



CITY OF CARSON, CALIFORNIA

701 East Carson Street, Carson CA 90745

REQUEST FOR PROPOSALS NUMBER: RFP 22-005

COMPREHENSIVE FIRE AND SECURITY SYSTEMS MONITORING AND MAINTENANCE

ISSUED: 02/17 /22

Prospective Contractor Questions Due:	03/07/22 02:00 PM
Proposals Due (Electronic Only):	03/24/22 05:00 PM

Due to the current COVID-19 pandemic, the City is open to the public by appointment only.

PROPOSALS MUST BE SUBMITTED ELECTRONICALLY

REGISTER AS A CONTRACTOR AND SUBMIT ELECTRONIC PROPOSALS
AT: <https://pbsystem.planetbids.com/portal/32461/portal-home>

REQUEST FOR PROPOSAL RFP NO. 02-005

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ADDITIONAL DOCUMENTS AVAILABLE ON PLANETBIDS AS DOWNLOADS

1. Affidavit of Non-Federal Lobbyist Requirements
2. Certificate of Compliance with Labor Code Section 3700
3. Debarment and Suspension Certification
4. Affidavit of Non-Collusion and Non-discrimination
5. Client Reference List

A. SUMMARY

The City of Carson is soliciting proposals from qualified firms for comprehensive fire and security systems monitoring and maintenance and/or upgrade where necessary at various city facilities as described in the request for proposal, and more specifically, for inspection, testing, certification, maintenance, and monitoring services for the City's nonproprietary networked fire alarm system and equipment. The services are to be provided on a monthly, quarterly, semi-annual, or annual basis as necessary and as required by the California and Los Angeles County Fire Code, Bldg. Code, and the National Fire Protection Agency. Services shall be provided at the following City facilities and vehicles:

		CITYWIDE FIRE SYSTEMS				ACCESS CONTROL	CCTV	ALARM SYSTEMS
		TASK 1		TASK 2		TASK 3	TASK 4	Task 5
		FIRE ALARM AND SUPPRESSION SYSTEMS		FIRE EXTINGUISHER	SPRINKLER SYSTEM - WET/DRY VALVE; COMMERCIAL KITCHEN HOODS	ACCESS CONTROL (PANELS)	CCTV (CAMERAS)	INTRUSION ALARM (KEYPADS)
CITY FACILITY		Semi-Annual Inspection, Testing and Maintenance (ITM) 5-Year Certification	Monthly Monitoring	Annual Inspection, Testing and Maintenance (ITM)	Annual Inspection, Testing and Maintenance (ITM)	Monthly Monitoring and Maintenance	Monthly Monitoring and Maintenance	Monthly Monitoring and Maintenance
1	City Hall	Yes	Yes	Yes	Yes	2	24	1*
2	Community Center	Yes	Yes	Yes	Yes	none	21	1*
3	Corporate Yard	Yes	Yes	Yes	Yes	3*	43	3*
4	Veterans Sports Complex and Park	Yes	Yes	Yes	Yes	none	17	3*
5	Carson Pool and Park	Yes	Yes	Yes	Yes	none	20	2*
6	Stevenson Gym and Park	Yes	Yes	Yes	Yes	none	4*	1*
7	Dominguez Park and Pool	No	No	Yes	No	none	1	1*
8	Dolphin Park	No	No	Yes	No	none	2	2*
9	Foissia Park and Pool	No	No	Yes	No	none	1	3*
10	Anderson Park	No	No	Yes	No	none	none	2*
11	Mills Park	No	No	Yes	No	none	10	1*
12	Hemingway Park	No	No	Yes	No	none	none	2*
13	Calas Park	No	No	Yes	No	none	2	none
14	Carriage Crest Park	No	No	Yes	No	none	none	1*
15	Del Amo Park	No	No	Yes	No	none	none	1*
16	Four (4) other mini parks	No	No	Yes	No	N/A	N/A	N/A
17	250 Vehicles	No	No	Yes	No	N/A	N/A	N/A

Services to be provided shall be authorized by a five (5) year contract as follows: A five (5) year base contract with two (2) additional one-year extensions upon satisfactory completion of the base contract, subject to staff recommendation and approval of the City Manager or City Council.

The City of Carson was incorporated as a California general law city on February 20, 1968. On November 6, 2018, with the City's voters' approval, the City of Carson became a California chartered city. Carson is considered one of the youngest municipalities in the South Bay region of Los Angeles County. Carson is located less than 20 miles south of downtown Los Angeles and is considered part of the South Bay section of Los

Angeles County. The City's acreage is 19.2 square miles, and has grown considerably, beginning with a population of 61,000 in 1968 and with a current population of close to 100,000 residents.

Carson prides itself on being a culturally diverse community and is accessible by air, rail and freeway. The City is close to the Los Angeles International Airport, the Long Beach Airport, the Port of Los Angeles, and the Port of Long Beach. The four freeways that surround or run through the City are the Harbor (110); the San Diego (405); the Artesia (91); and the Long Beach (710). Additionally, the MTA Bus Line frequently stops in Carson on its route between Los Angeles and Long Beach and the City's owned bus system, the Carson Circuit, provides convenient bus transportation within the City. There is no other city in the Los Angeles-Orange County region that matches Carson's ease of accessibility. The City is home to many large, modern petrochemical, electronics, automobile, aerospace, trucking, and high-tech facilities. Many of these companies have won regional and local beautification awards. A number of multinational companies also call Carson their home by locating their corporate headquarters here. Through cooperative efforts between the City and businesses, the vitality and future of Carson continues to flourish.

The City of Carson reserves the right to make changes in the Request for Proposal as it may deem appropriate. Any and all changes in the Request for Proposal shall be made by written addendum, which shall be issued to all prospective proposers who have been issued or obtained a copy of the Request for Proposal. No oral changes will be permitted. Addendum issued during the proposal process will become a part of the original proposal. All proposals must be submitted by the date and time established for the opening of proposals. Proposals submitted after the date and time established for the opening of proposals will be returned unopened to the sender. The City of Carson reserves the right to take any action considered to be in the best interest of the City of Carson.

A proposal may be withdrawn prior to the opening of proposals without prejudice upon written request to the Purchasing Office. No proposal may be withdrawn for a period of ninety (90) days once proposals have been opened by the Purchasing Manager.

No contract exists on the part of the City until the City Council has made the award and a purchase or services ~~contract~~ has been fully executed. The award, if made, will take place approximately within ninety (90) calendar days after the scheduled proposal opening date.

