



**PURCHASING ITEM
FOR
COUNCIL AGENDA**

1. Agenda Item Number:

13

2. Council Meeting Date:

February 13, 2014

TO: MAYOR & COUNCIL

3. Date Prepared: January 23, 2014

THROUGH: CITY MANAGER

4. Requesting Department:
Economic Development

5. SUBJECT: Contract award to Winter & Company per Agreement CM4-918-3298, as an Adaptive Building Reuse Program Consultant.

6. RECOMMENDATION: Staff recommends City Council award Agreement CM4-918-3298 to Winter & Company, as an Adaptive Building Reuse Program Consultant in an amount not to exceed \$65,280.

7. BACKGROUND/DISCUSSION: This Professional Services Agreement is to review current City policies, Ordinances, and codes related to the reuse of existing buildings that may not meet current City Code requirements. The adaptive reuse of older buildings can contribute to the preservation of local community character, optimize local infrastructure investment by promoting development in areas where infrastructure is already established, and increase property values by restoring properties to productive uses.

This analysis of existing tools, and any additions or modifications that may be needed to create a comprehensive Adaptive Building Reuse Program, will be identified by the consultant and recommendations will be presented at a future Council meeting. The area under review shall be bounded by Ray Road on the north; McQueen Road on the east; Pecos Road on the south; and Alma School Road on the west.

Adaptive Reuse Program Deliverables:

1. Define Adaptive Reuse Climate:

Summarize existing policies in key documents, such as General Plan, Area Plans, Residential Conversion Policy, etc.

Analyze existing regulations.

Evaluate plan review and permit process for unique projects.

Recommend Programs to consider for implementation relating to reuse projects.

Initiatives and tools to educate property owners.

Review of Best Practices in peer communities across the nation and in the Region.

Focus group meetings with various stakeholders.

2. Develop Adaptive Reuse Strategy:

Preparation of a strategy paper that outlines and recommends the range of actions the City can take to facilitate Adaptive Reuse.

3. Implementation of Adaptive Reuse Strategy:

Final Adaptive Reuse Report and presentation to stakeholders, Planning and Zoning Commission, and City Council.

Development of administrative improvement tools, including potential Code revisions, incentive programs, revisions to permit process, and staff process.

Development of formal policy recommendations for Council approval.

Conduct training sessions with staff members and area developers.

Development of a brochure to promote the program.

This program was identified by Mayor and Council during the FY13-14 Budget process as a priority for the City.

8. EVALUATION PROCESS: On August 12, 2013, Staff issued a Request for Proposal (RFP) for a consultant for an Adaptive Building Reuse Program. Seven (7) responses were received and evaluated. An evaluation committee consisting of Staff from Economic Development, Planning, Development Services, and a member of the Downtown Chandler Community Partnership (DCCP), was formed to evaluate the proposals received using the evaluation criteria listed in the RFP. On December 9, 2013, the consultant was selected in accordance with State law. The evaluation committee recommends award to Winter & Company, due to their experience, ability to meet scope of work, and qualifications. Term of the agreement shall be seven (7) months from issuance of the Notice to Proceed.

9. FINANCIAL IMPLICATIONS:

Costs	\$65,280
Savings	N/A
Long Term Costs	N/A

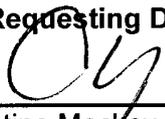
<u>Account Name</u>	<u>Fund Number</u>	<u>Project #</u>	<u>Funds</u>
Downtown Redevelopment Operating	101.1290.5219	N/A	\$30,000
Commercial Reinvestment Program	401.1550.5823	6GG620	\$35,280

10. PROPOSED MOTION: Move City Council award Agreement CM4-918-3298 to Winter & Company as an Adaptive Building Reuse Program Consultant in an amount not to exceed \$65,280.

ATTACHMENT: Agreement

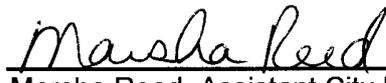
APPROVALS

11. Requesting Department



Christine Mackay, Economic Development Director

12. Department Head



Marsha Reed, Assistant City Manager

13. Procurement Officer



Raquel McMahon, CPPB

14. City Manager



Rich Dlugas

**CITY OF CHANDLER SERVICES AGREEMENT
CONSULTANT FOR ADAPTIVE BUILDING REUSE PROGRAM
PROFESSIONAL SERVICES AGREEMENT NO.: CM4-918-3298**

THIS AGREEMENT is made and entered into this ____ day of _____, 2014, by and between the City of Chandler, a Municipal Corporation of the State of Arizona, hereinafter referred to as "CITY", and **WINTER & COMPANY**, hereinafter referred to as "CONSULTANT".

