the City, or damages assessed by the City concerning the CONTRACTOR'S non-conforming performance or failure to perform the Contract, including expenses to complete the work and other costs and damages incurred by CITY.

8. TERMINATION:

- 8.1 **Termination for Convenience:** CITY reserves the right to terminate this Agreement or any part thereof for its sole convenience with thirty (30) days written notice. In the event of such termination, CONTRACTOR shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and subCONTRACTORS to cease such work. As compensation in full for services performed to the date of such termination, the CONTRACTOR shall receive a fee for the percentage of services actually performed. This fee shall be in the amount to be mutually agreed upon by the CONTRACTOR and CITY, based on the agreed Scope of Work. If there is no mutual agreement, the Management Services Director shall determine the percentage of work performed under each task detailed in the Scope of Work and the CONTRACTOR'S compensation shall be based upon such determination and CONTRACTOR'S fee schedule included herein.
- 8.2 **Termination for Cause:** City may terminate this Agreement for Cause upon the occurrence of any one or more of the following events:
- 1) If CONTRACTOR fails to perform pursuant to the terms of this Agreement
 - 2) If CONTRACTOR is adjudged a bankrupt or insolvent;
 - 3) If CONTRACTOR makes a general assignment for the benefit of creditors;
 - 4) If a trustee or receiver is appointed for CONTRACTOR or for any of CONTRACTOR'S property;
 - 5) If CONTRACTOR files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws;
 - 6) If CONTRACTOR disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction;
 - 7) Where Agreement has been so terminated by CITY, the termination shall not affect any rights of CITY against CONTRACTOR then existing or which may thereafter accrue.
- 8.3. **Cancellation for Conflict of Interest.** Pursuant to A.R.S. § 38-511, CITY may cancel this Contract

after Contract execution without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the City is or becomes at any time while this Contract or an extension of this Contract is in effect, an employee of or a consultant to any other party to this Contract. The cancellation shall be effective when the CONTRACTOR receives written notice of the cancellation unless the notice specifies a later time.

- 8.4. Gratuities.** CITY may, by written notice, terminate this Contract, in whole or in part, if CITY determines that employment or a Gratuity was offered or made by CONTRACTOR or a representative of CONTRACTOR to any officer or employee of CITY for the purpose of influencing the outcome of the procurement or securing this Contract, an amendment to this Contract, or favorable treatment concerning this Contract, including the making of any determination or decision about contract performance. The CITY, in addition to any other rights or remedies, shall be entitled to recover exemplary damages in the amount of three times the value of the Gratuity offered by CONTRACTOR.
- 8.5. Suspension or Debarment.** CITY may, by written notice to the CONTRACTOR, immediately terminate this Contract if CITY determines that CONTRACTOR has been debarred, suspended or otherwise lawfully prohibited from participating in any public procurement activity, including but not limited to, being disapproved as a SUBCONTRACTOR of any public procurement unit or other governmental body. Submittal of an offer or execution of a contract shall attest that the CONTRACTOR is not currently suspended or debarred. If CONTRACTOR becomes suspended or debarred, CONTRACTOR shall immediately notify CITY.
- 8.6. Continuation of Performance Through Termination.** The CONTRACTOR shall continue to perform, in accordance with the requirements of the Contract, up to the date of termination, as directed in the termination notice.
- 8.7. No Waiver.** Either party's failure to insist on strict performance of any term or condition of the Contract shall not be deemed a waiver of that term or condition even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.
- 8.8. Availability of Funds for the next Fiscal Year.** Funds may not presently be available under this agreement beyond the current fiscal year. No legal liability on the part of the CITY for services may arise under this agreement beyond the current fiscal year until funds are made available for performance of this agreement. The CITY may reduce services or terminate this agreement without further recourse, obligation, or penalty in the event that insufficient funds are appropriated. The City Manager shall have the sole and unfettered discretion in determining the availability of funds.
- 9. FORCE MAJEURE:** Neither party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures, power failures, or earthquakes.
- 10. Dispute Resolution**
- 10.1 Alternative Dispute Resolution.** The parties hereby agree that there shall be a sixty (60) day moratorium on litigation commencing on the day that a claim is filed by CONTRACTOR pursuant to A.R.S. § 12-821.01 during which time the parties will negotiate in good faith to resolve the dispute and evaluate the viability of pursuing alternative dispute resolution procedures such as mediation and arbitration.
- 10.2 Arizona Law.** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 10.3 Jurisdiction and Venue.** The parties agree that this Agreement is made in and shall be performed in Maricopa County. Any lawsuits between the Parties arising out of this Agreement shall be brought and