The City reserves the right to reject all proposals received or any parts therein, and to be the sole judge of the merits of each proposal received.

This RFP does not commit the City of Carson to award a contract or to pay any cost incurred in the preparation of any response to the RFP. All responses to this RFP become the property of the City. At such time the proposal is opened, the proposal submitted becomes a matter of public record and shall be regarded as such, with the exception of those elements in responses which are defined by the contractor as business or trade secrets, and marked "Trade Secret," "Confidential," or "Proprietary," or if disclosure is required under the Public Record Act. Any changes to the RFP requirements will be made by addendum.

Unless expressly stated otherwise, documents must be uploaded in PDF format. It is the Proposer's responsibility to ensure their proposal documents are properly and timely uploaded onto the City's online bid management system. Proposals that are missing pages, cannot be opened, etc. may be considered nonresponsive. It is the Proposer's sole responsibility to contact the City's online bid management provider (PlanetBids at 818-992-1771) to resolve any technical issues related to electronic bidding, including (but not limited to) registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, submitting an electronic bid/proposal, etc. All questions or requests for interpretation regarding this RFP solicitation must be submitted online through PlanetBids within the date and time specified. Proposers are not to contact City personnel or Elected Officials with any questions or clarifications concerning this RFP other than through PlanetBids. Any City response for this RFP (i.e., an addendum) that is not posted

through PlanetBids is unauthorized and will be considered invalid. Proposer is solely responsible for “on time” submission of their electronic bid. The Bid Management System will not accept late bids and no exceptions shall be made. Proposers will receive an e-bid confirmation number with a time stamp from the Bid Management System indicating that their bid was submitted successfully. The City will only receive the bids that were transmitted successfully.

NOTE: E-Bids are sealed and cannot be viewed by the City until the closing date and time. If you need to withdraw your bid, you may do so any time before the bid deadline, by going back into the system and selecting “withdraw.”

B. MANDATORY PRE-PROPOSAL MEETING

Pre-proposal meeting or job walk mandatory: **Yes**

Pre-proposal meeting or job walk time: **Please see appendix D for schedule**

Pre-proposal meeting or job walk location: **Please see appendix D for schedule**

Pre-proposal meetings are held for the purpose of answering proposer questions. If a pre-proposal meeting is mandatory, then the City will not accept proposals from those who arrive late or do not attend. Arrive early, plan accordingly, and provide a business card to the City employee. A sign-in sheet will be available. Proposers are to meet at the location as listed, if applicable.

C. PROPOSAL SUBMITTAL

Proposals must be submitted electronically on PlanetBids no later than **03/24/22 | 5:00 PM**. Please allow sufficient time to prepare and upload your documents into the electronic bid system prior to the deadline, as the system will lock and not allow entry of proposals after the designated deadline. Any technical questions regarding use of PlanetBids must be directed to PlanetBids.

The Proposal must include the following sections, numbered in accordance with the table below.
Every Proposal must include the Proposer’s name and the City’s Request for Proposal No. 22-005.

Required Proposal Sections and Documents		
1	Company Certification and Personnel Verification Certification, on company letterhead that the person submitting the proposal is authorized to contract on behalf of the prospective contractor. Examples of authorized persons include owner, partner, or corporate officer. Include name, title, address, and contact information. If proposer is a corporation, certification should include statement that corporation is in good standing with the California Secretary of State. Include general company information and resumes of personnel to be assigned to the engagement	Required
2	License Requirements Copies of the minimum license requirements as stated in page 8, Licensing/Certification Requirements	Required
3	Subcontractor List (if applicable) Include the subcontractor’s qualifications and the nature and extent of work to be performed by each subcontractor	Not Applicable

4	Cost Proposal Include all pricing information relative to the engagement on the Cost Proposal Form – Appendix A, page 17	Required
5	Client Reference List Governmental entities preferred. Include client contact information and a brief description of the service provided to each client. Minimum of 3 references for contracted work performed within the last 3 years in (download from PlanetBids).	Required
6	Modification, Changes or Exceptions to the City Contract of Service Agreement Template Exceptions to the specifications of any proposed items, contract terms and conditions shall be fully described and stated in writing in Contract Service Agreement, Appendix "C", page 19	Required if Applicable
7	Affidavit of Non-Collusion and Non-Discrimination (download from PlanetBids)	Required
8	Federal Lobbyist Requirements (download from PlanetBids)	Required
9	Debarment and Suspension Certificate (download from PlanetBids)	Required
10	Certificate of Compliance with Labor Code Section 3700 (download from PlanetBids)	Required

D. QUESTIONS AND ADDENDUMS

All project scope questions must be posted to PlanetBids by the due date listed on the cover page of this Invitation. The City will coordinate responses and post them to PlanetBids 5 days prior to the bid deadline for all interested proposers to review.

The City's PlanetBids portal: <https://pbsystem.planetbids.com/portal/32461/portal-home>

If discrepancies or omissions are found for this document, the City reserves the right to make such changes as deemed appropriate. Any such changes will be by written addendum, which will be posted to PlanetBids no later than 5 days prior to the proposal deadline. The City reserves the right to extend the proposal deadline.

	Type of Question	Contact	Contact Info
1	Those related to the Project	PlanetBids	Post directly to PlanetBids
2	Use of PlanetBids	PlanetBids	(818) 992-1771
3	City's Purchasing Process	Shelly Root Acting Purchasing Manager	sroot@carsonca.gov

E. PROPOSER QUALIFICATIONS

Proposers who do not meet the minimum qualifications will be deemed non-responsive and disqualified. Minimum requirements include:

1. Minimum 10 years' experience performing the same scope of work as outlined in this RFP.
2. Previous experience with a government agency, preferably a municipality.

Awarded contractor must pay the City's business license tax and submit required insurance documents prior to execution of the contract.

F. PROCUREMENT LOCATION AND SCHEDULE

Job location: See project scope and specifications
Job Work Schedule: During City work days and hours; Mondays – Thursdays 7:00 AM– 6:00PM
exclusive of national holidays and holidays observed by the City.

Anticipated Schedule

1	Award of Contract	April 2022
2	Contract Execution & Notice to Proceed	May 2022
3	Begin Engagement	May 2022
4	Complete Engagement	June 30, 2027

G. OTHER REQUIREMENTS; LICENSES; PREVAILING WAGES

The City's form contract is required (see Contract Service Agreement). Specific requirements are outlined in the form contract.