WHEREAS, the Mayor and City Council of the City of Chandler is authorized and empowered by provisions of the City Charter to execute contracts for professional services; and

WHEREAS, CONSULTANT represents that CONSULTANT 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. To provide the professional services required by this Agreement CONSULTANT shall act under the authority and approval of Economic Development Director or designee, (the Contract Administrator), who shall oversee the execution of this Agreement, assist the CONSULTANT with any necessary information, audit billings, and approve payments. The CONSULTANT shall channel reports and special requests through the Contract Administrator.

1.2. CITY reserves the right to review and approve any/all changes to CONSULTANT'S key staff assigned to the CITY project by the firm during the term of this Agreement.

2. SCOPE OF WORK: CONSULTANT shall provide those services described in Exhibit B attached hereto and made a part hereof by reference.

3. ACCEPTANCE AND DOCUMENTATION: Each task shall be reviewed and approved by CITY to determine acceptable completion. All documents, including but not limited to, data compilations, studies, and reports which are prepared in the performance of this Agreement, shall be and remain the property of CITY and shall be delivered to CITY before final payment is made to CONSULTANT.

4. FEE SCHEDULE: For the services described in paragraph 2 of this Agreement, CITY shall pay CONSULTANT a fee not to exceed the sum of **SIXTY FIVE THOUSAND TWO HUNDRED EIGHTY DOLLARS (\$65,280.00)** in accordance with the fee schedule attached hereto as Exhibit C and the Consultant's RFP submittal incorporated herein by reference.

5. TERM: Following execution of this Agreement by CITY, CONSULTANT shall immediately commence work and shall complete all services described herein and the Consultant's RFP submittal within **SEVEN MONTHS** from the date hereof.

6. TERMINATION:

6.1. Termination for Convenience: CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with thirty (30) days written notice. In the event of such termination, CONSULTANT 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 CONSULTANT 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 CONSULTANT 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 for each task detailed in the Scope of Work and the CONSULTANT's compensation shall be based upon such

determination and CONSULTANT's fee scheduled included herein.

- 6.2 Termination for Cause:** City may terminate this Contract for Cause upon the occurrence of any one or more of the following events:
- 1) If CONSULTANT fails to perform pursuant to the terms of this Agreement
 - 2) If CONSULTANT is adjudged a bankrupt or insolvent;
 - 3) If CONSULTANT makes a general assignment for the benefit of creditors;
 - 4) If a trustee or receiver is appointed for CONSULTANT or for any of CONSULTANT'S property;
 - 5) If CONSULTANT files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws;
 - 6) If CONSULTANT 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 CONSULTANT then existing or which may thereafter accrue.
- 7. 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.
- 8. INSURANCE REQUIREMENTS:** CONSULTANT shall provide and maintain the insurance as listed in Exhibit D attached hereto and made a part hereof by reference.
- 9. ENTIRE AGREEMENT:** This Agreement 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 or each party.
- 10. ARIZONA LAW:** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 10.1.** 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 laws and regulations that relate to the immigration status of their employees and the requirement to use E-Verify set forth in A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty").
- 10.2.** 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.
- 10.3.** 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.
- 10.4.** 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 verification.

- 10.5.** 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.
- 10.6.** In accordance with A.R.S. §35-393.06, the Contractor hereby certifies that the offeror does not have scrutinized business operations in Iran.
- 10.7.** In accordance with A.R.S. §35-391.06 the Contractor hereby certifies that the offeror does not have scrutinized business operations in Sudan.
- 11. CONFLICT OF INTEREST:**
- 11.1. No Kickback.** CONSULTANT warrants that no person has been employed or retained to solicit or secure the 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 CONSULTANT'S proposal to the CITY.
- 11.2. 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 CONSULTANT to any other party to the Agreement with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice for CITY is received by all other parties, unless the notice specifies a later time (A.R.S. 38-511).
- 11.3. No Conflict.** CONSULTANT 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.
- 11.4. Arizona Law.** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 11.5. 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.
- a. 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.