concluded in the courts of Maricopa County in the State of Arizona, which shall have exclusive jurisdiction over such lawsuits.

- 10.4 Fees and Costs.** Except as otherwise agreed by the parties, the prevailing party in any adjudicated dispute relating to this Agreement is entitled to an award of reasonable attorney's fees, expert witness fees and costs including, as applicable, arbitrator fees; provided, however, that no award of attorney's fees shall exceed ten percent (10%) of the damages awarded the prevailing party unless the non-prevailing party has been determined to have acted in bad faith or in a frivolous manner during the adjudication.
- 11. INDEMNIFICATION:** To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless the City of Chandler, its Mayor and Council, appointed boards and commissions, officials, officers, employees individually and collectively; from and against all losses, claims, suits, actions, payments and judgments, demands, expenses, damages, including consequential damages and loss of productivity, attorney's fees, defense costs, or actions of any kind and nature relating to, arising out of, or alleged to have resulted from CONTRACTOR'S work or services. CONTRACTOR'S duty to defend, hold harmless and indemnify the City of Chandler, its Mayor and Council, appointed boards and commissions, officials, officers, employees shall arise in connection with any claim or amounts arising or recovered under Worker Compensation Laws, damage, loss or expenses relating to, arising out of or alleged to have resulted from any acts, errors, mistakes, omissions, work or services in the performance of this Contract including any employee of CONTRACTOR, anyone directly or indirectly employed by them or anyone for whose acts CONTRACTOR may be liable, regardless of whether it is caused in part by a party indemnified hereunder, including the City of Chandler. IT IS THE INTENTION OF THE PARTIES to this contract that the City of Chandler, its Mayor and Council, appointed boards and commissions, officials, officers, employees, individually and collectively, are to be indemnified against their own negligence unless and except their negligence is found to be the sole cause of the injury to persons or damages to property. The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph.
- 12. INSURANCE:**
- 12.1. Insurance Representations and Requirements:**
- A. CONTRACTOR, at its own expense, shall purchase and maintain insurance of the types and amounts required in this section, with companies possessing a current A.M. Best, Inc. rating of B++6, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to CITY.
 - B. Policies written on a "Claims made" basis are not acceptable without written permission from the City's Risk Manager.
 - C. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement is satisfactorily completed and formally accepted. Failure to do so may, at the sole discretion of CITY, constitute a material breach of this Agreement and may result in termination of this contract.
 - D. If any of the insurance policies are not renewed prior to expiration, payments to the CONTRACTOR may be withheld until these requirements have been met, or at the option of the City, the City may pay the Renewal Premium and withhold such payments from any monies due the CONTRACTOR.
 - E. All insurance policies, except Workers' Compensation required by this Agreement, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of the performance of this contract, the City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insureds.