Prevailing Wage Required: YES
Must be registered with the Department of Industrial Relations (DIR)

Performance Bond Required: Not Applicable

Bid Bond Required : Not Applicable

The majority of the work as required herein must be performed by the awarded contractor. **The work may not be subcontracted to another contractor unless the subcontractor has been included in the Proposal, or a substitution has been approved in writing by the City's Contracting Officer in advance of work performed.**

Licensing/Certification Requirements:

a) Contractor is required to ensure that all services, costs, and materials must at minimum meet the regulations of NFPA, State of California and Cal/Osha, and California State Fire Marshall as applicable.

b) Contractor shall ensure that the insurance and required licenses under all federal, state, and local jurisdictions are current during the full term of the Agreement. City will require an updated license as necessary.

c) At the time of award of the contract, contractor must have a valid California State Contractor's License with a classification of "**C-16; C-10;**" in accordance with provisions of Chapter 9, Division 3, of the Business and Professions Code of the State of California and the contractor shall warrant that it and all subcontractors, if any, are properly licensed, which includes each entity having a City business license.

Prevailing Wages:

Contractor shall comply with the requirements of SB 854. SB 854 requires all contractors bidding on public works projects to register with the Department of Industrial Relations (DIR) and to pay an annual fee. SB 854 requires that contractors and subcontractors must register in order to submit a bid and be awarded a contract. Bidders are advised that the Agreement or portions thereof is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. In entering into a public works contract, or a subcontract, to supply goods, services, or materials pursuant to a public works contract, the contractor and all subcontractors agree to follow the State Labor standards. State Labor standards provisions, including prevailing wage requirements, will be enforced such that the general rate of per diem wages (prevailing wage) shall be paid for each craft, classification, or type of worker needed to execute the contract to all workers employed in the execution of the contract. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement). The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at <http://www.dir.ca.gov/DLSR/PWD/index.htm>). The prevailing rate of per diem wages are on file at the City of Carson, Department of Public Works – Engineering, 701 E. Carson Street, Carson, California 90745, and are available to any interested party on request. The project is subject to compliance monitoring by the Department of Industrial Relations. Contractor shall also cause a copy of the determination of the DIR Director of the prevailing rate of per diem wages to be posted at each job site.

Other Requirements:

- a) During the period of the contract or any extension thereof, City of Carson reserves the right to add or delete specific services and/or locations at the prevailing contract prices. Contract Officer shall give a seven (7) day notice to the Contractor of requested changes.
- b) All services shall be performed on City regular business days- Mondays thru Thursdays, between the hours of 7:00 A.M. and 6:00 P.M. exclusive of national holidays and holidays observed by the City.
- c) All cost proposals should include a not-to exceed annual amount to cover all services to be performed whether on a regular basis, on an on-call basis, or on as needed basis.
- d) All cost proposals should also include a separate hourly cost for emergency calls on City's non-working days (Friday, Saturday & Sunday) National holidays and City holidays.
- e) All additions or deletions of services and/or locations are to be approved and implemented under Section 1.8 of the Agreement or with City Council approval; otherwise, they will be deemed unauthorized and any payments made will be disgorged.

H. COST PROPOSAL (Appendix A, page 17)

Contractors must provide everything necessary at their own expense including, but not limited to labor, materials, and equipment required to perform and complete the required work.

The lump sum proposal price must include all necessary labor, materials, and fees to complete the work required by Project Scope and Specifications. Permits, licenses and fees must be obtained at the awarded Contractor's sole expense. Federal taxes must not be included, as the City is exempt from paying federal taxes. However, the City does pay Sales Tax on the purchase of items, which must be included as a separate line within the total proposal price.

The following costs will not be allowed: additional charges such as fuel surcharges and mileage rates, fines,

entertainment, advertising, and any costs considered inappropriate for reimbursement from taxpayer money.

Include hourly rates for additional work which may be authorized by the City's Contract Officer.

I. PROPOSAL OPENING, DOCUMENT REVIEW, AND AWARD OF CONTRACT

All proposals will be opened publicly in the Office of the City Clerk on the date and time noted on the Notice of Request for Proposals. Proposals will be considered confidential until opened.

Proposal documents that are submitted on time and meet the minimum requirements outlined above will be reviewed by City staff, who will make a recommendation to the City Council to either reject all proposals or award a contract. Contract will be awarded to the lowest responsible and responsive bidder in accordance with Section 2610 of the City's Municipal Code.

The City may hold interviews with respondents prior to a final selection of the project contractor. Such interviews may be conducted in person or by electronic means. The City reserves the right to make such additional investigation as it deems necessary to establish the competence and financial stability of any firm submitting a proposal.

No contract exists until the City Council has made the award, and the contract has been fully executed.

The City of Carson reserves the right to reject the proposals, request additional information or take any other action considered to be in the best interest of the City of Carson.

PROJECT SCOPE AND SPECIFICATIONS

TASK 1 - FIRE ALARM SYSTEM & SUPPRESSION SYSTEM- MAINTENANCE & MONITORING: (Public Safety)

Contractor shall Inspect, Test, Maintain, Monitor, and if approved by the Contract Officer, repair, the Fire Alarm and Fire Suppression systems as required by the Los Angeles County Fire Code Title 32, Los Angeles County Bldg. Code Title 26 and/or the California Code of Regulations Title 19, National Fire Protection Agency. Contractor shall provide services at the following locations: City Hall, the Juanita Millender McDonald Community Center, the Veterans Park & Sports Complex, the Corporate Yard, the Carson Park and the Stevenson Park. The City's Fire systems include 100% area smoke detection, ADA compliant notification appliances utilizing a voice evacuation system, elevator recall interface to the fire system, and the fire suppression system. Contractor shall ensure that the systems are maintained for correct and efficient operation at all times for the entire term of the Agreement.

Description of Networked Fire Alarm System at each facility to be inspected and tested, weekly, monthly, quarterly, semi-annually, and annually.