12. **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 City:
City of Chandler
Purchasing Division
P.O. Box 4008, Mail Stop 901
Chandler, AZ 85244-4008
480.782. 2400

In the case of CONSULTANT:
Winter & Company
Nore' Winter
1265 Yellow Pine Avenue
Boulder, CO 80304
303.440.8445

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.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this ____ day of _____ 2014.

CITY OF CHANDLER

CONSULTANT

Mayor Date

By: Nore' Winter

Title: Nore' V. Winter

APPROVE AS TO FORM

ATTEST: If Corporation

City Attorney [Signature]

Secretary

ATTEST:

City Clerk

SEAL

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: CM4-918-3298		
Name (as listed in the contract): Winter & Company		
Street Name and Number: 1265 Yellow Pine Avenue		
City: Boulder	State: CO	Zip Code: 80304

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: Nore V. Winter

Title: Principal

Date (month/day/year): 2/4/14

EXHIBIT B
Scope of Work

1. Intent/Background:

Consultant shall provide Adaptive Building Reuse Program services as described below.

The revitalization and reuse of older buildings, whether for a similar function or a new one, promotes compact development patterns that aid the protection of our CITY'S natural resources. The adaptive reuse of older buildings can contribute to the preservation of local community character, optimize local infrastructure investment by promoting development in areas where infrastructure is already established, and increase property values by restoring properties to productive uses. Planning and Development regulations and processes are perceived to favor "green field" development and are further perceived to be too lengthy and complex to facilitate the ready adaptation to new uses.

To this end, the CITY seeks to analyze both the existing tools, and any additions or modifications that may be needed to create a comprehensive Adaptive Building Reuse Program. The area under review shall be bounded by Ray Road on the north; McQueen Road on the east; Pecos Road on the south; and Alma School Road on the west.

2. Objectives:

The CONSULTANT by performing in accordance with the Scope of Work will assist the CITY in developing a plan that will do the following with regards to adaptive reuse:

- Provide a deterministic well-defined tool to assist front line CITY staff and property owners or developers in the expedient and cost effective adaptive reuse of existing buildings or properties to result in redevelopment which is in concert with the City of Chandler's General Plan.

3. Specific Requirements:

3.1 Current Adaptive Reuse Process Analysis – The CONSULTANT shall identify, review, and evaluate all existing City of Chandler codes, ordinances, policies and procedures currently in place that address the adaptive reuse of existing buildings and properties to determine tools already in place. This shall include but not be limited to:

- City of Chandler Code of Ordinances
- City of Chandler Zoning Code
- City of Chandler General Plan
- Redevelopment Area Plan
- South Arizona Avenue Corridor Area Plan
- South Arizona Avenue Corridor Design Guidelines
- Southeast Chandler Area Plan
- Chandler Airpark Area Plan
- Residential Conversion Policy
- Unified Development Manual (UDM)
- Small Business Assistance Team

- 3.2 Adaptive Reuse Development Community Input** – The CONSULTANT shall identify members of the commercial development, professional design, construction, business and real estate community who are familiar with the challenges associated with adaptive reuse and who have had success in this arena. The CONSULTANT shall solicit input from this community to develop a list of challenges and opportunities in adaptive reuse.
- 3.3 Staff Input** – The CONSULTANT shall interview key City Staff about the current tools and processes used to evaluate adaptive reuse proposals. The CONSULTANT shall solicit input from key CITY Staff to identify the most common roadblocks that exist in CITY codes, policy or procedures that prevent the ready facilitation of adaptive reuse projects.
- 3.4 Research of Best Practices** – The CONSULTANT shall research other municipalities and organizations, public (e.g. The City of Phoenix's Adaptive Reuse Program) and private sector, for best practices in codes, programs or policies in the arena of adaptive reuse both locally and nationally. The CONSULTANT shall provide examples of successful programs and practices.
- 3.5 Adoption** – The CONSULTANT shall present the findings and recommendations to create an Adaptive Building Reuse program at up to three public meetings at the City's option.

4. Deliverables:

- 4.1 Draft Report(s)** – At the milestone dates to be negotiated and mutually approved by the CITY and CONSULTANT, the CONSULTANT shall submit written draft report(s) to CITY for periodic review and comment. Upon receipt of written comments from CITY staff, CONSULTANT shall revise the draft document(s) as necessary for final review and acceptance by CITY.
- 4.2 Final Document(s)/Formats** – The CONSULTANT shall prepare the final documents with the intent of being used as both hard copy written documents and web-based for electronic viewing on the CITY'S website, i.e., the CITY'S Unified Development Manual (UDM). The CITY and CONSULTANT will agree on the type of software to be used and the original electronic documents will be provided to the City, including all graphics and charts, to enable future updating. The final documents shall include a brochure for marketing purposes.