- F. CONTRACTOR'S insurance shall be primary insurance over any insurance available to the CITY and as to any claims resulting from this contract, it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the described insurance.
- G. **The insurance policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against CITY, its agents, representatives, officers, directors, officials and employees for any claims arising out of CONTRACTOR'S acts, errors, mistakes, omissions, work or service.**
- H. The insurance policies may provide coverage, which contain deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall be assumed by and be for the account of, and at the sole risk of CONTRACTOR. CONTRACTOR shall be solely responsible for the deductible and/or self-insured retention. The amounts of any self-insured retentions shall be noted on the Certificate of Insurance. CITY, at its option, may require CONTRACTOR to secure payment of such deductibles or self-insured retentions by a Surety Bond or an irrevocable and unconditional letter of credit. Self-insured retentions (SIR) in excess of \$25,000 will only be accepted with the permission of the Management Services Director/Designee.
- I. All policies and certificates shall contain an endorsement providing that the coverage afforded under such policies shall not be reduced, canceled or allowed to expire until at least thirty (30) days prior written notice has been given to CITY.
- J. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the CONTRACTOR with reasonable promptness in accordance with the CONTRACTOR'S information and belief.
- K. In the event that claims in excess of the insured amounts provided herein, are filed by reason of any operations under this contract, the amount of excess of such claims, or any portion thereof, may be withheld from payment due or to become due the CONTRACTOR until such time as the CONTRACTOR shall furnish such additional security covering such claims as may be determined by the CITY.

12.2. Proof of Insurance – Certificates of Insurance

- A. Prior to commencing work or services under this Agreement, CONTRACTOR shall furnish to CITY Certificates of Insurance, issued by CONTRACTOR'S insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Agreement are in full force and effect and obtain from the City's Risk Management Division approval of such Certificates.
- B. If a policy does expire during the life of this Agreement, a renewal certificate must be sent to the City of Chandler five (5) days prior to the expiration date.
- C. All Certificates of Insurance shall identify the policies in effect on behalf of CONTRACTOR, their policy period(s), and limits of liability. **Each Certificate shall include the job site and project number and title. Coverage shown on the Certificate of Insurance must coincide with the requirements in the text of the contract documents.** Information required to be on the certificate of Insurance may be typed on the reverse of the Certificate and countersigned by an authorized representative of the insurance company.
- D. CITY reserves the right to request and to receive, within 10 working days, certified copies of any or all of the herein required insurance policies and/or endorsements. CITY shall not be obligated, however, to review same or to advise CONTRACTOR of any deficiencies in such policies and endorsements, and such receipt shall not relieve CONTRACTOR from, or be deemed a waiver of CITY'S right to insist on, strict fulfillment of CONTRACTOR'S obligations under this Agreement.

12.3. Coverage

- A. Such insurance shall protect CONTRACTOR from claims set forth below which may arise out of or result from the operations of CONTRACTOR under this Contract and for which CONTRACTOR may be legally liable, whether such operations be by the CONTRACTOR or by a SUBCONTRACTOR by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Coverage under the policy will be at least as broad as Insurance Services Office, Inc., policy form CG00011093 or equivalent thereof, **including but not limited to severability of interest and waiver of subrogation clauses.**
- B. Claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;
- C. Claims for damages because of bodily injury, occupational sickness or disease, or death of the CONTRACTOR'S employees;
- D. Claims for damages because of bodily injury, sickness or disease, or death of any person other than the CONTRACTOR'S employees;
- E. Claims for damages insured by usual personal injury liability coverage;
- F. Claims for damages, other than to Work itself, because of injury to or destruction of tangible property, including loss of use resulting there from;
- G. Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle; Coverage will be at least as broad as Insurance Service Office, Inc., coverage Code "I" "any auto" policy form CA00011293 or equivalent thereof.
- H. Claims for bodily injury or property damage arising out of completed operations;
- I. Claims involving contractual liability insurance applicable to the CONTRACTOR'S obligations under the Indemnification Agreement;
- J. Claims for injury or damages in connection with one's professional services;
- K. Claims involving construction projects while they are in progress. Such insurance shall include coverage for loading and off-loading hazards. If any hazardous material, as defined by any local, state or federal authorities are to be transported, MCS 90 endorsement shall be included.