- a) City Hall, located at 701 E. Carson Street, Carson CA 90745
 - o Edwards EST3 Fire Alarm System with 100% area smoke detector coverage and voice evacuation system throughout
 - o Telguard Cellular Communicator for monitoring by Central Station
 - o Edwards FireWorks Command Console for monitoring all sites listed below
- b) Juanita Millender McDonald Community Center, located at 801 E. Carson Street, and includes the Stoke Center and Senior Center, Carson CA 90745
 - o Edwards EST3 Fire Alarm System with 100% area smoke detector coverage and voice evacuation system throughout
 - o Telguard Cellular Communicator for monitoring by Central Station
 - o Network monitoring module for connection to FireWorks Command Console at City Hall
- c) Veterans Park & Sports Complex, located at 22400 Moneta Avenue, Carson CA 90745
 - o FCI 7100 Series Fire Alarm System with voice evacuation (existing system)
 - o Telguard Cellular Communicator for monitoring by Central Station
 - o Network monitoring module w/Edwards back-up power supply for connection to FireWorks Command Console at City Hall
- d) Corporate Yard, located at 18601 South Main Street, Carson CA 90746
 - o New systems installed
- e) Carson Park, located at 21411 S. Orrick Avenue, Carson CA 90745
 - o Notifier NFS-320 Fire Alarm System (existing system)
 - o Telguard Cellular Communicator for monitoring by Central Station
 - o Network monitoring module w/ Edwards back-up power supply for connection to FireWorks Command Console at City Hall
- f) Stevenson Park, located at 17400 Lysander Drive, Carson CA 90746

- Notifier NFS-320 Fire Alarm System (existing system)
- Telguard Cellular Communicator for monitoring by Central Station
- Network monitoring module w/ Edwards back-up power supply for connection to FireWorks Command Console at City Hall

Description of the Fire Suppression System located at Carson City Hall and Community Center to be inspected and tested, weekly, monthly, quarterly, semi-annually, and annually.

- Two (2) SHP Pro Clean Agent Detection and Control Systems covering approximately 750 square feet.

Warranty: The warranty period for all labor work shall be one (1) year upon review and acceptance of work from City.

Services shall include but not be limited to:

- Inspection of the general condition of the alarm control panels and related equipment and ensure all are in good working condition.
- Activation of each zone alarm and testing for the proper operation of zone lights, remote enunciators, trouble lamps/devices, auxiliary functions;
- Verification that all switches and lamps are properly labeled;
- Verification of correct zone annunciation at main terminal and sub terminals on all functional tests;
- Conducting tests on meters, and recording all control panel voltages;
- Making repairs if approved by Contract Officer;
- Verification of satisfactory operation of interface equipment dialers, cabling, conductors, software and the absence of any diagnostic codes;
- Cleaning and vacuuming of interior of the panel, cleaning of card edge connectors and cableconnector with manufacture approved cleaning solution;
- 5-Year Certification of systems as required by law.

During the entire term of the agreement, contractor shall provide semi-annual inspection, testing and maintenance of the Networked Fire Alarm System and of the fire suppression system, and shall repair same if approved by the Contract Officer. (See Appendix B) Contractor will also conduct 24-7 remote monitoring of the Fire Alarm systems at City Hall and at the Corporate Yard. Contractor shall submit an inspection, testing, maintenance and monitoring report to the Contract Officer with recommendations after each visit. **All repair recommendations including for emergency repairs, shall be approved by the Contract Officer before actual repair is started.**

Below are sections of the Fire Code which describe the minimum level of service required to be performed for the fire alarm system and fire suppression system at all city locations.

- **Testing – 2019 California Fire Code 907.8.2:** Testing shall be performed in accordance with the schedules in NFPA 72 and whenever required by the fire code official. Records of testing shall be maintained and provided to the City.
- **Monitoring – 2019 California Fire Code 907.6.6:** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.
- **Maintenance – 2019 California Fire Code 907.8.1:** Where required for compliance with the provisions of this code, devices, equipment, systems,

conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

- **LACFC 46. 901.6.1 Standards.** Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 and Chapters 3 and 5, Title 19 California Code of Regulations.
- **LACFC 46. 912.9 Breakable Caps or Plugs.** A fire hose coupling that is part of a Fire Department connection shall be provided with a protective breakable cap or plug. Missing or damaged breakable caps or plugs shall be replaced.

All work products are subject to review and acceptance by the City and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.

TASK 2 - FIRE EXTINGUISHER & – SPRINKLER SYSTEMS- WET/DRY VALVE MAINTENANCE (PW - INCLUDING COMMERCIAL COOKING SYSTEMS)

A. Contractor shall complete an annual fire extinguisher and fire sprinkler system inspections and routine maintenance in accordance with NFPA 25 and State of California requirements. Contractor shall provide a signed/certified report of inspection to Contract Officer.

B. Contractor shall provide job estimates along with any evaluation data to the Contract Officer prior to any repairs, including emergency repairs. The City reserves the right to determine whether to proceed with repair if in the best interest of the City.

C. As part of every annual inspection, the Contractor shall survey the building and fire sprinkler systems (and all related equipment) for any manufacturers' recalls, recommended repairs, upgrades, or modifications. All findings shall be included as a separate part of the inspection report.

D. Coordination of tests, inspections, and repairs shall take place with Facilities Maintenance Manager or designee, being mindful that these systems are monitored/alarmed locally.

E. Contractor shall maintain the systems as hereinafter specified and shall provide all labor and materials necessary to keep the systems properly maintained for correct and efficient operation at all times. The contractor shall use trained personnel directly employed and supervised by the contractor to regularly and systematically inspect, test, adjust and submit both an inspection & test report and when necessary a repair recommendation for Contract Officer approval.

Description of System Specifications and Minimum Requirements:

1. **FIRE EXTINGUISHER** - NFPA 10 requires extinguishers be inspected when they are initially installed and once a month after that. Fire extinguishers should be inspected more frequently if they are installed in locations where they are more prone to rust, impact or tampering.

All portable fire extinguishers must meet manufacturing and performance standards and bear the label of an Office of the State Fire Marshal (OSFH) approved testing laboratory. Contractor shall inspect, test, maintain, and certify all fire extinguishers annually in the assigned City owned or

occupied buildings. An A-B-C fire extinguisher shall be used on all kinds of fires.

CONTRACTOR's Annual Fire Extinguisher Inspection List:

- a. Confirm the extinguisher is visible, unobstructed, and in its designated location.
- b. Verify the locking pin is intact and the tamper seal is unbroken. Examine the extinguisher for obvious physical damage, corrosion, leakage, or clogged nozzle.
- c. Confirm the pressure gauge or indicator is in the operable range or position, and lift the extinguisher to ensure it is still full.
- d. Make sure the operating instructions on the nameplate are legible and facing outward. Check the last professional service date on the tag. (A licensed fire extinguisher maintenance contractor must have inspected the extinguisher within the past 12 months).
- e. Initial and date the back of tag
- f. Report/Remove expired service tags and missing, damaged, or used extinguishers immediately. Submit a replacement report to the Contract Officer for approval.
- g. Refill, replenish and re-certify fire extinguishers of approximately 250 City vehicles during required annual inspection.