5. City Services:

City shall provide the CONSULTANT with a CITY Staff Project Manager as a point of contact. In that role, the CITY Staff Project Manager will provide general guidance to the CONSULTANT, provide input relative to the use and application of existing development standards or processes, and provide contact and referral information pertaining to other members of CITY administration.

**EXHIBIT C
FEES**

Step 1. Defining the Adaptive Reuse Climate

Personnel Fees	Rate	Hours	Amount	
N. Winter	\$160.00	40	\$6,400.00	Trips 1 & 2
J. Husband	\$115.00	30	\$3,450.00	Trip 1
A. Barge	\$105.00	40	\$4,200.00	Trip 2
Admin	\$55.00	10	\$550.00	
Subconsultants				
Reserved	\$0.00	0	\$0.00	
Starkle (Economics analysis)	\$150.00	40	\$6,000.00	Trip 1
Total Fees Step 1			<u>\$20,600.00</u>	
Expenses				
		No.	Amount	
Air Fare	\$275.00	5	\$1,375.00	
Surface Transit, Parking, Fuel	\$200.00	2	\$400.00	
Car Rental	\$100.00	4	\$400.00	
Accommodations	\$125.00	5	\$625.00	
Meals	\$65.00	10	\$650.00	
Reproduction, Photography	\$250.00	1	\$250.00	
Technical	\$350.00	1	\$350.00	
Total Expenses Step 1			<u>\$4,050.00</u>	
Total Step 1 Fees & Expenses				<u>\$24,650.00</u>

Step 2. Developing the Strategy

Personnel Fees	Rate	Hours	Amount	
N. Winter	\$160.00	40	\$6,400.00	Trip 3
J. Husband	\$115.00	40	\$4,600.00	
A. Barge	\$105.00	40	\$4,200.00	Trip 3
Admin	\$55.00	20	\$1,100.00	
Subconsultants				
Reserved	\$0.00	0	\$0.00	
Starkle (pro formas_	\$150.00	32	<u>\$4,800.00</u>	
Total Fees Step 2			<u>\$21,100.00</u>	
Expenses				
		No.	Amount	
Air Fare	\$275.00	2	\$550.00	
Surface Transit, Parking, Fuel	\$200.00	1	\$200.00	
Car Rental	\$100.00	2	\$200.00	
Accommodations	\$125.00	2	\$250.00	
Meals	\$65.00	4	\$260.00	
Reproduction, Photography	\$250.00	1	\$250.00	
Technical	\$350.00	1	<u>\$350.00</u>	
Total Expenses Step 2			<u>\$2,060.00</u>	
Total Step 2 Fees & Expenses				<u>\$23,160.00</u>

**EXHIBIT C
FEES (CONTINUED)**

Step 3. Implementing this Strategy

Personnel Fees	Rate	Hours	Amount	
N. Winter	\$160.00	30	\$4,800.00	Trip 5
J. Husband	\$115.00	40	\$4,600.00	
A. Barge	\$105.00	40	\$4,200.00	Trips 4 & 5
Admin	\$55.00	16	\$880.00	
 Subconsultants				
Reserved	\$0.00	0	\$0.00	
Starkle	\$150.00	0	\$0.00	
Total Fees Step 3			<u>\$14,480.00</u>	
 Expenses				
		No.	Amount	
Air Fare	\$275.00	3	\$825.00	
Surface Transit, Parking, Fuel	\$200.00	2	\$400.00	
Car Rental	\$100.00	4	\$400.00	
Accommodations	\$125.00	3	\$375.00	
Meals	\$65.00	6	\$390.00	
Reproduction, Photography	\$250.00	1	\$250.00	
Technical	\$350.00	1	\$350.00	
Total Expenses Step 3			<u>\$2,990.00</u>	
Total Step 3 Fees & Expenses				<u>\$17,470.00</u>
 TOTAL PROJECT FEES & EXPENSES				
				<u>\$65,280.00</u>

EXHIBIT D INSURANCE REQUIREMENTS

Indemnification:

1. **Indemnification.** To the fullest extent permitted by law, CONSULTANT, its successors, assigns and guarantors, shall defend, indemnify and hold harmless City and any of its elected or appointed officials, officers, directors, commissioners, board members, agents or employees from and against any and all allegations, demands, claims, proceedings, suits, actions, damages, including, without limitation, property damage, environmental damages, personal injury and wrongful death claims, losses, expenses (including claim adjusting and handling expenses), penalties and fines (including, but not limited to, attorney fees, court costs, and the cost of appellate proceedings), judgments or obligations, which may be imposed upon or incurred by or asserted against the City by reason of this Agreement or the services performed or permissions granted under it, or related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by CONSULTANT, or any of its subcontractors, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, relating to the discharge of any duties or the exercise of any rights or privileges arising from or incidental to this Agreement, including but not limited to, any injury or damages claimed by any of CONSULTANT's and subcontractor's employees.

Insurance:

1. General.
 - A. At the same time as execution of this Agreement, the CONSULTANT shall furnish the City of Chandler a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to CITY. Provided, however, the A.M. Best rating requirement shall not be deemed to apply to required Workers' Compensation coverage.
 - B. The CONSULTANT and any of its subcontractors, subconsultants or sublicensees shall procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.
 - C. The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.
 - D. The City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect CONSULTANT from liabilities that might arise out of the performance of the Agreement services under this Agreement by CONSULTANT, its agents, representatives, employees, subcontractors, sublicensees or subconsultants and the CONSULTANT is free to purchase any additional insurance as may be determined necessary.
 - E. Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve the CONSULTANT from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.
 - F. Use of SubContractors: If any work is subcontracted in any way, the CONSULTANT shall execute a written agreement with Subcontractor containing the same Indemnification Clause and Insurance

Requirements as the City requires of the CONSULTANT in this Agreement. The CONSULTANT is responsible for executing the Agreement with the Subcontractor and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope And Limits Of Insurance. The CONSULTANT shall provide coverage with limits of liability not less than those stated below.
 - A. *Commercial General Liability-Occurrence Form.* CONSULTANT must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence, \$4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.
 - B. *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles Vehicle Liability:* CONSULTANT must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on CONSULTANT owned, hired, and non-owned vehicles assigned to or used in the performance of the CONSULTANT's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.
 - C. *Workers Compensation and Employers Liability Insurance:* CONSULTANT must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CONSULTANT employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than \$1,000,000 for each accident and \$1,000,000 disease for each employee.
 - D. *Professional Liability.* If the Agreement is the subject of any professional services or work performed by the CONSULTANT, or if the CONSULTANT engages in any professional services or work adjunct or residual to performing the work under this Agreement, the CONSULTANT must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by the CONSULTANT, or anyone employed by the CONSULTANT, or anyone whose acts, mistakes, errors and omissions the CONSULTANT is legally liable, with a liability limit of \$1,000,000 each claim and \$2,000,000 all claims. In the event the Professional Liability insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, and the CONSULTANT, or its selected Design Professional will submit Certificates of Insurance as evidence the required coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year period.
3. Additional Policy Provisions Required.
 - A. *Self-Insured Retentions Or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.
 - B. *City as Additional Insured.* The policies are to contain, or be endorsed to contain, the following provisions:
 1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: The City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, the CONSULTANT including the City's general supervision of the CONSULTANT; Products and

Completed operations of the CONSULTANT; and automobiles owned, leased, hired, or borrowed by the CONSULTANT.

2. The CONSULTANT's insurance must contain broad form contractual liability coverage and must not exclude liability arising out of explosion, collapse, or underground property damage hazards ("XCU") coverage.
3. The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the CONSULTANT even if those limits of liability are in excess of those required by this Agreement.
4. The CONSULTANT's insurance coverage must be primary insurance with respect to the City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, agents, and employees shall be in excess of the coverage provided by the CONSULTANT and must not contribute to it.
5. The CONSULTANT's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
6. Coverage provided by the CONSULTANT must not be limited to the liability assumed under the indemnification provisions of this Agreement.
7. The policies must contain a severability of interest clause and waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the CONSULTANT for the City.
8. The CONSULTANT, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. The CONSULTANT must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming the City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.
9. If a Certificate of Insurance is submitted as verification of coverage, the City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the required policies expire during the life of this Agreement, the CONSULTANT must forward renewal or replacement Certificates to the City within 10 days after the renewal date containing all the necessary insurance provisions.