12.4. **Commercial General Liability - Minimum Coverage Limits.** The Commercial General Liability insurance required herein shall be written for not less than \$2,000,000 limits of liability. Any combination between general liability and excess general liability alone amounting to a minimum of \$2,000,000 per occurrence (or 10% per occurrence) and an aggregate of \$5,000,000 (or 20% whichever is greater) in coverage will be acceptable. The Commercial General Liability additional insured endorsement shall be as broad as the Insurance Services, Inc's (ISO) Additional Insured, Form B, CG 20101001, and shall include coverage for CONTRACTOR'S operations and products, and completed operations.

12.5. **Automobile Liability.** CONTRACTOR shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence with respect to any owned, hired, and non-owned vehicles assigned to or used in performance of the CONTRACTOR'S work. Coverage shall be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc. Policy Form CA 00011293, or any replacements thereof).

- 12.6. Worker's Compensation and Employer's Liability.** CONTRACTOR shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over CONTRACTOR'S employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than \$1,000,000 for each accident, \$1,000,000 disease coverage for each employee, and \$1,000,000 disease policy limit.

In case any work is subcontracted, CONTRACTOR will require the SUBCONTRACTOR to provide Workers' Compensation and Employer's Liability to at least the same extent as required of CONTRACTOR.

- 13. NOTICES:** All notices or demands required to be given pursuant to the terms of this Agreement shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of the CITY

Contract Administrator: Building & Facilities
 Contact: Larry LaMay
 Mailing Address: PO Box 4008 MS 909
 Physical Address: 650 E Ryan Rd
 City, State, Zip Chandler AZ 85244
 Phone: 480-782-2501
 FAX: 480-782-2560

In the case of the CONTRACTOR

Firm Name: Star Roofing, Inc.
 Contact: Jeff Klein
 Address: 9201 N 9th Ave
 City, State, Zip Phoenix, AZ 85021
 Phone: 602-944-3323
 FAX: 602-944-4749
 EMAIL: jklein@starroofingaz.com

Notices shall be deemed received on date delivered, if delivered by hand, and on the delivery date indicated on receipt if delivered by certified or registered mail.

14. CONFLICT OF INTEREST:

- 14.1. No Kickback.** CONTRACTOR warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no member of the City Council or any employee of the CITY has any interest, financially or otherwise, in the firm unless this interest has been declared pursuant to the provisions of A.R.S. Section 38-501. Any such interests were disclosed in CONTRACTOR'S proposal to the CITY.

- 14.2. Kickback Termination.** CITY may cancel any contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the agreement on behalf of the CITY is, at any time while the Agreement or any extension of the Agreement is in effect, an employee of any other party to the Agreement in any capacity or a CONTRACTOR to any other party to the Agreement with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice from CITY is received by all other parties, unless the notice specifies a later time (A.R.S. §38-511).

- 14.3. No Conflict:** CONTRACTOR stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this project.

15. GENERAL TERMS:

- 15.1. OWNERSHIP.** All deliverables and/or other products of the Contract (including but not limited to all software documentation, reports, records, summaries and other matter and materials prepared or developed by CONTRACTOR in performance of the Contract) shall be the sole, absolute and exclusive property of CITY, free from any claim or retention of right on the part of CONTRACTOR, its agents,

sub-contractors, officers or employees.

- 15.2. Performance and Payment Bonds.** Within fifteen (15) days from the time a Contract is awarded, CONTRACTOR shall furnish fully executed Performance and Payment Bond (Labor and Materials) in such form and context as determined by CITY from a surety approved by CITY. Said bonds shall be in a sum no less than one hundred (100%) of the Contract price.

CITY has the option to forfeit said bonds if the Contract is terminated by the default of CONTRACTOR or if CITY determines that CONTRACTOR is unable or unwilling to complete the work as specified in the Contract Documents.

If the Contract schedule is not adhered to, and CITY determines that the work is unlikely to be completed within a reasonable time after the original target date, then CITY may terminate the Contract and collect the Performance Bond.