2. SPRINKLER - 24 WET SYSTEMS—Quarterly inspection

- a. Inspect twenty-four (24) wet systems and risers
- b. Perform 2" drain test and record static and residual pressure(s)
- c. Determine if fire sprinkler system is functional and in satisfactory condition
- d. Check condition of drain valves, gauges and related components
- e. Inspect and test all sprinkler control valves for proper position and condition
- f. Tag alarm valves as required by code and law
- g. Inspect sprinkler control valve identification signs and security arrangements
- h. Check all control valves
- i. Check system control valves and sectional valves and lubricate as necessary
- j. Check condition of all alarm valves and related trim
- k. Test water motor alarm going on all systems by:
 1. Operating inspectors test connection
 2. Visual inspection
 3. Water flow for evidence of any obstruction
- l. Inspect and test sprinkler alarm system components
- m. Check condition of sprinkler heads for any obstructions or coatings
- n. Check reserve sprinkler heads for proper supply and arrangement
- o. Check for adequate clearance around sprinkler heads for proper water distribution
- p. Check general condition of sprinkler system piping, hangers, and related equipment
- q. Inspect the following fire department connections
 1. Couplings
 2. Caps
 3. Threads
 4. Clapper
 5. Check valves
 6. Drains

7. Lubricate as necessary

3. **SPRINKLERS - DRY VALVES**— Quarterly inspection

- a. Dry-trip valve to determine if it is in service and in working condition
- b. Check drain valves, gauges, and related components
- c. Inspect and test all control valves for proper position, condition, and accessibility
- d. Tag dry valve
- e. Inspect building for changes that could affect system performance
- f. Check sprinkler heads for any obstruction/coatings that may hinder activation
- g. Check condition of dry valve and related trim
- h. Check reserve sprinkler heads for proper supply and assortment
- i. Check for adequate clearance around sprinkler heads for proper water distribution
- j. Drain low points per NFPA 25
- k. Inspect pressure-reducing valve per manufacturer standards and report as necessary
- l. Contractor shall complete a 5-year certification of the sprinkler system.

All Inspection, Testing and Maintenance records must be kept according to the rules listed in *NFPA 25 California Edition* and the *California Code of Regulations* which covers the **type of forms** used, their **contents**, the **length of time they must be kept**.

Below are some but not all sections of the Fire Code which describe the minimum level of service required to be performed for the fire extinguishers at all city locations.

- Title 19 Sec. 575.1. Extinguishers shall be subjected to maintenance annually as described in Title 19 CCR. With Exceptions, this type of service does not require internal examination of the extinguisher.
- Commercial Cooking Systems.
Commercial cooking systems shall be operated and maintained in accordance with Chapter 5 of Title 19.

TASK 3 – ACCESS CONTROL MAINTENANCE AND MONITORING:

Contractor shall ensure that the access systems are maintained for correct and efficient operation at all times for the entire term of the Agreement. Should be inspected Quarterly and systems must be repaired (including on an emergency basis) after prior Contract Officer approval.

Description of the current Access Control System:

a) CITY HALL

Has 2 large mercury-based panel enclosures to support 38 readers with HID multiclass smart card readers. These are all programmed and commissioned on the Genetec Synergis access Control software. Contractor shall be able to provide new access cards as needed. The City currently has 500 access cards. Contractor shall be able to repair and/or replace existing locking hardware as needed.

b) CORPORATE YARD

Has a newly installed Brivo panel enclosure in each building (A,B,C) together with a new 24 V power

supplies with new HID multiclass smart card readers on 14 doors. These are all commissioned and programmed on a new Brivo SasS based hosted access control software, configured to time zone; access group and door schedule. The City currently has 500 access cards. Contractor shall be able to repair and/or replace existing locking hardware as needed.

TASK 4 – CCTV MAINTENANCE AND MONITORING:

Contractor shall ensure that all CCTVs/cameras are maintained and monitored for correct and efficient operation at all times for the entire term of the Agreement. Should be inspected Quarterly and must be repaired (including on an emergency basis) after prior Contract Officer approval. There are a total of 145 CCTVs/cameras.

Description of the current CCTV/camera System:

The City uses a stand alone CCTV/cameras at City Hall, Community Center, Veterans Park, Carson Park, Stevenson Park, Dominguez Park, Dolphin Park, Foisia Park, Mills Park and Calas Park. (See Appendix B). These video surveillance systems use the same software i.e., Genetec Synergies due to Genetec's unified platform capabilities. (See Appendix B) Server has 18 TB of storage allowing the City the ability to retain 30 days of storage online.

The Corporate Yard has newly installed several Axis- 2MP high-definition cameras with Arcules Network Camera bridge (90 day retention)

TASK 5 – INTRUSION MAINTENANCE AND MONITORING:

Contractor shall ensure that all intrusion systems are maintained and monitored for correct and efficient operation at all times for the entire term of the Agreement. Should be inspected Quarterly and systems must be repaired (including on an emergency basis) after prior Contract Officer approval.

Description of the current Intrusion System:

a) CITY HALL

Has 1 DMP Panel, 2 DMP wireless LCD keypads and 1 DMP wireless high-power receiver; 1 DMP siren, 4 DMP wireless motion sensors and 11 DMP wireless door sensors

b) COMMUNITY CENTER

1 DSC Panel

c) CORPORATE YARD

3 Bosch 64 zone panel, 9 keypads, 21 motion sensors, 6 hardwired sirens, 33 wireless door sensors

d) PARKS AND OTHER FACILITIES

All other parks have 1 or 3 DMP panels/keypads (See Appendix B)

Contractor shall be able to:

- a) Provide 24-hours emergency services on any day as requested, if a problem occurs and the dispatch of emergency services such as fire, police or Public Safety staff happens.
- b) Provide daily open/close reports, monthly, semi-annual and annual system test reports for the Fire system, Access Control, CCTV and Intrusion system as applicable.
- c) Provide video logs and/or video data based on specific ranges (hourly, weekly, daily, monthly as needed) when requested.
- d) Maintain the ability to retrieve reports within 30 days or 90 days as applicable
- e) Maintain the ability to archive all data for a period equal to the term of the contract.
- f) Provide remote monitoring of all access and alarm systems 24 hours a day.