The Performance Bond will be reviewed annually and any increases in the contract amount will require bond to be increased and reissued.

- 15.3. Entire Agreement.** This Agreement, including Exhibits attached hereto, constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended except by a written document, signed by authorized representatives of each party.
- 15.4. Arizona Law.** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 15.5. Assignment:** Services covered by this Agreement shall not be assigned in whole or in part without the prior written consent of the CITY.
- 15.6. Amendments.** The Contract may be modified only through a written Contract Amendment executed by authorized persons for both parties. Changes to the Contract, including the addition of work or materials, the revision of payment terms, or the substitution of work or materials, directed by a person who is not specifically authorized by the City in writing or made unilaterally by the CONTRACTOR are violations of the Contract. Any such changes, including unauthorized written Contract Amendments shall be void and without effect, and the CONTRACTOR shall not be entitled to any claim under this Contract based on such changes.
- 15.7. Independent CONTRACTOR.** The CONTRACTOR under this Contract is an independent CONTRACTOR. Neither party to this Contract shall be deemed to be the employee or agent of the other party to the Contract.
- 15.8. No Parole Evidence.** This Contract is intended by the parties as a final and complete expression of their agreement. No course of prior dealings between the parties and no usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding.

EXHIBIT A

Contractor Immigration Warranty
To Be Completed by Contractor Prior to Execution of Contract

A.R.S. § 41-4401 requires as a condition of your contract verification of compliance by the contractor and subcontractors with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of its employees.

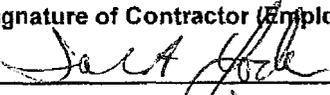
By completing and signing this form the contractor shall attest that it and all subcontractors performing work under the cited contract meet all conditions contained herein.

Contract Number: CS1-910-2980			
Name (as listed in the contract): Star Roofing, Inc			
Street Name and Number: 9201 N 9 th Ave			
City:	Phoenix	State:	AZ
			Zip Code: 85021

I hereby attest that:

1. The contractor complies with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of those employees performing work under this contract;
2. All subcontractors performing work under this contract comply with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of their employees.

Signature of Contractor (Employer) or Authorized Designee:



Printed Name: John A. Yoder
Title: Star Roofing
Date (month/day/year): 6-6-11

**EXHIBIT B
TECHNICAL SPECIFICATIONS**

CONTRACTOR shall make available roofing repairs to the CITY during daytime hours. At the present time, the CITY maintains 49 +/- buildings. CONTRACTOR shall provide a working foreman, who is a journeyman roofer, to continually supervise and direct all work at the job site(s).

HOURS OF SERVICE

REGULAR SERVICE shall be work performed at regular CITY business hours (6:00 AM to 4:00 PM), Monday through Friday, excluding official CITY holidays.

New Year's Eve Night	New Year's Day	Martin Luther King Day - Third Monday in January
President's Day - Third Monday in February		Memorial Day - Last Monday in May
Independence Day - July 4		Labor Day - First Monday in September
Veterans Day		
Thanksgiving Holiday - Fourth Thursday and the following Friday in November		
Christmas Eve from 12:00 Noon - December 24		
Christmas Day - December 25		

AFTER HOURS SERVICE shall be work performed after 6:00 PM and before 6:00 AM the next morning and Saturday work.

SUNDAY & HOLIDAY SERVICE shall be work performed during Sunday or during any CITY holiday.

EMERGENCY RESPONSE TIME. Roof leaks are considered emergency service. CONTRACTOR shall respond to all emergency service calls within a maximum of four (4) hours from time of service call. CONTRACTOR shall provide time and materials for repair and maintenance only. Should CITY require a roof replacement, Contract Administrator/designee will contact CONTRACTOR to perform a site inspection, along with Contract Administrator/designee, and provide a quote for the required work.