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

West Coast Fire & Integration

**AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND**

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 17 day of May, 2022 by and between the CITY OF CARSON, a California municipal corporation ("City") and _____, a _____

("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Carson's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards” shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant’s Proposal.

The Scope of Service shall include the Consultant’s scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant’s performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant’s risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City’s own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or \$25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed \$493,635.00 As Specified as Alternative #3 _____ Dollars (\$_____) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Laurence Abbasi

(Name)

Service Manager

(Title)

Dalton Ammann	Office Manager
(Name)	(Title)
Dan Shereneck	President
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be [Dalton Ammann or] such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number,

compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than \$1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than

\$1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate

endorsement) and shall conform to the following "cancellation" notice:

CANCELLATION:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.

[to be initialed]


Consultant Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or any automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Consultant's insurance shall 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.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Consultant agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages to any persons or property resulting from the Consultant's activities or the activities of any person or persons for which the Consultant is otherwise responsible nor shall it limit the Consultant's indemnification liabilities as provided in Section 5.3.

In the event the Consultant subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance

of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the “documents and materials”) prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City’s sole risk and without liability to Consultant, and Consultant’s guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for

assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes: Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or

different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable,

shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection

therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are

hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "non-interests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials LLB

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

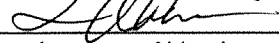
ATTEST:

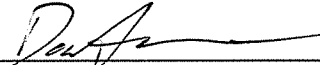
_____, Chief Deputy City Clerk

APPROVED AS TO FORM:
ALESHERE & WYNDER, LLP

Sunny K. Soltani, City Attorney

CONSULTANT:

By: 
Name: Laurence Abbasi
Title: Service Manager

By: 
Name: Dalton Ammann
Title: Office Manager
Address: 22405 La Palma Ave
Yorba Linda, CA 92887

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2022 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER		DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/>	INDIVIDUAL	
<input type="checkbox"/>	CORPORATE OFFICER	
_____		_____
	TITLE(S)	TITLE OR TYPE OF DOCUMENT
<input type="checkbox"/>	PARTNER(S) <input type="checkbox"/> LIMITED	
	<input type="checkbox"/> GENERAL	
<input type="checkbox"/>	ATTORNEY-IN-FACT	
<input type="checkbox"/>	TRUSTEE(S)	_____
<input type="checkbox"/>	GUARDIAN/CONSERVATOR	NUMBER OF PAGES
<input type="checkbox"/>	OTHER _____	
_____		_____
SIGNER IS REPRESENTING:		DATE OF DOCUMENT
(NAME OF PERSON(S) OR ENTITY(IES))		

_____		SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2022 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL	
<input type="checkbox"/> CORPORATE OFFICER	
<div><div>TITLE(S)</div><div><input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL</div></div>	<div>TITLE OR TYPE OF DOCUMENT</div>
<input type="checkbox"/> ATTORNEY-IN-FACT	
<input type="checkbox"/> TRUSTEE(S)	<div>NUMBER OF PAGES</div>
<input type="checkbox"/> GUARDIAN/CONSERVATOR	
<input type="checkbox"/> OTHER _____	
<div>SIGNER IS REPRESENTING: (NAME OF PERSON(S) OR ENTITY(IES)) _____ _____</div>	<div>DATE OF DOCUMENT</div>
	<div>SIGNER(S) OTHER THAN NAMED ABOVE</div>

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services:

1. Monitor The Fire Alarm and Intrusion Systems at all designated City Of Carson Locations.
2. Perform Inspections of the Fire Alarm, Intrusion, Access Control , CCTV, Fire Sprinkler, Dry Agent and Extinguishers at All City Locations
3. Submit all Reports to the City in the Frequency that is required by the Local Jurisdiction (AHJ).
4. Maintain all described systems making all repairs and or Installations of above described systems.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

1. Fire Alarm Parts
2. Intrusion , Access & CCTV Parts.
3. Fire Suppression Parts.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City apprised of the status of performance by delivering the following status reports:

1. Inspection Reports
2. Proposals for any repairs of systems
3. Cost Report of expected material cost increases

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

- | | |
|---|--------------------------------|
| 1. Bill Romine -Field Supervisor | 10. Ernesto Estrada- Inspector |
| 2. Steve Logan-Lead Service Technician | 11. Manny Olvera- Inspector |
| 3. Sash Simmons- Project Manager | 12. Oscar Perez - Inspector |
| 4. Will Contreras- Service Technician | |
| 5. Nic Howard- Lead Inspector | |
| 6. Sam Oporto - Inspector | |
| 7. Justin Piro - Technician & Inspector | |
| 8. Richard Haimann - Inspector | |
| 9. Alex Kim - Service Technician/ Inspector | |

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

(added text is shown in *bold italics*, deleted text is shown in ~~strikethrough~~)

I. Section 1.10, "Compliance with Labor and Wages Laws," is hereby added to the Agreement to read in its entirety as follows:

"1.10 Compliance with Labor and Wage Laws.

Certain portions of the Services that meet the definition of "public works" under Labor Code Section 1720 ("PW Work") are subject to prevailing wages under the Labor Code and to the extent they are so, the below provisions will apply.

(a) Public Work. The Parties acknowledge that PW Work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("**DIR**") implementing such statutes. The PW Work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Registration with DIR. Pursuant to Labor Code section 1771.1, Consultant and all subcontractors performed any PW Work must be registered with, and pay an annual fee to, the DIR prior to and during the performance of any such work under this Agreement.

(c) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where PW Work is performed under this Agreement. If this Agreement is subject to the payment of federal prevailing wages under the Davis-Bacon Act (40 U.S.C. § 3141 *et seq.*), then Consultant shall pay the higher of either the state or federal prevailing wage applicable to each laborer.

(d) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars (\$200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(e) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(f) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(g) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(h) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars (\$25) for each worker employed in the performance of this Agreement by Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(i) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

(j) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor."

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

TASK	RATE	TIME	SUB-BUDGET
1	<u>\$100.00</u>	<u>HOUR</u>	<u> </u>
2	<u>\$165.00</u>	<u>HOUR</u>	<u> </u>
3	<u>\$100.00</u>	<u>HOUR</u>	<u> </u>
4	<u>\$100.00</u>	<u>HOUR</u>	<u> </u>
5	<u>\$100.00</u>	<u>HOUR</u>	<u> </u>

II. A retention of ten percent (10%) shall be held from each payment as a contract retention to be paid as part of the final payment upon satisfactory completion of services. N/A

III. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.8.

IV. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

1. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.
2. Line items for all materials and equipment properly charged to the Services.
3. Line items for all other approved reimbursable expenses claimed, with supporting documentation.
4. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

V. The total compensation for the Services shall not exceed \$ 493,635.00 as provided in Section 2.1 of this Agreement.

VI. The Consultant's billing rates for all personnel are attached as Exhibit C-1.

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

VII. Consultant shall perform all Services timely in accordance with the following schedule:

	<u>Days to Perform</u>	<u>Deadline Date</u>
A. Task 1	<u>14 DAYS</u>	<u>7/31/22</u>
B. Task 2	<u>7 Days</u>	<u>6/31/22</u>
C. Task 3	<u>4 DAYS</u>	<u>8/31/22</u>
D. Task 4	<u>14 DAYS</u>	<u>9/31/22</u>
E. Task 5	<u>14 DAYS</u>	<u>6/31/22</u>

VIII. Consultant shall deliver the following tangible work products to the City by the following dates.

1. WCFI will convert all Monitoring of all systems by 7/31/22.
2. WCFI will complete all Inspections of All systems by 9/31/22.
3. WCFI will complete all necessary repairs to all systems by 12/31/22.

IX. The Contract Officer may approve extensions for performance of the Services in accordance with Section 3.2.



COST BREAK DOWN

CITY OF CARSON RFP 22-005

Annual Cost of Monitoring Intrusion Systems	\$12,960.00	5 Year Total	\$64,800.00
Annual Cost of Monitoring Fire Systems	\$5,400.00	5 Year Total	\$27,700.00
Annual Cost of Monitoring with FIRSTNET	\$22,620.00	5 Year Total	\$ 113,100.00 (First Responders Network)
Annual Cost of Inspections of Fire Alarms	\$13,460.00	5 Year Total	\$67,300.00
Annual Cost of Inspecting Access & CCTV	\$34,560.00	5 Year Total	\$172,800.00
Annual Cost of Inspecting Fire Suppression	\$12,124.00	5 Year Total	\$60,620.00
Annual Cost of Inspecting Extinguishers	\$8,525.00	5 Year Total	42,625.00
Total for Troubleshooting Add on 3/17/22	\$2,600.00		
Total for Monitoring & Inspections Year 1	\$87,029.00		
FIRSTNET Monitoring & Inspections Year 1	\$91,289.00		
Monitoring Conversion using (POTS) Lines	\$15,840.00		
Monitoring Conversion on Cell Dialers	\$24,990.00		
Alternative #1 Total Job Value Year 1 (POTS) Lines		\$105,469.00	
Alternative #2 Total Job Value Year 1 Cell Dialers		\$114,619.00	
Alternative #3 Total Job Value Year 1 FIRSTNET		\$118,879.00	