If it becomes necessary for CONTRACTOR to perform work after an 8-hour period, billable labor hours shall be adjusted to the overtime rate.

CONTRACTOR shall provide a working foreman, who is a mechanic/roofer, to continually supervise and direct all work at the job site. The working foreman shall supervise and oversee all work as it relates to roof repairs or replacement.

Each specific repair made to a roof shall be guaranteed for materials and labor for a period of one hundred eighty (180) days from completion of repair. Specific repairs shall be defined as any and all repair(s) made to the roof at a specific point. All repairs shall be to a professional standard.

Contract Administrator/designee must approve roofs requiring partial replacement or full replacement with an estimate of costs provided to CITY. CITY reserves the right to competitively bid roofing full replacements under the provisions of the CITY Procurement Code and not under the requirements of this contract.

WORK AND TIME AND MATERIALS. Work performed under this Agreement shall mean work performed on CITY roofs, which, in the best interest of CITY, would be more advantageous to be performed as "all inclusive" as opposed to time and materials. CONTRACTOR shall meet with the Contract Administrator/designee at the site and ascertain what work and materials will be required. All additional labor charges outside the technical specifications are those established in Exhibit C.

After site evaluation, CONTRACTOR shall submit estimate to the Contract Administrator/designee. The estimate shall be all-inclusive. CONTRACTOR shall absorb any cost overruns. Exceptions shall be changes

requested by CITY that incur higher project cost and longer delays. All change orders to a work request must be submitted in writing to the Contract Administrator/designee, referencing the Agreement number, and approved by the Contract Administrator/designee prior to any authorization to proceed. Should CONTRACTOR fail to acquire written approval, /s/he will risk of incurring these additional costs without payment.

Tax may be applied to the total cost of work to be completed. This is calculated at 65% of the retail tax rate applied to the combined labor and materials associated with work. It is not necessary to list parts/components when submitting invoice for payment. One all-inclusive price plus applicable tax as stated above. Tax to be included on the invoice as a separate line item.

The work request quote sheet will contain the following information:

The Agreement number (CS1-910-2980)

Name and address of site / Detailed scope of work / Line item listing of price

If CONTRACTOR utilizes his or her own quote sheet, all terms and conditions shall be deleted from their quote sheet and there shall be no required signature line. The reason for this is the terms and conditions are those established under this Agreement, not what CONTRACTOR has on his/her quote sheet. For signature requirements, only the Contract Administrator/designee is authorized to bind the CITY, not a City employee. The CITY may use a quote sheet under their letterhead in place of CONTRACTOR's quote sheet signed by the CITY and CONTRACTOR. CONTRACTOR(s) shall be compensated for additional work requested that is not detailed in the scope at labor rates listed on Exhibit C.

TIME AND MATERIALS. This Agreement may also be used for time and materials work with approval of the Contract Administrator/designee and priced per hour as per Exhibit C. CONTRACTOR shall be ranked as first call, second call, third call, and so on, and based on the labor rates (if multiple award). CONTRACTOR having the lowest labor rate may be called first by the Contract Administrator/designee for time and materials service. If CONTRACTOR is unable to respond in the time parameters, the Contract Administrator/designee may proceed to the next lowest labor rate. The CITY will document this via a rank call log. Consistent decline of service requests by CONTRACTOR or consistent non-compliance with response time specifications shall cause the CITY to review the file and a determination made for default of agreement. The CITY will pay from the time at location only – we will not pay portal-to-portal rates.

If additional labor, material, and/or repairs are needed after the estimate sheet has been authorized and the actual work has started, CONTRACTOR shall immediately notify the Contract Administrator/designee prior to performing the additional work and receive authorization to continue at the additional cost. Failure to comply with the above stated conditions may result in CONTRACTOR assuming all responsibility and it may exempt the CITY from any explicit or implied responsibility for any liability or additional costs incurred by such action.