West Coast Fire & Integration

Fire Alarm • Intrusion • Access Control • Video Security • Communications

Alternative #1 Total Job Value (POTS) Lines \$454,285.00

Alternative#2 Total Job Value Cell Dialers \$462,735.00

Alternative #3 Total Job Value **FIRSTNET** \$484,035.00

Add #1 Completion of DMP Intrusion system at Stevenson Park \$4,800.00

Add #2 Completion of DMP Intrusion system at Veterans Sports \$4,800.00

Total Job Value Alternative #1 with all ADDS \$ 463,885.00

Total Job Value Alternative #2 with all ADDS \$ 472,335.00

Total Job Value Alternative #3 with all ADDS \$ 493,635.00

SITE NAME	SYSTEM	MONITOR FIRE	MONITOR SEC	INSPECTIONS	FIRST NET
CITY HALL	EST FIRE	\$50.00		\$3,200.00	\$65.00
CITY HALL (QTRLY INSP(\$1440)	ACCESS / CCTV			\$5,760.00	
CITY HALL	DMP FIRE	\$50.00		\$640.00	\$65.00
2 SPRINKLER - CLEAN AGENT - FIRE SUPPRESSION				\$3,600.00	
CITY HALL EXTINGUISHERS				\$2,010.00	
COMMUNITY CTR	EDWARDS FIRE	\$50.00		\$3,700.00	\$65.00
COMMUNITY CTR	SONITROL SEC		\$45.00		\$65.00
COMMUNITY CENTER(QTRLY INSP(\$640.00)	CCTV			\$2,560.00	
COMMUNITY CENTER-SPRINKLERS/ANSUL				\$2,062.00	
COPORATE YARD BLDG A	SILENT KNIGHT 5700	\$50.00		\$640.00	\$65.00
CORPORATE YARD BLDG A	BOSCH INTRUSION		\$45.00		\$65.00
CORPORATE YARD BLDG B	BOSCH INTRUSION		\$45.00		\$65.00
CORPORATE YARD BLDG C	BOSCH INTRUSION		\$45.00		\$65.00
CORPORATE YARD BLDG A,B,C(QTRLY INSP \$1440)	BRIVO ACCESS			\$5,760.00	
2 SPRINKLER RISERS- FIRE SUPPRESSION				\$1,540.00	
CORPORATE YARD EXTINGUISHERS				\$2,010.00	
FLEET TRUCKS EXTINGUISHERS				\$2,010.00	
HEMINGWAY PARK	DSC INTRUSION		\$45.00		\$65.00
HEMINGWAY PARK AQUADIC CENTER	DSC INTRUSION		\$45.00		\$65.00
HEMINGWAY PARK AQUADIC POOL HOUSE	DSC INTRUSION		\$45.00		\$65.00
HEMINGWAY PARK EXTINGUISHERS				\$225.00	
STEVENSEN PARK COMMUNITY CENTER	NOTIFIER AFP400	\$50.00		\$1,440.00	
STEVENSEN PARK COMMUNITY CENTER	DSC INTRUSION		\$45.00		\$65.00
STEVENSEN PARK NORTHSIDE BUILDING	DSC INTRUSION		\$45.00		\$65.00
STEVENSEN PARK (QUARTERLY \$640.0)	CCTV			\$2,560.00	
1 SPRINKLER RISER - FIRE SUPPRESSION				\$1,430.00	
STEVENSEN PARK EXTINGUISHERS				\$225.00	
ANDERSON PARK	DSC INTRUSION		\$45.00		\$65.00
ANDERSON PARK -SNACK BAR	DSC INTRUSION		\$45.00		\$65.00
ANDERSON PARK EXTINGUISHERS				\$200.00	
MILLS PARK	DSC INTRUSION		\$45.00		\$65.00
MILLS PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
MILLS PARK EXTINGUISHERS				\$200.00	
DEL AMO PARK	DSC INTRUSION		\$45.00		\$65.00
DEL AMO PARK EXTINGUISHERS				\$225.00	
DOMINGUEZ PARK	DSC INTRUSION		\$45.00		\$65.00
DOMINGUEZ PARK -SNACK BAR	DSC INTRUSION		\$45.00		\$65.00
DOMINGUEZ PARK AQUADIC CENTER	DSC INTRUSION		\$45.00		\$65.00
DOMINGUEZ PARK EXTINGUISHERS				\$225.00	
DOMINGUEZ PARK (QUATERLY \$640.00)	CCTV			\$2,560.00	
DOLPHIN PARK MAINTENANCE SHED	DSC INTRUSION		\$45.00		\$65.00
DOLPHIN PARK	DSC SECURITY/FIRE	\$50.00		\$640.00	
DOLPHIN PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
DOLPHIN PARK EXTINGUISHERS				\$275.00	
CALAS PARK W/ SNACK BAR	DSC INTRUSION		\$45.00		\$65.00
CALAS PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
CALAS PARK EXTINGUISHERS				\$175.00	
FOISIA PARK W/SNACK BAR & GYM	DSC SEC/FIRE	\$50.00		\$640.00	
FOISIA PARK AQUADIC CENTER	DSC INTRUSION		\$45.00		\$65.00
FOISIA PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
FOISIA PARK EXTINGUISHERS				\$225.00	
CARRIAGE CREST PARK W/SNACK BAR	DSC INTRUSION		\$45.00		\$65.00
CARRIAGE CREST PARK EXTINGUISHERS				\$400.00	
VETERAN SPORTS COMPLEX	DSC INTRUSION		\$45.00		\$65.00
VETERAN SPORTS COMPLEX	FCI FIRE	\$50.00		\$1,920.00	\$65.00
VETERANS SPORTS PARK BLDG/OFFICE /SNACK BAR	DSC INTRUSION		\$45.00		\$65.00
VETERANS PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
1 SPRINKLER RISER - FIRE SUPPRESSION				\$1,430.00	
VETERAN SPORTS PARK EXTINGUISHERS				\$275.00	
CARSON PARK	DSC INTRUSION		\$45.00		\$65.00
CARSON PARK	NOTIFIER FIRE	\$50.00		\$1,920.00	\$65.00
CARSON AQUADIC CENTER	DSC INTRUSION		\$45.00		\$65.00
CARSON PARK (QUARTERLY \$640.00)	CCTV			\$2,560.00	
1 SPRINKLER - FIRE SUPPRESSION-ANSUL				\$2,062.00	
CARSON PARK EXTINGUISHERS				\$295.00	
TROUBLESHOOT CURRENT ISSUES 12/1/22 REPORT	CITY HALL	\$1,500.00	COMM CTR	\$1,100.00	
		MON FIRE / YR	MON SEC /YR	INSPCT /YR	MON SEC/FIRE
MONITORING ACCOUNTS-33		\$5,400.00	\$12,960.00	\$68,669.00	\$22,620.00
INSPECTION ACCOUNTS- 26		TOTAL YEAR 1 - MON & INSPCT		\$87,029.00	\$91,289.00
MONITORING CONVERSION EXISTING (POTS)	\$15,840.00	TOTAL JOB YEAR 1		\$105,469.00	
MONITORING CONVERSION ADDING(CELL DIALERS)	\$24,990.00	TOTAL JOB YEAR 1		\$114,619.00	\$118,879.00
		TOTAL MONITOR&INSPCT YR 2-5		\$348,116.00	\$365,156.00
ALTERNATIVE # 1		TOTAL JOB VALUE - W/ POTS		\$453,585.00	
ALTERNATIVE # 2		TOTAL JOB VALUE- W/CELL		\$462,735.00	ALTERNATE #3
COMPLETE DMP INTRUSION INSTALLATION	STEVENSON PARK	ADD # 1	\$4,800.00		\$484,035.00
	VETERANS SPORTS	ADD #2	\$4,800.00		
ALTERNATIVE #1 WITH ADD # 1 & ADD #2	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	TOTAL		\$463,185.00	
ALTERNATIVE #2 WITH ADD #1 & ADD #2	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	TOTAL		\$472,335.00	
ALTERNATIVE #3 WITH ADD #1 AND ADD #2	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	TOTAL		\$493,635.00	



West Coast Fire & Integration

Fire Alarm • Intrusion • Access Control • Video Security • Communications

OPTIONAL PRICING PROVIDED FOR USING FIRSTNET

A SUPERIOR CHOICE FOR MONITORING STABILITY & SECURITY

What is First Net?

FirstNet is the nation's first cellular ecosystem designed to help support first responders, hospitals, healthcare professionals, emergency care teams and those that support them with reliable, highly secure connectivity during everyday emergencies and in disasters. *In the event of a natural disaster or emergency condition, Resources are used to reestablish or secure the FirstNet network first. Once FirstNet is back online, they start working on the public networks.*

FirstNet can help your facility enhance security, optimize your processes by gaining insights with IoT devices that can help you solve complex challenges in near-real time - with potentially life-saving results.

FirstNet is a government-contracted network and AT&T, its builder, is held accountable to high standards of service, including coverage buildout and network reliability. You can feel confident knowing the FirstNet network is trusted by private and government emergency personnel across the country.

FirstNet helps you maintain the security of your critical infrastructure and patient data. We employ a multi-layered defense, including geographical redundancy and 24/7 monitoring by a dedicated U.S. based security operations center

FirstNet operates on its own dedicated frequency which provides a higher level of reliability, Security, and overall performance. This is achieved by using all AT&T LTE spectrum bands and a special lane of connectivity called Band 14-nationwide, high-quality spectrum specially set aside for FirstNet. Also, during Emergency's, this band-or lane- can be cleared and locked just for FirstNet subscribers.