PREVENTATIVE MAINTENANCE INSPECTION. CONTRACTOR shall list a price based on square footage for a yearly preventative maintenance program from a pre-selected list of buildings that the CITY will provide. The inspection shall consist of visual inspection by licensed roofing CONTRACTOR.

CONTRACTOR shall remove all debris from the job site resulting from or incidental to roofing repairs/installation. All bitumen spills shall be cleaned and any damage that has occurred shall be CONTRACTOR's responsibility. CONTRACTOR shall not discard used roofing debris in CITY trash containers.

Unexpended materials or supplies purchased by CONTRACTOR, paid with funds under the Agreement are, and will remain the property of the CITY. CONTRACTOR shall deliver all such materials to Contract Administrator/designee. CONTRACTOR shall be responsible for any roof drain system and vent pipes clogged by CONTRACTOR's roofing materials.

**EXHIBIT C
PRICING**

Time and Materials Pricing (Labor is per hour, per man)**

BUSINESS HOURS:

Foreman rate: \$ 52.55 /per hour

Journeyman: \$49.47 /per hour

Helper: \$39.45 /per hour

AFTER HOURS:

Foreman rate: \$ 66.74 /per hour

Journeyman: \$ 62.37 /per hour

Helper: \$ 48.48 /per hour

WEEKENDS, HOLIDAYS:

Foreman rate: \$ 66.74 /per hour

Journeyman: \$ 62.37 /per hour

Helper: \$ 48.48 /per hour

MILEAGE CHARGES:

Pickup to 3/4 ton: \$0.70 /per mile, all areas

1-ton truck: \$0.80 /per mile, all areas

2 1/2 ton dump truck: \$1.30 /per mile, all areas

OTHER CHARGES:

Roofing materials, supplies at cost-plus: 15 %

****NOTE: The CITY will not pay portal-to-portal rates. We will pay for time at CITY location only.**

EXHIBIT D1
BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we, _____
_____, as Principal, (hereinafter called the Principal), and the
_____, a corporation duly organized under the laws of the
State of _____, as Surety, (hereinafter called the Surety) are held and firmly bound unto the City of
Chandler as obligee, in the amount of \$ _____ of the bid of Principal, submitted by him to the City of
Chandler for the work described below, for the payment of which sum, well and truly to be made, the said Principal
and the said Surety, bind ourselves, our heirs, executors, and administrators, successors and assigns, jointly and
severely, firmly by these presents, and in conformance with Arizona Revised Statutes.

WHEREAS, the said Principal is herewith submitting its bid for:

ROOFING REPAIR & MAINTENANCE; RFP No. CS1-910-2980

NOW, THEREFORE, if the City of Chandler shall accept the bid of the Principal and the principal shall enter into a Contract with the City of Chandler in accordance with the terms of such bid and give such Bonds and Certificates of Insurance as specified in the Contract Documents with good and sufficient Surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter into such Contract and give such Bonds and Certificates of Insurance, if the Principal shall pay to the City of Chandler the sum of money set forth above as liquidated damages for failure of the Principal to enter into the Contract, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this ____ day of _____, A.D., 2011.

Witness: _____

Principal

Title

Surety

Title

Witness: _____

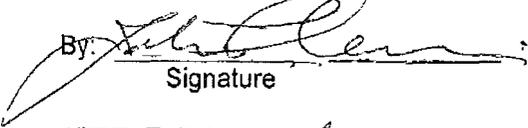
15.9. **Authority:** Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter this Agreement. Each party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this _____ day of _____, 2011.

FOR THE CITY OF CHANDLER

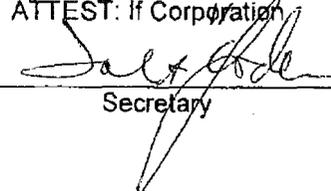
FOR THE CONTRACTOR

MAYOR

By: 
Signature

ATTEST:

City Clerk

SEAL ATTEST: If Corporation

Secretary

Approved as to form:

City Attorney